



CITY OF CLEVELAND

Mayor Justin M. Bibb

# Cleveland City Planning Commission

May 29, 2026

**\*\*PLEASE MUTE YOUR MICROPHONE\*\***

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

## Agenda: May 29, 2026

### ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 609-2026, 615-2026, 620-2026, 622-2026, & Res. No. 653-2026

### MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 552-2026 – Parcel Transfers
- Ord. No. 558-2026 – CMSD Land Swap
- Res. No. 554-2026 – Vacating W58th St
- Ord. No. 561-2026 Amendment – Short Term Rentals
- Ord. No. 626-2026 Amendment – Map Change 2700
- Ord. No. 666-2026 – CH Modernization
- Ord. No. 664-2026 Brook Park Agreement
- Ord. No. 662-2026 – Bedrock COT/TIF

### DOWNTOWN/FLATS DESIGN REVIEW

- PRJ26-010256 – 401 Stones Levee Demo

### PUBLIC ART DESIGN REVIEW

- Buckeye/S. Moreland Garden Lady Sculpture Location Change

### NEAR WEST DESIGN REVIEW

- PRJ26-XXXX – Park Apartments Phase II

### SOUTHEAST DESIGN REVIEW

- CSE2026-005 – Red Chimney Demolition

### CENTRAL EAST DESIGN REVIEW

- EC2026-014 – Connecting the Circle – Public Realm Master Plan
- CE2026-008 – CCF East Parking Garage
- CE2026-007 – CCF West Parking Garage
- EC2026-010 – Midtown Lofts

### DIRECTOR’S REPORT & ADJOURNMENT



# Cleveland City Planning Commission

## P R E A M B L E

In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

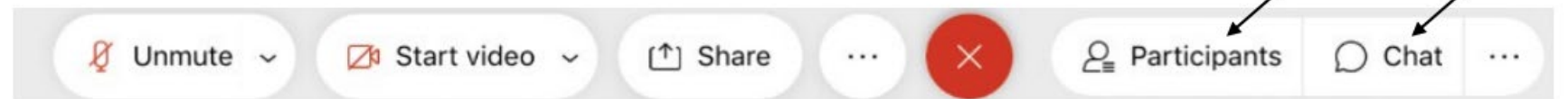
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to the taking of any vote.

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants use the raise hand feature before asking a question or making a comment. The raise hand feature can be found in the participants panel on the desktop and mobile version and activated by clicking the hand icon. Please wait for the Chair or facilitator to recognize you and be sure to select unmute and announce yourself before you speak. When finished speaking, please lower your hand by clicking on the raise hand icon again and mute your microphone.

We will also be utilizing the chat feature to communicate with participants. The chat feature can be activated by clicking the chat button located on the bottom of the Webex screen.



### CALL-IN USERS CAN UNMUTE BY USING \*6



May 29, 2026

# Cleveland City Planning Commission

## P R E A M B L E

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

Communication with members of this body must follow proper channels for consideration.

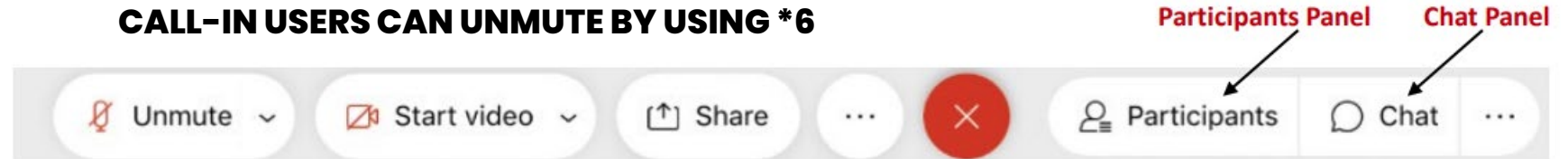
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

## PROPER CHANNELS FOR PUBLIC COMMENT

- Sending an e-mail to the [cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov) address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



**CALL-IN USERS CAN UNMUTE BY USING \*6**



May 29, 2026

# Cleveland City Planning Commission

## MEETING RULES AND PROCEDURES

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Advisory Committee recommendations (if applicable) and any public comments received.
- Public comments received through the proper channels by the deadline are distributed to Commission members prior to the meeting. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

# Cleveland City Planning Commission

## PROTOCOL FOR PUBLIC COMMENTS

This meeting of Cleveland's City Planning Commission is a lawful meeting that follows the following policies regarding public commentary, per Section 605.04 of the Codified Ordinances:

- a) No person, with purpose to prevent or disrupt a lawful meeting, shall do any act which obstructs or interferes with the due conduct of such meeting.
- b) Members of the public may provide public comment if required by law, in accordance with our rules, and sometimes at the discretion of the chair.
  - Disruptions include, but are not limited to, speaking out of turn and/or making loud utterances that interfere with the due conduct of this lawful meeting, and may constitute a misdemeanor and a violation of Section 605.04.
- c) If this meeting is substantially disrupted, the Chair will call for a recess, and the room will be cleared.
  - Persons who violate the City Ordinances and commit misdemeanors may be subject to prosecution.
- d) When this body is able to return from recess, then in compliance with the Ohio Open Meeting Act, if applicable, and Section 101.021 of the Codified Ordinances, the meeting will be open to the public.

