



CITY PLANNING COMMISSION

Friday, November 21, 2025

Room 514, City Hall, 9:15am

DRAFT

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

ZONING MAP AMENDMENTS

- Map Change 2695** – Changing the Use, Area & Height Districts of parcels of land north and south of Jefferson Avenue between West 6th Street and Thurman Street. (Map Change 2695)
Ward 3: Council Member Welch
SPA: Tremont
Presenter: Xavier Bay, City Planner
Project Representative: Westleigh Harper

NEAR WEST DESIGN REVIEW

- NW2025-019** – Jefferson Apartments
Project Address: 2433 W 7th St
Ward 3: Council Member Welch
SPA: Tremont
Type: New Construction – Residential
Project Representative: Westleigh Harper, Horton Harper Architects
Approval: Schematic (requesting Final)





CONDITIONAL USES – NEAR WEST DESIGN REVIEW

1. **Townhouse in a 2F District** – 41st & Burton Ct Townhomes

Project Address: W. 41st Street and Burton Ct
Ward 3: Council Member Welch
SPA: Tremont
Presenter: Xavier Bay, City Planner
Project Representative: Jack Kline

2. **NW2025-016** – Kline Development

Project Address: W 41st St.
Ward 3: Council Member Welch
SPA: Ohio City
Type: New Construction – Residential
Project Representative: Jack Kline
Approval: Schematic (requesting Final)

NORTHEAST DESIGN REVIEW

1. **NE2025-032** – 6311 St. Clair Ave Demolition

Project Address: 6311 St. Clair Ave
Ward 10: Council Member Hairston
SPA: St. Clair-Superior
Type: Demolition
Project Representative: Woo Jun, City of Cleveland
Approval: Final

This item has been postponed per request of the owner and applicant

FAR WEST DESIGN REVIEW

1. **FW2025-014** – Al Ihsan School Wing Addition

Project Address: 4600 Rocky River Drive
Ward 17: Council Member Slife
SPA: Kamm's
Type: Addition
Project Representative: JP Ptacek, Larsen Architects
Approval: Final





MANDATORY REFERRALS

1. **Res. No. 1407-2025** (introduced by Council Members Griffin, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of Mount Carmel Road.
2. **Ord. No. 1397-2025** (introduced by Council Members Howse-Jones, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by RJJ 2230 SA LLC, or its designee, located at 2230 Superior Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.
3. **Ord. No. 1399-2025** (introduced by Council Members Howse-Jones, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by 2202 Superior LLC, or its designee, located at 2202 Superior Avenue, for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.
4. **Ord. No. 1411-2025** (introduced by Council Members Santana, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by TW58 Cleveland, LLC, or its designee, located at 1200 West 58th Street for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.
5. **Ord. No. 1451-2025** (introduced by Council Member Slife – by departmental request) Designating the Kamm's Corners Bank Building (former Cleveland Trust Company West Park Branch) as a Cleveland Landmark.
6. **Ord. No. 1492-2025** (introduced by Council Members Gray, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to apply for and accept a grant from the Land and Water Conservation Fund for the Luke Easter Skatepark Project; to accept cash donations from the MGK Foundation and the Skate Park Project for this purpose; determining the method of making the public improvement of designing and constructing a skatepark at Luke Easter Park; and authorizing the Director of Parks and Recreation to enter into one or more contracts for the making of the improvement.





