



CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, April 17, 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

CONDITIONAL USES

Pedestrian Retail Overlay – 15710 Lorain Avenue Dispensary

Project Address: 15710 Lorain Avenue

Ward 15: Council Member Charles J. Slife

SPA: Kamm's

Presenter: Xavier Bay, City Planner

Project Representative: Joseph Andulics

Approvals Needed per Section §343.23(e)(2):

(A): Off-Street Parking in a Pedestrian Retail Space

(B): Driveway Across a Public Sidewalk

(D): Lack of pedestrian entrance along a Pedestrian Retail Street Frontage

NEAR WEST DESIGN REVIEW

PRJ26-XXX – Park Apartment Phase II

Project Address: 1859 Brevier Ave

Ward 7: Council Member Austin N. Davis

SPA: Tremont

Type: New Construction – Residential

Project Representative: Westleigh Harper, Horton Harper Architects

Approval: Conceptual





NORTHEAST DESIGN REVIEW

PRJ26-006521, PRJ26-006519, and PRJ26-006520 – Superior Demolitions

Project Address: 9110 Superior Ave, 9106 Superior Front, & 9106 Superior Rear

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: Hough

Type: Demolition

Project Representative: Becca McGlynn

Approval: Final

CENTRAL EAST DESIGN REVIEW

EC2026-012 – Old MLK Demolition

Project Address: 10633 Reserve Ct

Ward 6: Council Member Blaine A. Griffin

SPA: University

Type: Demolition

Project Representative: Steve Rubin, Circle Square

Approval: Final

EC2026-011 – Woodhill Homes PH4

Project Address: Woodhill & Woodland Avenue

Ward 6: Council Member Blaine A. Griffin

SPA: Buckeye-Woodhill

Type: New Construction – Residential

Project Representative: Philip Migas, City Architecture

Approval: Schematic

CE2026-008 – CCF East Parking Garage

Project Address: East 105th & Carnegie

Ward 6: Council Member Blaine A. Griffin

SPA: University

Type: New Construction

Project Representative: Tom Owings, Perspectus

Approval: Schematic

CE2026-007 – CCF West Parking Garage

Project Address: East 86th & Carnegie

Ward 6: Council Member Blaine A. Griffin

SPA: Fairfax





Type: New Construction
Project Representative: Tom Owings, Perspectus
Approval: Schematic

DOWNTOWN/FLATS DESIGN REVIEW

DF2025-014 - The Saunagoose

Project Address: 1840 Carter Rd
Ward 7: Council Member Austin N. Davis
SPA: Cuyahoga Valley
Type: New Construction - Commercial
Project Representative: Daniel Michaels, The Saunagoose, LLC
Approval: Schematic

DF2025-021 - Union at Cleveland Harbor

Project Address: 5455 N. Marginal Road
Ward 8: Council Member Stephanie D. Howse-Jones
SPA: Goodrich-Kirtland Pk
Type: New Construction - Residential
Project Representative: Meg Kavourias & Calvin Tustan, RDL Architects, Inc.
Approval: Final (Site & Landscape) - *City Park Component to Return

PRJ26-XXX - Cleveland Amphitheatre

Project Address: 1900 W. 3rd Street
Ward 7: Council Member Austin N. Davis
SPA: Cuyahoga Valley
Type: New Construction - Commercial
Project Representative: Nora Romanoff, Bedrock; Joshua Haney, DLR Group
Approval: Conceptual

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

Ord. No. 453-2026 (introduced by Council Members Jones, Bishop, Kazy, and Griffin - by departmental request) Authorizing the Director of Public Utilities to execute various deeds of easement granting the Northeast Ohio Regional Sewer District certain easement rights at several City-owned properties located along Mill Creek corridor through the Kerruish Basin located in the cities of Cleveland and Warrensville Heights as part of their Mill Creek Restoration Project; and declaring the easement rights not needed for the City's public use.

Ord. No. 456-2026 (introduced by Council Members Starr, Howse-Jones, Santana, and Griffin -





by departmental request) Authorizing the Director of Community Development to lease certain property located at 1301-1325 Chester Avenue to Playhouse Square Foundation, or its designee, for the purpose of operating a parking lot, for a term not to exceed ten years; authorizing the Director of Community Development to enter into an Option to Purchase Agreement with Playhouse Square Foundation, or its designee, in connection with the sale of the property; authorizing the Commissioner of Purchases and Supplies to convey the property, and which is no longer needed for the City's public use.

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

Ord. No. 404-2026 (introduced by Council Members Davis, Slife, and Griffin - by departmental request) Authorizing the Director of Port Control to enter into a license agreement granting the North Coast Waterfront Development Corporation the right to use and occupy City-owned property located on Dock 32 at 101 Erieside Avenue to continue the operation of the North Coast Yard and providing event programming for the general public, for a period of one year, with one one-year option to renew, exercisable by the Director of Port Control.

Res. No. 457-2026 (introduced by Council Members Shah, Bishop, Polensek, and Griffin - by departmental request) Declaring the necessity and intention to appropriate property for the public use of constructing new Fire Station No. 23 for the Division of Fire, located at 10022 Madison Avenue.

Res. No. 480-2026 (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) Approving the creation of the Cleveland Superior Arts District as a Special Improvement District in the City; accepting petitions from owners of property in the proposed district; approving a plan for public services; declaring that the creation of the district is necessary and the plan will be conducive to the public health, safety, peace, convenience, and welfare of the proposed district; providing for the assessment of the cost of such work upon benefited properties in the district; and declaring an emergency.

SPECIAL PRESENTATIONS - FOR INFORMATION ONLY

Map Change 2700 - St. Clair-Superior & Hough Form Based Code Rezoning

Presenter: Adam Davenport, Neighborhood Planning Manager

Transformative Art Fund Initiative - 2025 Overview

Presenter: Rhonda Brown, Senior Advisor, Arts & Culture





CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Calley Mersmann, Director

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, May 1, 2026 at 9:15 AM

