



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann  
Director

## CITY PLANNING COMMISSION

Friday, September 5, 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: Council Member Howse-Jones

SPA: Hough

Presenter: Xavier Bay, Zoning City Planner

Project Representative: Edward Fields

#### 2. Townhouse in a 2F District – Jefferson Hill Townhomes

Project Address: W. 5th Street and Jefferson Avenue

Ward 3: Council Member McCormack

SPA: Tremont

Presenter: Xavier Bay, Zoning City Planner

Project Representative: Jeff Foster &amp; Garrett Allen

### CENTRAL SOUTHEAST DESIGN REVIEW

#### 1. CSE2025-034 – 17427 Harvard Ave Demolition

Project Address: 17427 Harvard Ave

Ward 1: Council Member Jones

SPA: Lee-Harvard

Type: Demolition





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Project Representative: Woo Jun, City of Cleveland  
Approval: Final

**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**1. **EC2025-023** – 1785 E 47th Street Nuisance Abatement Demolition

Project Address: 1785 E 47th Street

Ward 7: Council Member Howse-Jones

SPA: Goodrich-Kirtland Pk

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

2. **EC2025-025** – 3417 E 93rd Street Nuisance Abatement Demolition

Project Address: 3417 E 93rd Street

Ward 6: Council Member Griffin

SPA: Kinsman

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

**NORTHEAST DESIGN REVIEW**1. **NE2025-022** – 10515 Helena Ave Nuisance Abatement Demolition

Project Address: 10515 Helena Ave (Rear)

Ward 9: Council Member Conwell

SPA: Glenville

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

2. **NE2025-023** – 6507 Superior Ave Nuisance Abatement Demolition

Project Address: 6507 Superior Ave

Ward 7: Council Member Howse-Jones

SPA: St. Clair-Superior

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final




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**3. NE2025-025 – GlenHaven**

Project Address: 10609 Superior Ave

Ward 9: Council Member Conwell

SPA: Glenville

Type: New Construction – Mixed Use

Project Representative: Sandra Madison, Robert P. Madison

International Inc

Approval: Schematic

**DOWNTOWN/FLATS DESIGN REVIEW**
**1. DF2023-058 – Cleveland Clinic Global Peak Performance Center**

Project Address: W.3rd &amp; Eagle Ave/Stones Levee

Ward 3: Council Member McCormack

SPA: Downtown

Type: New Construction

Project Representatives: Nora Romanoff, Bedrock; Cullen Meves, MKSK

Approval: Schematic (Public Realm)

Approval: Final (Site &amp; Lighting)

**2. Res. No. 956-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion (0.2987 Acres) of West 3<sup>rd</sup> Street.

**3. Res. No. 957-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion (0.3451 Acres) of West 3<sup>rd</sup> Street.

**4. Res. No. 958-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion (0.2990 Acres) of West 3<sup>rd</sup> Street.

**5. DF2025-038 – Oppman Garage Demolition**

Project Address: 944 Prospect Ave E

Ward 5: Council Member Starr

SPA: Downtown

Type: Demolition

Project Representatives: Jennifer Diasio, Brandon Kline, Gdot Design, LLC / Geis Construction





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Approval: Final

**6. DF2025-039 – Oppman Surface Lot Establishment**

Project Address: 944 Prospect Ave E

Ward 5: Council Member Starr

SPA: Downtown

Type: New Construction

Project Representatives: Jennifer Diasio, Brandon Kline, Gdot Design, LLC / Geis Construction

Approval: Final

**7. DF2025-021 – Union at Cleveland Harbor**

Project Address: 5455 N. Marginal Road

Ward 3: Council Member Hairston

SPA: Goodrich-Kirtland Park

Type: New Construction

Project Representatives: Meg Kavourias &amp; Calvin Tustan, RDL Architects, Inc.

Approval: Conceptual

**NEAR WEST DESIGN REVIEW****1. NW2024-031 – Clover Apartments**

Project Address: 2033 Clover Ave

Ward 14: Council Member Santana

SPA: Tremont

Type: New Construction – Multi-Family Residential

Project Representative: Harold Smith, Kismet Investments Group

Approval: Schematic

**FAR WEST DESIGN REVIEW****1. FW2024-14 – Cleveland Clinic Fairview Hospital Expansion**

Project Address: 18200 Lorain Avenue

Ward 17: Council Member Slife

SPA: Kamm's

Type: New Construction – Institutional

Project Representative: Richard Stuckey, Cannon Design





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Approval: Final

**SPECIAL PRESENTATIONS – PUBLIC ART****1. Ingenuity Rotating Mural**

Project Address: 5401 Hamilton Ave

Ward 10: Council Member Hairston

SPA: Goodrich-Kirtland Pk

Type: Public Art – Mural

Project Representative: Emily Appelbaum, Ingenuity Cleveland

Approval: Final

**MANDATORY REFERRALS**

- 1. Res. No. 955–2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate all of the un-named alley, south of Abbey Avenue.

**ADMINISTRATIVE APPROVALS**

- 1. Ord. No. 964–2025** (introduced by Council Members Harsh, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio for replacing the eastbound IR-480 entrance ramp at Ridge Road; and to authorize one or more agreements necessary to make the improvement.
- 2. Ord. No. 965–2025** (introduced by Council Members McCormack and Griffin – by departmental request) Authorizing the Director of Port Control to enter into a Lease Agreement with BigPlay, LLC, for the lease of space located at 1501 North Marginal Road, for the use and occupancy of space located in the terminal building of Burke Lakefront Airport for the operation of its podcast studio, for a period of one year, with four one-year options to renew, exercisable by the Director of Port Control.
- 3. Ord. No. 976–2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) To vacate a portion of West 48<sup>th</sup> Street S.W. and Ravine Court S.W.





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4. **Ord. No. 977-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) To vacate all of Relocated Lorain Court, a portion of West 48<sup>th</sup> Place, and a portion of Turn Avenue S.W.
5. **Ord. No. 978-2025** (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) To vacate the remaining portion of Sherman Court.
6. **Ord. No. 1065-2025** (introduced by Council Members McCormack, Starr, Howse-Jones, Hairston, and Griffin – by departmental request) Approving the report of the Assessment Equalization Board on objections concerning estimated assessments with respect to the re-creation of Downtown Cleveland Improvement District; determining to proceed with the plan to provide public services within the District; adopting the assessments; levying the assessments; and authorizing the City to enter into an agreement with Downtown Cleveland Improvement Corporation; and declaring an emergency.
7. **Ord. No. XXX-2025** – To authorize the Director of Parks & Recreation to accept a donation of court improvements from Changover, or its designee, containing one or more private logos, which may include the private logo of Rocket Mortgage, LLC (“Rocket”), on the tennis courts at Harmody Park.

**DIRECTOR’S REPORT**

Calley Mersmann, Director of City Planning

**ADJOURNMENT****NEXT MEETING: Friday, September 19, 2025 at 9:15 AM**

*The presentation file for the September 5, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.*

