



CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, March 6, 2026

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

MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Ord. No. 245-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) To deposit revenues from on-street parking meters into the General Fund; establishing a Parking Benefits Fund; and enumerating a particular purpose for expenditure through the Parking Benefits Fund.

CONDITIONAL USES

Large Residential Facility – Adult Care Facility

Project Address: 1906 E 84th Street

Ward 6: Council Member Blaine A. Griffin

SPA: Hough

Presenter: Xavier Bay, City Planner

Project Representative: Kikema Workman

Approvals needed per Section 337.08(g) (1-2), Multi-Family District Residential Facilities

Allowing over 5 occupants

NEAR WEST DESIGN REVIEW

NW2025-021 – 30 West Apartments

Project Address: W 30th Street & Seymour Ave





Ward 14: Council Member Jasmin Santana
SPA: Clark-Fulton
Type: New Construction - Residential
Project Representative: Alex Quinones, Fred Wolfe
Approval: Final

FAR WEST DESIGN REVIEW

PRJ26-002961 - Cleveland Business Park

Project Address: 0 Rocky River Drive
Ward 15: Council Member Charles J. Slife
SPA: Kamm's
Type: New Construction - Industrial
Project Representative: Jack Kelly, Scannell
Approval: Conceptual

CENTRAL EAST DESIGN REVIEW

EC2026-005 - 8021 Rawlings Ave Demolition

Project Address: 8021 Rawlings Ave
Ward 5: Council Member Richard A. Starr
SPA: Kinsman
Type: Demolition
Project Representative: Woo Jun, City of Cleveland
Approval: Final

EC2025-040 - Unity Six

Project Address: Capitol Avenue & E89th Street
Ward 6: Council Member Blaine A. Griffin
SPA: Fairfax
Type: New Construction
Project Representative: Fred Wolfe, Young Design Studio
Approval: Final

SOUTHEAST DESIGN REVIEW

CSE2026-002 - Gracemount School Site Development

Project Address: 16200 Glendale Ave
Ward 1: Council Member Joseph J. Jones





SPA: Lee-Harvard
Type: New Construction - Residential
Project Representative: Jesse Wiles, Vir Shah
Approval: Conceptual

DOWNTOWN/FLATS DESIGN REVIEW

DF2026-007 - Meet Me Here Plaza

Project Address: Corner of Ontario St & Huron Rd. E
Ward 5: Council Member Richard A. Starr
SPA: Downtown
Type: New Construction
Project Representative: Cullen Meves, MKSK, on behalf of Rock Entertainment Group
Approval: Conceptual

PUBLIC ART DESIGN REVIEW

EC2026-004 - Destination Cleveland 2026 Red Badge - Wade Oval

Project Address: 10600 East Blvd
Ward 9: Council Member Kevin Conwell
SPA: University
Type: Public Art
Project Representative: Courtni Vargo, Destination Cleveland
Approval: Final

DF2026-005 - Destination Cleveland 2026 Green & Orange Badges - Downtown

Project Address: 2351 Euclid Avenue, 515 Erieside Ave
Ward 5: Council Member Richard A. Starr & Ward 7: Council Member Austin N. Davis
SPA: Downtown
Type: Public Art
Project Representative: Courtni Vargo, Destination Cleveland
Approval: Final

Welcome Home (Framed) Mural Installation

Project Address: 3917 St. Clair Ave
Ward 8: Council Member Stephanie D. Howse-Jones
SPA: Goodrich-Kirtland Pk
Type: Public Art
Project Representative: Nancy Boylan, L.A.N.D. Studio, Inc. & Jordan Wong, Artist
Approval: Final





MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Ord. No. 92-2026 (introduced by Council Members Davis, Bishop, and Santana – by departmental request) Authorizing the Director of Capital Projects to issue a permit to 4601 Lorain LLC to encroach into the public right-of-way of Lorain Court by installing, using, and maintaining two sets of doors opening into public right-of-way.

Ord. No. XXX-2026 (to be introduced on March 16th) Granting consent to ODOT for the installation of new Dynamic Message Signs (DMS) – electronic signs placed within the highway right-of-way to provide real-time travel information to motorists – and a Queue Warning System (QWS) Lite, which uses sensors and automated messaging to alert drivers when traffic is slowing or stopping ahead. The project also includes queue-detection cameras and related infrastructure at various locations along IR-90 and SR-176. The Department further seeks authorization to provide ODOT with the required local funding share from any funds approved by the Director of Finance, and to authorize the Director of Capital Projects to enter into any agreements necessary to complete the improvements.

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

Ord. No. 231-2026 (introduced by Council Members Starr, Bishop, Santana, and Griffin – by departmental request) Determining the method of making the public improvement of designing, constructing or constructing, rehabilitating, renovating, replacing, or otherwise improving the Erie Street Cemetery and the Highland Park Cemetery Mausoleum, including site improvements and appurtenances; and authorizing the Director of Parks and Recreation and/or Capital Projects, as appropriate, to enter into one or more public improvement contracts for the making of the improvements; enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Parks and Recreation and/or the Office of Capital Projects.

Ord. No. 232-2026 (introduced by Council Members Bishop, Polensek, Santana, and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing or constructing, rehabilitating, renovating, replacing, or otherwise improving public facilities, buildings, and other similar structures, including site improvements and appurtenances; and authorizing the Director of Public Safety, Public Works, Parks and Recreation, and/or Capital Projects, as appropriate, to enter into one or more public improvement contracts for the making of the improvements; enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for





the Department of Public Safety, Public Works, Parks and Recreation, and/or the Office of Capital Projects.

Ord. No. 234-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Determining the method of making the public improvement of designing and constructing, rehabilitating, renovating, replacing or otherwise improving recreation facilities, ancillary recreation buildings, parks and playgrounds, and other similar structures or amenities, on City-owned and City-leased property; including site improvements and appurtenances; and authorizing the Director of Parks and Recreation, Public Works, or Capital Projects, as appropriate, to enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Departments of Parks and Recreation or Public Works or the Office of Capital Projects.

Ord. No. 236-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Determining the method of making the public improvement of designing, constructing, rehabilitating, renovating, replacing, or otherwise improving roadways, streets, bridges, sidewalks, and other similar projects, including site improvements and appurtenances; and authorizing the Director of Public Works and/or Capital Projects, as appropriate, to enter into one or more public improvement contracts for the making of the improvements; enter into one or more professional services and other contracts needed to implement the improvements; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Public Works and/or the Office of Capital Projects.

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, March 20, 2026 at 9:15 AM