# Cleveland City Planning Commission

## Call to Order and Roll Call

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 29, 2026

**Erika Anthony, Chair**

May 29, 2026

**August Fluker, Vice Chair**

**Charles Slife, Council Member**

**Dr. Denise McCray-Scott**

**Andrew Sargeant**

**Anthony Whitfield**

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# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 29, 2026

## Meeting Summary: May 15, 2026

May 29, 2026

### ZONING MAP AMENDMENTS

- Map Change 2698
- Map Change 2699

### FAR WEST DESIGN REVIEW

- PRJ26-012032 - Drive Thru Signage Plan

### CENTRAL EAST DESIGN REVIEW

- ✓ PRJ26-016427 - Midtown Collaboration Center Rooftop Signage
- EC2026-010 - Midtown Lofts
- CE2026-008 - CCF East Parking Garage
- CE2026-007 - CCF West Parking Garage
- EC2026-014 - Connecting the Circle - Public Realm Master Plan

### NEAR WEST DESIGN REVIEW

- PRJ26-XXXX - Park Apartments Phase II

### SOUTHEAST DESIGN REVIEW

- CSE2026-005 - Red Chimney Demolition

### PUBLIC ART DESIGN REVIEW

- Buckeye/S. Moreland Garden Lady Sculpture Location Change

### DOWNTOWN/FLATS DESIGN REVIEW

- PRJ26-010256 - 401 Stones Levee Demo

### MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Res. No. XXX-2026 - Bedrock COT/TIF
- Ord. No. 552-2026 - Parcel Transfers
- Res. No. 554-2026 - Vacating W58th St
- Ord. No. 558-2026 - CMSD Land Swap
- ✓ Ord. No. 556-2026 - Data Centers
- Ord. No. XXX-2026 - CH Modernization

### ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 609-2026, 615-2026, 620-2026, 622-2026, & 626-2026

### DIRECTOR'S REPORT & ADJOURNMENT

## CPC Ruling:

- ✓ Approved as Presented
- ✓ Approved with Conditions
- Postponed
- ✗ Failed to Pass
- i For Information Only

# Cleveland City Planning Commission

## Administratively Approved Mandatory Legislative Referrals

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 29, 2026

**Ord. No. 609–2026** (introduced by Council Members Santana and Griffin – by departmental request) Authorizing the Director of City Planning to exercise the second option to renew Contract No. PS 2024–0030 with Stantec Consulting Services, Inc. to provide professional services for on-call planning services.

May 29, 2026

**Ord. No. 615-2026** (introduced by Council Members Starr, Howse-Jones, Santana, and Griffin May 29, 2026

- by departmental request) Establishing the East Side TIF District, declaring improvements to certain parcels of real property within that district to be a public purpose and exempt from taxation, pursuant to ORC 5709-40, describing the public infrastructure improvements to be made to directly benefit the district, requiring the owners of the improvements on such parcels to make services payments in lieu of taxes, providing for the distribution of those service payments to the Cleveland Municipal School District and to one or more funds established by the City to hold those service payments, determining that satisfactory provision has been made for the public improvement needs of the District and specifying other public improvements that are in support of urban redevelopment within the City.

**Ord. No. 620-2026** (introduced by Council Members Harsh, Santana, Kazy, Slife, and Griffin - by departmental request) Determining the method of making the public improvement of constructing solar power generation facilities; authorizing the Directors of Finance, Public Utilities and/or Port Control, as appropriate, to enter into one or more contracts for the making of the improvement; authorizing other contracts for the purchase of items or other services not covered under a public improvement; and to accept gifts, grants and other funding for the improvement.

May 29, 2026

**Ord. No. 622-2026** (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) To authorize the Director of Building and Housing to waive construction permitting fees for new one-family to three-family residential construction in the newly-defined East Side TIF District, and to authorize a fifty percent reduction of construction permitting fees for larger new multi-family or mixed-use residential construction in this same designated area.

