



## **CITY PLANNING COMMISSION**

Friday, January 16, 2026

**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 USE REQUESTS**

##### **1. Pedestrian Retail Overlay District – Mixed-Use Building Renovation**

Project Address: 4732 Lorain Ave

Ward 7: Council Member Davis

SPA: Ohio City

Presenter: Xavier Bay, City Planner

Project Representative: Tyler Brummett, Freeland Ventures

Approvals Needed Per Section 343.23(e)(2):

- A. Off-Street Parking
- B. Driveway Across a Public Sidewalk
- E. Interior Side Yard more than four (4) feet

##### **2. Pedestrian Retail Overlay District – Apartment Renovation**

Project Address: 10511 Madison Ave

Ward 12: Council Member Shah

SPA: Cudell

Presenter: Xavier Bay, City Planner

Project Representative: Mahmud Naser, Owner

Approvals Needed Per Section 343.23(e)(2):

- A. Off-Street Parking





- B. Driveway Across a Public Sidewalk
- C. Non-Retail First Story Use
- E. Interior Side Yard more than four (4) feet

## **EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**

### **1. EC2025-021 – Cleveland Foundation A1 Building Demolition**

Project Address: 7107/7113 Euclid Ave  
Ward 8: Council Member Howse-Jones  
SPA: Fairfax  
Type: Demolition  
Project Representatives: Victor Barbalato, Rosanne Potter, & Michael Hood, Cleveland Foundation  
Approval: Final

### **2. EC2025-033 – Reese Consumer Health**

Project Address: NW corner of Woodland Ave & Woodhill Road  
Ward 6: Council Member Griffin  
SPA: Fairfax  
Type: New Construction  
Project Representatives: Paul Deutsch, Bialosky  
Approval: Conceptual

### **3. EC2026-001 – 7709 Cedar Demolition**

Project Address: 7709 Cedar Ave  
Ward 5: Council Member Starr  
SPA: Fairfax  
Type: Demolition  
Project Representative: Maia Roberts Ward, owner  
Approval: Final

## **DOWNTOWN/FLATS DESIGN REVIEW**

### **1. DF2026-001 – Good Night John Boy Signage**

Project Address: 1048 Old River Rd  
Ward 7: Council Member Davis  
SPA: Downtown  
Type: Signage





## CITY OF CLEVELAND

Mayor Justin M. Bibb

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Calley Mersmann, Director

Project Representative: Jessica Ruff, Ruff Neon & Lighting Maint Inc  
Approval: Final (Variance Required)

#### 2. DF2026-002 – St Maron Parking Lot

Project Address: 1245 Carnegie (1212 & 1260 Sumner Ave)

Ward 5: Council Member Starr

SPA: Downtown

Type: Surface Parking Lot

Project Representative: Joey Mannarino, TMG

Approval: Final

### MANDATORY LEGISLATIVE REFERRALS

1. **Res. No. 1084-2025\*** (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of Bronson Court, S.E., and a portion of East 12<sup>th</sup> Street.

*\*This resolution is associated with DF2026-002*

### DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

### ADJOURNMENT

**NEXT MEETING:** Friday, February 6, 2026 at 9:15 AM

To access the files for the January 16, 2026 CPC meeting, please use this Dropbox link:

[CPC Dropbox Link 01.16.26](#)

