



# CITY PLANNING COMMISSION

Friday, March 21<sup>st</sup>, 2025

**DRAFT**

Room 514, City Hall, **9:15am**

*The following Planning Commission meeting will be conducted as a hybrid meeting in accordance with Ohio's Open Meetings Laws as amended by Sub. H.B 19 7. We will be utilizing the WebEx platform. For more information please visit: <https://planning.clevelandohio.gov/designreview/schedule.php>*

## **APPROVAL OF MINUTES FROM PREVIOUS MEETING**

### **LOT SPLITS & CONSOLIDATIONS**

1. Project Address: 1356 E 88<sup>th</sup> St  
P.P.N.s: 107-14-070 and -205  
Type: Lot consolidation - creating parcel A  
Project Representative: Jack McMichael, City Architecture
2. Project Address: 12507 Griffing Ave  
P.P.N.s: 129-24-073 and -074  
Type: Lot split and consolidation - creating parcels A and B  
Project Representative: Jack McMichael, City Architecture
3. Project Address: 12710 Forest Ave  
P.P.N.s: 129-25-008 and -009  
Type: Lot split and consolidation - creating parcels A and B  
Project Representative: Jack McMichael, City Architecture

### **CONDITIONAL USES**

1. **Large State Licensed Residential Facility (6 Occupants)**  
Project Address: 3122 West Boulevard, Cleveland, Ohio, 44111  
Ward: 11  
Presenter: Xavier Bay, City Planner  
Project Representative: Anthony Williams





**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**

**Calley Mersmann**  
Director

### **NEAR WEST DESIGN REVIEW**

1. **NW2024-020** – THA Outlet Signage

Project Address: 3109 West 25th St

Ward: 14

Type: Signage Variance

Project Representative: Aldo Dure, Be Next Awning & Graphics Inc.

Approval: Final

### **CENTRAL SOUTHEAST DESIGN REVIEW**

1. **CSE2025-014** – 8005 Holton Ave. Demolition

Project Address: 8005 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

2. **CSE2025-015** – 8008 Holton Ave. Demolition

Project Address: 8008 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

3. **CSE2025-016** – 8012 Holton Ave Demolition

Project Address: 8012 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

4. **CSE2025-017** – 8017 Holton Ct Demolition

Project Address: 8017 Holton Ct

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final




**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**
**Calley Mersmann**  
 Director

**5. CSE2025-018 – 8123 Holton Ave. Demolition**

Project Address: 8123 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

**6. CSE2025-019 – 8207 Holton Ave. Demolition**

Project Address: 8207 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**
**1. Shaker Square Vision Plan**

Project Address: Shaker Blvd, Cleveland, OH, 44120

Ward: 4

Type: Vision Plan

 Project Representatives: Allen Penniman & Cory Riordan, Cleveland  
 Neighborhood Progress

Approval: Final

**2. EC2025-002 – Warner & Swasey**

Project Address: 5701 Carnegie Avenue

Ward: 5

Type: Repurpose from vacant factory to Mixed Use

Project Representative: Nicholas Slaughterbeck, Moody Nolan

Approval: Schematic

**3. EC2025-009 – Warner & Swasey Demolition**

Project Address: 5701 Carnegie Avenue

Ward: 5

Type: Demolition

Project Representative: Stephanie Hayward, Moody Nolan

Approval: Final





**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**

**Calley Mersmann**  
Director

### **DOWNTOWN/FLATS DESIGN REVIEW**

1. **DF2025-002** – Huntington Bank Field Naming Signs

Project Address: 100 Alfred Lerner Way

Ward: 3

Type: Signage Variance

Project Representative: Jim McFarland, Zoning Resources

Approval: Final

2. **DF2025-012** – North Coast Yard

Project Address: 105 Erieside Avenue

Ward: 3

Type: Renovation

Project Representative: Scott Skinner/Zoë Toscos, North Coast

Waterfront Development Corporation

Approval: Schematic

### **SPECIAL PRESENTATIONS – PUBLIC ART**

1. **NE2025-004** – St. Clair Superior CDC I-90 Overpass Bridge @ E. 72nd St. Mural

Project Address: I-90 Bridge on E. 72nd St.

Ward: 10

Type: Mural

Project Representative: Joe Lanzilotta, L.A.N.D. Studio, Inc.

Approval: Final

2. **NW2025-007** – Edra Soto "La Distancia" Sculpture

Project Address: Southwest corner of Scranton Rd & Southpoint Dr. (on Metrohealth Campus)

Ward: 14

Type: Interactive/Functional Sculpture

Project Representative: Grace Chin, The Sculpture Center

Approval: Final

3. **"The World Is Yours" Basketball Court Mural**

Project Address: E. 82nd & Gill Ave (Otter Park)

Ward: 5

Type: Mural





Project Representatives: Jordan Morales and Kumar Arora, Art For Arts' Sake

Approval: Final

**4. Cover-a-Building 2 Art Installation**

Project Address: 6500 Hough Ave.

Ward: 7

Type: Temporary Art Installation

Project Representative: Ron Shelton, Artist

Approval: Final

**MANDATORY REFERRALS**

**1. JSAACC LLC Chain of Title – African Town Plaza**

Authorizing the Director of Economic Development to acquire and re-convey certain parcels from/to JSAACC LLC or designee in order to enter in the chain-of-title prior to the institution of a TIF. The City will designate certain improvements as a public purpose and exempt 100% of these improvements from real property taxes. The improvements will take place at 7515 Cedar Avenue, Cleveland, Ohio 44103, through 2025, with a total project investment expected to exceed \$9 million. African Town Plaza, a 3-story, 47,816 sq ft building listed on the National Register of Historic Places, will be renovated into a mix of commercial and residential uses. The building previously functioned as the Cedar Branch of the YMCA from the 1940s to the 1970s.

**SPECIAL PRESENTATION (FOR INFORMATION ONLY)**

- 1. Groundtruthing** – Matthew Moss, Madison Newingham, and Camilla Rivas, Strategic Planning Initiatives

**DIRECTOR'S REPORT**

**ADJOURNMENT**

**NEXT MEETING: Friday, April 4<sup>th</sup>, 2025 at 9:00 AM**





**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**

**Calley Mersmann**  
Director

*The presentation file for the March 21, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.*