May 29, 2026

**Res. No. 653-2026** (introduced by Council Members Slife, Bishop, Santana, and Griffin – by departmental request) Declaring the intent to vacate a portion of Forestwood Avenue S.W., Midvale Avenue S.W., West 185th Street, West 188th Street, and West 190th Street.

May 29, 2026

# Cleveland City Planning Commission

## Mandatory Legislative Referrals – Presentations

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**CITY OF CLEVELAND**  
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May 29, 2026

**Ord. No. 552-2026** (introduced by Council Members Santana, Bishop, Polensek, Kazy, and Griffin – by departmental request) Authorizing the Director of Development to transfer various Permanent Parcels to the control, possession, and use of the Departments of Parks and Recreation, Public Safety and Public Utilities for the future development of parks, recreation centers, trails, and public facilities.

May 29, 2026

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**Ord. No. 558–2026** (introduced by Council Members Bishop, Santana, and Griffin – by departmental request) Authorizing the Directors of Public Works, Development, and/or Parks and Recreation, to enter into one or more agreements with the Board of Education of the Cleveland Metropolitan School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Commissioner of Purchases and Supplies to acquire and convey the properties.

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May 29, 2026

**Res. No. 554–2026** (introduced by Council Members Davis, Bishop, and Santana – by departmental request) Declaring the intent to vacate a portion of West 59th Place.

May 29, 2026

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**Ord. No. 561-2026 Amendment** (introduced by Council Members Davis, Santana, Polensek, and Harsh) To supplement the Codified Ordinances of the City of Cleveland, 1976 by enacting new Sections 686B.01 through 686B.11, 686B.99 and 686B.991, related to Short-Term Rentals, and by amending Sections 193.01, 193.02, 193.03 and 193.021 as amended by various ordinances related to the Transient Occupancy Tax, and by amending Section 337.02, as amended by Ordinance No. 586-16, passed July 13, 2016 related to One-Family Districts, and repealing Section 337.251, as amended by Ordinance No. 1444-16, passed January 23, 2017, related to Limited Lodging in Residence Districts.

May 29, 2026

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*This legislation was originally reviewed and approved by CPC on 5/1/26.*

**Ord. No. 626-2026 Amendment** (introduced by Council Members Howse-Jones and Santana - by departmental request) Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55th Street and Ansel Road as shown on the attached map (Map Change 2700).

May 29, 2026

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*This legislation was originally reviewed and approved by CPC on 5/1/26.*

# Mandatory Legislative Referrals – Presentations

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**Ord. No. 666-2026** (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 certain areas of Cleveland City Hall and Public Auditorium; authorizing the Director of Capital Projects and/or Public Works, 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 Office of Capital Projects and/or the Department of Public Works.

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May 29, 2026

**Ord. No. 664-2026** (introduced by Mayor Bibb) Authorizing the Mayor and the Directors of Law and Port Control to enter into a first amendment to Settlement Agreement between the Cities of Brook Park and Cleveland relating to the International Exposition Center and the Emerald Park Joint Economic Development Zone and establishing a Special Revenue Fund.

May 29, 2026

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**Ord. No. 662-2026** (introduced by Council Members Davis, Santana, and Griffin - by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Starling Stone LLC, and/or its designee, located at 401 Stones Levee 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 for the Bedrock/Rock Entertainment Amphitheatre Project.

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May 29, 2026

# Cleveland City Planning Commission

## Downtown/Flats Design Review

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**PRJ26-010256** - Bedrock 401 Stones Levee Demolition

May 29, 2026

Project Address: 401 Stones Levee

Type: Demolition

Project Representative: Nora Romanoff, Bedrock

Approval: Final

## **PRJ26-010256** – Bedrock 401 Stones Levee Demolition

May 29, 2026

### DFDRAC Recommendations:

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DFDRAC recommended final approval on 5/14/26 with the following conditions:

- Coordinate with Habitat for Humanity or other salvage companies on potential re-use of interior or building components.

### City Planning Staff Recommendations:

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Planning staff is in support of the project per criterion #7 of the demolition code, as it enables the Cleveland Amphitheatre project and supports the wider Bedrock Riverfront Development.

# Cleveland City Planning Commission

## Public Art Design Review

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**CITY OF CLEVELAND**  
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May 29, 2026

## **Buckeye/S. Moreland Garden Lady Sculpture Location Change**

May 29, 2026

Project Address: Helen Simpson Park (13201 S. Woodland Rd)

Type: Public Art

Project Representative: Tarra Petras, Public Art Coordinator

Approval: Final

*Note: This was originally approved by CPC on 9/6/24 for the NW corner of Buckeye at S. Moreland.*

# Cleveland City Planning Commission

## Near West Design Review

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**CITY OF CLEVELAND**  
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May 29, 2026

**PRJ26-XXXX** – Park Apartments Phase II

May 29, 2026

Project Address: 1859 Brevier Ave

Type: New Construction

Project Representative: Westleigh Harper, Horton Harper Architects

Approval: Final

## **PRJ26-XXXX** – Park Apartments Phase II

May 29, 2026

### NWDRAC Recommendations:

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NWDRAC recommended final approval as presented (with no conditions) on 5/13/26, with the request to consider replicating the larger window, and to consider painting/staining the garbage enclosure a darker color to blend with the building, site, and landscape.

