



CITY PLANNING COMMISSION

Friday, April 25th, 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: 1666-1670 West 69th Street
P.P.N.s: 00223104 & 00223105
Type: Lot Split & Consolidation
Project Representative: Marissa Harrison, Owner

NEAR WEST DESIGN REVIEW

- 1. **NW2025-008** – Vega Avenue Studio Lofts
Project Address: 2700 Vega Ave
Ward: 3
Type: New Construction of an apartment complex
Project Representative: Roberto Vega Peralta, VOCON
Approval: Final

CENTRAL SOUTHEAST DESIGN REVIEW

- 1. **CSE2025-023** – 9300 Miles Ave Gas Station
Project Address: 9300 Miles Ave
Ward: 2





CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

Type: New Gas Station (change of use from local retail)
Project Representative: Mike One
Approval: Schematic

NORTHEAST DESIGN REVIEW

1. **NE2025-005** – Spitzer Hyundai Cleveland
Project Address: 19991 Villaview Road
Ward: 8
Type: Addition, New Construction
Project Representative: Dan Barney, The Foundation Architecture, LLC
Approval: Final

SPECIAL PRESENTATIONS – PUBLIC ART

1. **Cover-a-Building 2 Art Installation**
Project Address: 6500 Hough Ave
Ward: 7
Type: Temporary Art Installation & Mural (retroactive)
Project Representative: Ron Shelton, Artist
Approval: Final
2. **FW2025-04** – CLE Moto Imagine West Park Mural
Project Address: 16211 Lorain Avenue
Ward: 17
Type: Signage / Public Art
Project Representative: Joe Dill, WPKND
Approval: Final
3. **EC2025-010** – IMPART216 Murals
Project Address: Multiple addresses in Mt. Pleasant
Wards: 2 & 4
Type: Murals (location only)
Project Representative: Robin Robinson, Lead Artist
Approval: Conceptual Approval (locations only)
4. **Neighborhood Critters Mural**
Project Address: 4497 Broadview Rd
Ward: 12





Type: Signage / Public Art

Project Representatives: Mike Sobeck, Artist & Connor Brentar, Old Brooklyn CDC

Approval: Final

5. **The Art Garden TAF Mural at Stockyard Lounge**

Project Address: 5913-5915 Denison Ave

Ward: 14

Type: Mural / Public Art

Project Representatives: Luis Rivas, MetroWest CDC

Approval: Final

MANDATORY REFERRALS

1. **Ord. No. 496-2025** (introduced by Council Members Bishop, Hairston, and Griffin – by departmental request) Authorizing the Director of Capital Projects to enter into a Project Development Agreement with the Board of Park Commissioners of the Cleveland Metropolitan Park District regarding the design, construction, and use for four trail projects located within the City of Cleveland; to grant consent to Metroparks to construct the improvements; to apply for and accept any gifts or grants from any public or private entity; authorizing any relative agreements; authorize the Commissioner of Purchasing and Supplies to acquire and accept real property and easements; and causing payment of the City's share to Metroparks.
2. **Ord. No. 498-2025** (introduced by Council Members McCormack, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned properties no longer needed for the City's public use located in the vicinity of the I-90 Central Interchange from East 9th Street to Carnegie Avenue for the purpose of constructing improvements to the interchange.
3. **Ord. No. 504-2025** (introduced by Council Members Conwell, Griffin, Santana, Kazy, McCormack, Slife, Maurer, and Gray) Establishing a moratorium on the issuance of use permits and building permits, certificates of occupancy, sign permits, tobacco retail sales licenses, and other license or permit applications for smoke shops.





ADMINISTRATIVE APPROVALS

1. **Ord. No. 423-2025** (introduced by Council Member Gray) To add the name Jonah Moore, Sr. Way as a secondary and honorary name to the Dickens Avenue between East 93rd Street and Martin Luther King, Jr. Drive.
2. **Ord. No. 426-2025** (introduced by Council Members Kazy and Griffin – by departmental request) Determining the method of making the public improvement of maintaining and improving the interior and exterior of various buildings and sites, including but not limited to, roofs and related building and site systems; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any grants, including but not limited to, grants from Northeast Ohio Regional Sewer District for Community Cost-Share Program funding, for a period of two years.
3. **Ord. No. 468-2025** (introduced by Council Members Conwell and Griffin – by departmental request) Authorizing the Director of Public Health to enter into a lease of certain space located at the Northern Ohio Blanket Mills building at 3466 St. Rocco's Court, Cleveland, Ohio, with Blanket Mills Prime Tenant, LLC, or its designee, for a term of ten (10) years, for the public purpose of establishing and operating a health care clinic.
4. **Ord. No. 499-2025** (introduced by Council Members Spencer, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Shoreway Tower, LLC, and/or its designee, to assist with the financing of the Shoreway Tower Project to be located at 1200 West 76th Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
5. **Ord. No. 501-2025** (introduced by Council Member McCormack) Changing the Use, Area, and Height District of parcels of land along the western side of West 26th Street south of Chatham Avenue and north of Monroe Avenue as shown on the attached map (Map Change 2689)





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Calley Mersmann
Director

DIRECTOR'S REPORT
ADJOURNMENT
NEXT MEETING: Friday, May 2, 2025 at 9:15 AM

The presentation file for the April 25, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

