



CITY PLANNING COMMISSION

Friday, May 2nd, 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

CONDITIONAL USES

1. **Pedestrian Retail Overlay** – Charter House Grille

Project Address: 991 E 185th St

Ward: 8

Per Section 343.23 (e) (2)

A. Off-street parking located within forty (40) feet of a Pedestrian Retail Frontage

B. Driveways extending across a public sidewalk

E. Interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage

Presenter: Xavier Bay, City Planner

Project Representatives: Jill Brandt & Chris King

NEAR WEST DESIGN REVIEW

1. **NW2025-011** – Story Steelyard – Dispensary

Project Address: 3270 Steelyard Dr

Ward: 12

Type: New Construction of a dispensary with a drive-thru




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Calley Mersmann
 Director

Project Representative: Tony Zook

Approval: Final

This item is postponed to the 5/16/25 CPC meeting.
FAR WEST DESIGN REVIEW

 1. **FW2024-14** – Cleveland Clinic Fairview Hospital Expansion

Project Address: 18200 Lorain Avenue

Ward: 17

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

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 at the request of the applicant.
SPECIAL PRESENTATIONS – PUBLIC ART

 1. **DF2025-016** – Canal Basin Park Mural and Towpath Sign

Project Address: 908 West Street

Ward: 3

Type: Public Art / Signage

Project Representative: Jay Rauschenbach, MOCAP





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Approval: Final

2. **More Alike Than Different Mural Expansion**

Project Address: Railroad bridge underpass wall on Puritas, just east of W. 161st St

Ward: 16

Type: Public Art / Mural

Project Representative: Melissa Miller, Jefferson-Puritas West Park CDC

Approval: Final

This item is postponed to the 5/16/25 CPC meeting.

SPECIAL PRESENTATIONS

1. **Parks and Recreation Master Plan** – Jay Rauschenbach, MOCAP and Alexandria Nichols, Parks and Recreation

MANDATORY REFERRALS

1. **Ord. No. TBD-2025** – COT/TIF Project (placeholder)

This item is postponed to the 5/16/25 CPC meeting.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 561-2025** (introduced by Councilmembers McCormack, Hairston, and Griffin – by departmental request) Approving the application to add certain parcels of real property to the North Coast Waterfront New Community Authority District and to amend the petition for establishment of the North Coast Waterfront New Community Authority as a New Community Authority and declaring an Emergency.
2. **Ord. No. 567-2025** (introduced by Councilmember McCormack) Changing the Use, Area, and Height Districts of parcels of land north and south of Lorain Avenue between West 32nd Street and Columbus Road as shown on the attached map (Map Change 2670).

DIRECTOR'S REPORT

ADJOURNMENT





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Director

NEXT MEETING: Friday, May 16, 2025 at 9:15 AM

The presentation file for the May 2, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

