



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

CITY PLANNING COMMISSION

Friday, July 11, 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. Large Residential Facility for 12 persons

Project Address: 3318 Mapledale Ave

Ward: 14

Presenter: Xavier Bay, City Planner

Project Representative: Harry Quinones

This item does not require a conditional use permit and has been removed

LOT SPLITS / CONSOLIDATIONS

1. Project Address: 2609 W 18th St

P.P.N.s: 004-07-089, -090 and -091

Type: Combining 3 existing parcels into 2

Project Representative: Matt Plecnik, Architect

FAR WEST DESIGN REVIEW

1. **FW2025-09** – Rocky River Drive Plaza

Project Address: 4622 Rocky River Drive

Ward: 17

Type: New Construction





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Project Representative: JP Ptacek, Larsen Architects

Approval: Conceptual

This item has been rescheduled to 7/18/25 by request of the applicant**SPECIAL PRESENTATIONS – PUBLIC ART**1. **FW2025-08** – Imagine West Park Utility Box Art

Project Address: Various, Lorain Avenue

Ward: 17

Type: Public Art

Project Representative: Joe Dill, WPKND

Approval: Final

2. **FW2025-10** – CPL Rockport Campus

Project Address: 14400 Puritas Ave

Ward: 16

Type: Public Art

Project Representative: Charley Frances, Artist

Approval: Final

3. **EC2025-015** – AsiaTown Placemaking

Project Address: Multiple locations throughout MidTown

Ward: 7

Type: Public Art

Project Representative: Niraj Naik, MidTown Cleveland Inc.

Approval: Final

4. **Destination Cleveland Murals – Clark Ave**

Project Address: 6808 Clark Ave

Ward: 15

Type: Public Art

Project Representative: Alex Harnocz, Destination Cleveland

Approval: Final

ADMINISTRATIVE APPROVALS

1. **Res. No. 796-2025** (introduced by Council Members Spencer, Hairston, and Griffin – by departmental request) To amend Section 2 of Resolution No.





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669-2025, adopted June 2, 2025, regarding the approximate boundaries of the Gordon Square Arts District – Cleveland Improvement District.

2. **Ord. No. 827-2025** (introduced by Council Members Jones, Bishop, Gray, Hairston, and Griffin – by departmental request) To amend the title, the first and second whereas clauses, and Sections 1 and 2 of Ordinance No. 482-2023, passed May 31, 2023, relating to agreements to provide economic development assistance for commercial corridor projects through the Southeast Side Commercial Corridor Program.
3. **Ord. No. 833-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Approving the addition of property located at 2429 Superior Viaduct to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.
4. **Ord. No. 839-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with TDG Franklin North, LLC, and/or its designee, to assist with the financing of the Franklin Yard North Project to be located at 3210 Franklin Boulevard; 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. 840-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with TDG Franklin Realty, LLC, and/or its designee, to assist with the financing of the Franklin Yards South Project to be located at 3105 Franklin Boulevard; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
6. **Ord. No. 841-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) To remove certain parcels of





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property from the Shore-to-Core-to-Shore TIF District created by Ordinance No. 38-2024, passed March 25, 2024, as amended by Ordinance No. 746-2024, passed August 7, 2024; authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Twain SB III LLC, or designee, to assist with the financing of the Bell Project to be located at 45 East 9th Street, 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.

7. **Ord. No. 849-2025** (introduced by Council Members Jones, Bishop, and Griffin – by departmental request) To amend the title and Sections 1, 3 and 10 of Ordinance No. 762-2023, passed August 16, 2023; to supplement the ordinance by adding new Section 3a, relating to the improvement of Lee Road from Miles Avenue to the North Corporation line.
8. **Res. No. 850-2025** (introduced by Council Members Spencer, Hairston, and Griffin – by departmental request) Appointing an Assessment Equalization Board to hear objections to estimated assessments with respect to the creation of the Gordon Square Arts District – Cleveland Improvement District as a Special Improvement District in the City and the initial plan for public services for the District; and declaring an emergency.
9. **Ord. No. 851-2025** (introduced by Council Members Hairston and Griffin – by departmental request) Authorizing the Director of City Planning to apply for and accept a grant from Northeast Ohio Areawide Coordinating Agency for the Congestion Mitigation and Air Quality 2025 grant program.
10. **Res. No. 855-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Appointing an Assessment Equalization Board to hear objections to estimated assessments with respect to the creation of the Downtown Cleveland Improvement District in the City and the initial plan for public services for the District; and declaring an emergency.

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

1. **Age-Friendly Cleveland 2025-2028 Action Plan**
Presenter: Mara Layne, Department of Aging



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Calley Mersmann, Director of City Planning

ADJOURNMENT**NEXT MEETING: Friday, July 18, 2025 at 9:15 AM**

The presentation file for the July 11, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