### City Planning Staff Recommendations:

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Planning staff is in support of the project.

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# Cleveland City Planning Commission

## Southeast Design Review

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**CITY OF CLEVELAND**  
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May 29, 2026

## **CSE2026-005** - Red Chimney Demolition

May 29, 2026

Project Address: 6501 Fleet Ave

Type: Demolition

Project Representative: Tony Brancatelli

Approval: Final

## **CSE2026-005** – Red Chimney Demolition

May 29, 2026

### SEDRAC Recommendations:

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SEDRAC recommended final approval as presented (with no conditions) on 5/12/26. It was noted by the committee that the building remains structurally sound.

### City Planning Staff Recommendations:

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Planning staff confirms the building is still structurally sound and would prefer rehabilitation over demolition.

The building owner is attempting to sell the building; if sale inquiries do not pan out, then the applicant would like to proceed with demolition.

# Cleveland City Planning Commission

## Central East Design Review

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**CITY OF CLEVELAND**  
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May 29, 2026

## **EC2026-014** – Connecting the Circle – Public Realm Master Plan

May 29, 2026

Project Address: University Circle

Type: Neighborhood Plan

Project Representative: Elise Yablonsky, UCI

Approval: Final

## **EC2026-014** – Connecting the Circle – Public Realm Master Plan

May 29, 2026

### CEDRAC Recommendations:

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CEDRAC recommended final approval as presented (with no conditions) on 5/14/26.

### City Planning Staff Recommendations:

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Planning staff is in support of this new master plan being implemented, in order to connect University Circle in a new way with the city.

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## **CE2026-008** – CCF East Parking Garage

May 29, 2026

Project Address: East 105th & Carnegie

Type: New Construction

Project Representative: Tom Owings, Perspectus

Approval: Final

## **CE2026-008** – CCF East Parking Garage

May 29, 2026

### CEDRAC Recommendations:

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CEDRAC recommended final approval as presented (with no conditions) on 5/14/26.

### City Planning Staff Recommendations:

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Planning staff is in support of this project.

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## **CE2026-007** – CCF West Parking Garage

May 29, 2026

Project Address: East 86th & Carnegie

Type: New Construction

Project Representative: Tom Owings, Perspectus

Approval: Final

## **CE2026-007** – CCF West Parking Garage

May 29, 2026

### CEDRAC Recommendations:

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CEDRAC recommended final approval on 5/14/26 with the suggestions to consider ADA and pedestrian traffic zones, assess total signage percentage, consider changing logos & perforated wall panel if the artwork is changed, lastly, it should come back to local design review.

### City Planning Staff Recommendations:

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Planning staff is generally in support of this project, and recommends that more vibrant artwork be considered.

## **EC2026-010** – Midtown Lofts

May 29, 2026

Project Address: 3301 Payne Ave

Type: New Construction

Project Representative: Carolyn Behmer, The NRP Group

Approval: Schematic

## **EC2026-010** – Midtown Lofts

May 29, 2026

### CEDRAC Recommendations:

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CEDRAC recommended schematic approval on 4/23/26 with the following conditions:

- Study the southwest corner of Building B how the base of charcoal brick and tower interface
- Study addition of tree in parking lot of Building A
- Study the color of the field of the white panels
- Study the lighting for the future mural
- Submit a full photometric plan

### City Planning Staff Recommendations:

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Planning staff is in general support of the project. Demolition of former Dave's has been discussed and demo application is underway.

# Cleveland City Planning Commission

## Director's Report

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**CITY OF CLEVELAND**  
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May 29, 2026

## **Congratulations to Lisa Ray!**

May 29, 2026

Lisa is welcoming retirement after serving the city for **33 years!** Lisa started work in the Engineering and Construction team of MOCAP as a Service Assistant and Civil Engineer. In 2001, Lisa transferred to the Building & Housing Department as an Assistant Plans Examiner, where she processed countless permits for the city. In November 2024, she joined City Planning's zoning team as part of our permit modernization and staff consolidation work.



**Thank you and best wishes, Lisa!**

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# Cleveland City Planning Commission

## Adjournment

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**CITY OF CLEVELAND**  
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Next Meeting: June 5, 2026