



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

CITY PLANNING COMMISSION

Friday, April 4th, 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

ZONING MAP AMENDMENTS

- Map Change 2670:** Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue between Columbus Road and West 32nd Street. (MC 2670)
Ward 3: Councilperson Kerry McCormack | SPA: Ohio City
- Map Change 2688:** Changing the Use, Area, & Height Districts of parcels of land south of Interstate 90 between West 117th Street and West 140th Street. (MC 2688)
Ward 16: Councilperson Brian Kazy | SPA: Jefferson
- Map Change 2679:** Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue between Rocky River Drive and Valley Parkway. (MC 2679)
Ward 17: Councilperson Charles Slife | SPA: Kamm's

FAR WEST DESIGN REVIEW

- FW2024-14** – Cleveland Clinic Fairview Hospital Expansion
Project Address: 18200 Lorain Avenue
Ward: 17





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Type: New construction

Project Representative: Richard Stuckey, Cannon Design

Approval: Schematic

2. **FW2025-05** – Cleveland Clinic FHC & Moll Center Demolition

Project Address: 18200 Lorain Ave

Ward: 17

Type: Demolition

Project Representative: Richard Stuckey, Cannon Design

Approval: Final

CONDITIONAL USES

1. **Townhomes in a Two-Family District** – Fox & Mound Townhomes

Project Address: Slavic Village (Seibert Ave, Chambers Ave)

Ward: 12

Presenter: Xavier Bay, Zoning Planner

Project Representative: Alix Ogilvie, LDA Architects

CENTRAL SOUTHEAST DESIGN REVIEW

1. **CSE2024-019** – Fox & Mound Townhome Development

Project Address: Slavic Village (Fleet Ave, Seibert Ave, Chambers Ave)

Ward: 12

Type: Townhouse Project

Project Representative: Alix Ogilvie, LDA Architects

Approval: Final

2. **CSE2025-020** – 8017 Rawlings Ave. Demolition

Project Address: 8017 Rawlings Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

3. **CSE2025-021** – 2796 E. 73rd St. Demolition

Project Address: 2796 E. 73rd St

Ward: 5





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Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

4. **CSE2025-022** – 2804 E. 73rd St. Demolition

Project Address: 2804 E. 73rd St

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **EC2024-035** – 9014 Cedar Ave. Demolition

Project Address: 9014 Cedar Ave

Ward: 6

Type: Demolition

Project Representative: Jim Doerschuk, MCG Architecture

Approval: Final

This item has been postponed.

SPECIAL PRESENTATIONS – PUBLIC ART

1. **Inspire Your City 2025 Mural**

Project Address: 9718 Buckeye Rd

Ward: 4

Type: Mural

Project Representative: Mr. Soul, Artist

Approval: Final

2. **NE2025-007** – Line of Sight Temporary Sculpture Installation

Project Address: 15813 Waterloo Rd (Maria Neil Gallery)

Ward: 8

Type: Temporary Sculpture

Project Representative: Bob Peck, Bob Peck Art

Approval: Final





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SPECIAL PRESENTATIONS

1. **Cleveland Moves** – Sarah Davis, Transportation Planner

MANDATORY REFERRALS

1. **Ord. No. 327-2025** (introduced by Council Members Bishop and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to Northeast Ohio Regional Sewer District to encroach into the public right-of-way Central Avenue by constructing, installing, operating, and maintaining a new pump station.
2. **Ord. No. 328-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Cleveland Public Library to encroach into the public right-of-way of Superior Avenue by installing and maintaining an Ohio historical marker mounted on a 10-foot tall octagonal post with a foundation.
3. **Ord. No. 329-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to Nautica Entertainment, LLC to encroach into the public right-of-way of Elm Street by installing, using, and maintaining a new egress stairway and entry canopy.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 288-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by JSAACC LLC, and/or its designee, located at 7515 Cedar Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the African Town Plaza Project.
2. **Ord. No. 434-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with JSAACC LLC, and/or its designee, to assist with the financing of the African





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Town Plaza Project to be located at 7515 Cedar Avenue, Cleveland, Ohio; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

DIRECTOR'S REPORT

ADJOURNMENT

NEXT MEETING: Friday, April 25, 2025 at 9:15 AM

The presentation file for the April 4, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

