



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

CITY PLANNING COMMISSION

Friday, August 15, 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

SPECIAL PRESENTATIONS – PUBLIC ART

1. **Clark Recreation Center "The Art of Noticing" Installation**

Project Address: 5706 Clark Ave

Ward 15: Council Member Spencer

SPA & CDC: Stockyards; Metro West CDC

Type: Public Art

Project Representative: Shelly Svonavec, Svona Studio/Artist

Approval: Final

2. **NE2025-019 – Rafael Valdiviseo Mural**

Project Address: 7411 St. Clair Avenue

Ward 10: Council Member Hairston

SPA & CDC: St. Clair-Superior; Famicos Foundation

Type: Public Art – Mural

Project Representative: Nancy Boylan, L.A.N.D. studio

Approval: Final

3. **Sunflower Mural**

Project Address: 4919 Storer Ave

Ward 14: Council Member Santana

SPA & CDC: Stockyards; Old Brooklyn CDC/Metro West CDC

Type: Public Art – Mural





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Project Representative: Luis Rivas, MWDC & Ariel Vergez, Lead Artist
Approval: Final

CONDITIONAL USES**1. Large Residential Facility for 10 persons**

Project Address: 1582 E. 86th St.
Ward 7: Council Member Howse-Jones
SPA & CDC: Hough; Famicos Foundation
Presenter: Xavier Bay, City Planner
Project Representative: Edward Fields

CENTRAL SOUTHEAST DESIGN REVIEW**1. CSE2025-031 – 3482 E 70th Ave Demolition**

Project Address: 3482 E 70th Ave
Ward 6: Council Member Griffin
SPA & CDC: Broadway-Slavic Village; Slavic Village Development
Type: Demolition
Project Representative: Caylen Payne, Cuyahoga Land Bank
Approval: Final

NORTHEAST DESIGN REVIEW**1. NE2025-009 – Shorewood Monument Signs (2)**

Project Address: 15500 Lake Shore Blvd
Ward 8: Council Member Polensek
SPA & CDC: North Shore Collinwood; Greater Collinwood
Type: Signage
Project Representative: Brandon Cline, Smartland LLC
Approval: Final

FAR WEST DESIGN REVIEW**1. FW2024-03 – 14734 Lorain Avenue Demolition**

Project Address: 14734 Lorain Avenue
Ward 17: Council Member Slife





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SPA & CDC: Kamm's; West Park Kamm's Neighborhood Dev. Corp.

Type: Demolition

Project Representative: Morad Herbawi, Infinity Demolition LLC

Approval: Final

2. FW2025-09 – Rocky River Drive Plaza

Project Address: 4622 Rocky River Drive

Ward 17: Council Member Slife

SPA & CDC: Kamm's; West Park Kamm's Neighborhood Dev. Corp.

Type: New Construction – Commercial

Project Representative: JP Ptacek, Larsen Architects

Approval: Schematic

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**1. EC2025-022 – 8114 Euclid Demolition**

Project Address: 8114 Euclid Ave

Ward 6: Council Member Griffin

SPA & CDC: Fairfax; Fairfax Renaissance Dev. Corp.

Type: Demolition

Project Representative: Brian W. Smith

Approval: Final

This project has been rescheduled to 9/5/25 at the request of the applicant**2. EC2025-018 – New Chipotle Restaurant**

Project Address: 8114 Euclid Ave

Ward 6: Council Member Griffin

SPA & CDC: Fairfax; Fairfax Renaissance Dev. Corp.

Type: New Construction – Commercial

Project Representative: Johnathan Evans

Approval: Schematic

This project has been rescheduled to 9/5/25 at the request of the applicant**3. EC2024-019 – Circle Square, East Stokes Block, north portion**

Project Address: Stokes Blvd and Chester Ave

Ward 9: Council Member Conwell

SPA & CDC: University; Fairfax Renaissance Dev. Corp. & Famicos Fnd.

Type: New Construction – Mixed Use





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Project Representative: Steve Rubin & Nolan Sit

Approval: Schematic

DOWNTOWN/FLATS DESIGN REVIEW1. **DF2025-028** – Ten60 Bolivar Signage

Project Address: 1060 Bolivar Rd

Ward 5: Council Member Starr

SPA & CDC: Downtown; n/a

Type: Signage

Project Representative: Vince Dilonno, Blink Signs

Approval: Final

MANDATORY REFERRALS

1. **Ord. No. 719-2025** (introduced by Council Members Santana, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Northeast Ohio Hispanic Center for Economic Development (NEOHCED) to encroach into the public right-of-way of West 25th Street by installing, using, and maintaining bollards along the building frontage.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 808-2025** (introduced by Council Members Hairston, Polensek, and Griffin – by departmental request) To supplement the Codified Ordinances of Ohio, 1976, by enacting new Section 401.711, relating to the definition of under-speed vehicles; and to enact new Sections 450.01 to 450.06 and 450.99 relating to under-speed vehicles.

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

1. **Downtown Surface Parking Lots** – Dan Shinkle, Principal Planner

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning





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ADJOURNMENT
NEXT MEETING: Friday, September 5, 2025 at 9:15 AM

The presentation file for the August 15, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

