



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

CITY PLANNING COMMISSION

Friday, July 18, 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 10 persons

Project Address: 1582 E. 86th St.

Ward: 7 – Councilmember Howse-Jones

SPA & CDC: Hough; Famicos Foundation

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representative: Edward Fields

CENTRAL SOUTHEAST DESIGN REVIEW

1. CSE2025-026 – 6806 Harvard, Car Sales Lot w/ Office

Project Address: 6806 Harvard Ave

Ward: 12 – Councilmember Maurer

SPA & CDC: Broadway-Slavic Village; Slavic Village Development

Type: New Construction – Commercial

Project Representative: Kurt Weaver, AKW, Inc.

Approval: Schematic

NORTHEAST DESIGN REVIEW

1. NE2025-018 – AsiaTown Wayfinding Sign Program




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Project Address: AsiaTown, Cleveland
 Ward: 7 – Councilmember Howse-Jones
 SPA & CDC: Goodrich-Kirtland Pk; Famicos Foundation
 Type: Signage
 Project Representative: Kevin Fromet, Guide Studio
 Approval: Final

FAR WEST DESIGN REVIEW

1. **FW2025-09** – Rocky River Drive Plaza
 Project Address: 4622 Rocky River Drive
 Ward: 17 – Councilmember Slife
 SPA & CDC: Kamm's; West Park Kamm's Neighborhood Dev. Corp.
 Type: New Construction – Commercial
 Project Representative: JP Ptacek, Larsen Architects
 Approval: Conceptual

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **EC2025-002** – Warner & Swasey
 Project Address: 5701 Carnegie Avenue
 Ward: 5 – Councilmember Starr
 SPA & CDC: Central; Midtown Cleveland & Burton, Bell, Carr Dev. Corp
 Type: Renovation – Mixed Use
 Project Representative: Nicholas Slaughterbeck, Moody Nolan
 Approval: Final
2. **EC2025-019** – Verizon Antenna
 Project Address: 6545 Carnegie Ave
 Ward: 5 – Councilmember Starr
 SPA & CDC: Central; Midtown Cleveland & Burten, Bell, Carr Dev. Corp
 Type: Renovation
 Project Representative: Kristen Swenson
 Approval: Final

This item has been rescheduled to 8/1/25 per public notice requirements

3. **EC2025-020** – Signet Housing Project
 Project Address: Chester & E 40th





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Ward: 7 – Councilmember Howse-Jones
SPA & CDC: Goodrich-Kirtland Pk; Midtown Cleveland & Famicos Foundation
Type: New Construction – Residential
Project Representative: James Dreger
Approval: Conceptual

4. **EC2025-017** – E. 128th Sign

Project Address: Buckeye & E. 128th St
Ward: 4 & 6 – Councilmembers Gray & Griffin
SPA & CDC: Buckeye-Shaker Square; Burten, Bell, Carr Dev. Corp
Type: Signage
Project Representative: Josiah Britt, CollectivExpress Incorporated
Approval: Final

This item has been rescheduled per request of the applicant

SPECIAL PRESENTATIONS – PUBLIC ART

1. **EC2025-016** – E 128th Crosswalk Murals

Project Address: Buckeye & E. 128th St. and E. 128th St. & Drexmore
Ward: 4 & 6 – Councilmembers Gray & Griffin
SPA & CDC: Buckeye-Shaker Square; Burten, Bell, Carr Dev. Corp
Type: Public Art
Project Representative: Josiah Britt, CollectivExpress Incorporated
Approval: Final

MANDATORY REFERRALS

1. **Ord. No. 818-2025** (introduced by Council Member Hairston – by departmental request) Designating Greater New Calvary Baptist Church (former First Congregational Church of Collinwood) as a Cleveland Landmark.
2. **Ord. No. XXX-2025** – To authorize the Director of Mayor's Office of Capital Projects and/or Director of Parks & Recreation, as appropriate, to enter into agreements with Cuyahoga County ("County") and Cleveland Metroparks ("Metroparks") for the construction and ongoing maintenance of improvements along the Lake Erie Shoreline, known as the Euclid Beach





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Connector Trail, including erosion control infrastructure and recreational improvements (collectively the "Project"); to accept easements from owners of littoral parcels in the Project area for development of the Project, maintenance and public access; to amend Lease with Metroparks for Lakefront Parks, City Contract No. CT-7001 NF 2013-032, as amended, ("Lease"); to grant temporary construction easements to County; and to enter into one or more submerged lands leases with the State of Ohio Department of Natural Resources necessary for the Project.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 800-2025** (introduced by Council Members Hairston and Griffin – by departmental request) To amend Section 1 of Ordinance No. 1167-2024, passed January 13, 2025, relating to a contract with Stantec Consulting Services, Inc., to provide professional services for on-call planning services.
2. **Ord. No. 844-2025** (introduced by Council Members McCormack, Bishop, Hairston, and Griffin (by departmental request) To vacate a portion of Hancock Avenue.
3. **Ord. No. 860-2025** (introduced by Council Member Slife) Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue west of Rocky River Drive (Map Change 2679).

DIRECTOR'S REPORT

Marka Fields, Assistant Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, August 1, 2025 at 9:15 AM

The presentation file for the July 18, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