7. **Ord. No. 1496-2025** – Authorizing the Director of Capital Projects to issue a permit to Cleveland Clinic Foundation to encroach into the public right-of-way of Allien Court by installing, using and maintaining a concrete driveway.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 1398-2025** (introduced by Council Members Hairston and Griffin – by departmental request) Authorizing the Director of City Planning to employ one or more professional consultants to enhance the existing Form Based Code pilot program and expand the Form Based Code to additional districts and geographies, for a period of one year with three one-year options to renew, exercisable with additional legislative authority.
2. **Ord. No. 1406-2025** (introduced by Council Members Bishop, Polensek, Hairston, and Griffin – by departmental request) Determining the method of making the public improvement of repairing, constructing, and installing various speed tables citywide for traffic-calming and pedestrian safety purposes; and authorizing the Director of Public Works to enter into one or more public improvement requirement contracts for the making of the improvement.
3. **Ord. No. 1416-2025** (introduced by Council Members Polensek, Bishop, and Griffin – by departmental request) To amend Sections 2 and 11 of Ordinance No. 993-2025, passed August 13, 2025, relating to agreements with Cuyahoga County and Cleveland Metroparks for the Euclid Beach Trail Connector to add additional land to the submerged land lease; and to supplement the ordinance by adding new Sections 11a, 11b, 11c, 11d, and 11e relating to subleasing the land to the Northeast Ohio Regional Sewer District.
4. **Ord. No. 1417-2025** (introduced by Council Members Hairston and Griffin – by departmental request) Approving certain modifications and amendments to the St. Vincent Center (Project No. Ohio R-13) Urban Renewal Plan with respect to releasing a permanent parcel from the area boundaries.
5. **Ord. No. 1440-2025** (introduced by Council Members Welch, Hairston, and Griffin – by departmental request) Approving the addition of property located at 1301 E. 9th Street 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.

6. **Ord. No. 1446-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvements of purchasing, repairing, constructing, and installing signal support poles and authorizing the Director of Public Works to enter into one or more public improvement requirement contracts for the making of the improvement, for a period not to exceed two years.
7. **Ord. No. 1458-2025** (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) To amend the title and Sections 4, 5, 6, 7, and 8 of Ordinance No. 738-2025, passed June 2, 2025, relating to an agreement with Pennrose Holdings, LLC, or its designee, for the sale of the Warner and Swasey building and entering into loan agreements with Pennrose Holdings, LLC, or its designee, to provide assistance to partially finance the redevelopment.
8. **Ord. No. 1470-2025** (introduced by Council Members Polensek, Bishop, Hairston, and Griffin – by departmental request) Giving consent of the City of Cleveland to the County of Cuyahoga for the resurfacing of Nottingham Road from St. Clair Avenue to the south corporation line; to apply for and accept an allocation of County Motor Vehicle License Tax Funds for the improvement; authorizing the Director of Capital Projects to enter into any relative agreements in making of the improvement; and to cause payment to the County for the City's share of the improvement.
9. **Ord. No. 1471-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of repairing or replacing specific non-compliant sidewalks under the Non-Compliant Sidewalk Repair Program, formerly known as the 50/50 Hazardous Sidewalk Repair Program; authorizing the Director of Capital Projects to enter into one or more public improvement requirement contracts for the making of the improvement, for a period up to two years; and authorizing the director to apply for any gifts or grants from any public or private entity to implement the program.
10. **Ord. No. 1472-2025** (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion of East 73rd Street.
11. **Ord. No. 1481-2025** (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion of East 70th Street.





12. **Ord. No. 1486-2025** (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) To vacate a portion of East 71st Place.
13. **Ord. No. 1487-2025** (introduced by Council Members Maurer, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion of Redman Avenue S.W.
14. **Ord. No. 1488-2025** (introduced by Council Members Kelly, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion of West Boulevard.
15. **Ord. No. 1489-2025** (introduced by Council Members Welch, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion (0.2987 Acres) of West 3rd Street.
16. **Ord. No. 1490-2025** (introduced by Council Members Welch, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion (0.2990 Acres) of West 3rd Street.
17. **Ord. No. 1491-2025** (introduced by Council Members Welch, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion (0.3451 Acres) of West 3rd Street.
18. **Ord. No. 1494-2025** (introduced by Council Members Kazy, Hairston, and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing Local Renewable Power Projects for the Division of Cleveland Public Power; and authorizing the Director of Public Utilities to enter into one or more professional service contracts for the making of the improvements; enter into one or more professional service contracts and other contracts needed for making of the improvements; to apply for and accept gifts and grants; and authorizing the director employment of the necessary labor, for the Department of Public Utilities, for contracts executed no later than December 31, 2030.

DIRECTOR'S REPORT

Marka Fields, Assistant Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, December 5, 2025 at 9:15 AM

To access the files for the November 21, 2025 CPC meeting, please use this Dropbox link:
[CPC Dropbox Link 11.21.25](#)

