



# CITY PLANNING COMMISSION

Friday, November 15, 2024  
Room 514, City Hall, 9:00am

**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

### CONDITIONAL USE

1. **Large State Licensed Residential Facility** – 6 Resident Group Home  
Project Address: 3122 West Boulevard  
Type: *New Group Home*  
Presenter: Xavier Bay, City Planner

### NEAR WEST DESIGN REVIEW

1. **NW2024-016** Jefferson Hill Townhomes  
Project Address: W. 5<sup>th</sup> Street and Jefferson Avenue  
Type: *New construction of 12-unit townhomes*  
Project Representative: Jeff Foster, Payto Architects  
Approval Level: Final

### EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **EC2024-030** Woodland Avenue Billboard Project – Variance Required  
Project Address: 9525 Woodland Avenue  
Type: *New construction of a billboard*  
Project Representative: Shannan Leonard, Chief Zoning Administrator;  
David Bowen, Bowen+ Associates  
Approval Level: Final





**CENTRAL SOUTHEAST DESIGN REVIEW**

1. **CSE2024-034** 2782 E. 75<sup>th</sup> Street Billboard Project – Variance Required  
Project Address: 2782 E. 75<sup>th</sup> Street  
Type: *New construction of a billboard*  
Project Representative: Shannan Leonard, Chief Zoning Administrator;  
David Bowen, Bowen+ Associates  
Approval Level: Final
2. **CSE2024-028** 2924 E. 61<sup>st</sup> Demolition  
Project Address: 2924 E. 61<sup>st</sup> Demolition  
Type: *Demolition of Residence*  
Project Representative: Florenca Xhoka  
Approval Level: Final
3. **CSE2024-022** 14700 Miles Ave Gas Station  
Project Address: 14700 Miles Ave  
Type: *New Gas Station*  
Project Representative: Omar Khan, Carleton Moore  
Approval Level: Final
4. **CSE2024-030** Breakthrough Schools Gymnasium Addition  
Project Address: 9201 Crane Ave  
Type: *Additional Gymnasium to be built and attached to school*  
Project Representative: Carter Edman  
Approval Level: Final

**FAR WEST DESIGN REVIEW**

1. **FW2024-10** CC Fairview Hospital Paint Shop Demolition  
Address: 17840 Lorain Ave  
Type: *Demolition*  
Representative: Chris Bednar, Karpinski Engineering  
Approval Level: Final





### DOWNTOWN/FLATS DESIGN REVIEW

1. **DF 2024-033** – Further Signage  
 Project Address: 1250 Old River Road Suite 300  
 Type: *Signage – Variance Required: Roof Signage*  
 Project Representative: Iliana Kazandziev, Agile Sign & Lighting Maintenance Inc  
 Approval Level: Final

### SPECIAL PRESENTATIONS – PUBLIC ART

1. **CSE2024-036** Murals in Mt. Pleasant Mural #1  
 Project Address: 3830 E. 131<sup>st</sup> St. (CPL Branch)  
 Project Representative: Donald Black, Jr., Balance Point Studios  
 Approval Level: Final
2. **EC2024-032** Murals in Mt. Pleasant Mural #2  
 Project Address: 13425 Kinsman Rd.  
 Project Representative: Donald Black, Jr., Balance Point Studios  
 Approval Level: Final
3. **EC2024-031** Murals in Mt. Pleasant Mural #3  
 Project Address: 14001 Kinsman Rd.  
 Project Representative: Donald Black, Jr., Balance Point Studios  
 Approval Level: Final

### MANDATORY REFERRALS

1. **Ord. No. xxx-2024** (By departmental request): Authorizing the Director of Capital Projects to issue a permit to the Cuyahoga County Department of Public Works to encroach into the public right-of-way of East 156<sup>th</sup> Street by installing, using and maintaining a 10'-wide asphalt multi-purpose trail.  
*Presenter:* Katie Moore, Mayor's Office of Capital Projects; Trevor Hunt, Cuyahoga County Public Works





**2. Ord No. Xxx-2024** (By departmental request): Authorizing the Director of the Mayor's Office of Capital Projects to issue a permit to Cuyahoga County to encroach into the public right-of-way of Shore Acres Drive by installing, using and maintaining a 10'-wide asphalt multi-purpose trail.

*Presenter:* Katie Moore, Mayor's Office of Capital Projects; Trevor Hunt, Cuyahoga County Public Works

**3. Ord. No xxx-2024** Authorizing the Director of the Department of Public Works to accept a donation of land owned by McDonald's Real Estate Company for a new City park and the relocation of the historic Euclid Beach Park Arch.

**4. Ord No. xxx-2024** (By departmental request): Authorizing the Director of Capital Projects to issue a permit to Fundamental Parking, LLC to encroach into the public right-of-way of Scranton Road by installing, using and maintaining the foundation and northern building wall of the Cleveland Clinic Global Peak Performance Center.

*Presenter:* Katie Moore, Mayor's Office of Capital Projects

**5. Ord No. xxx-2024** (By departmental request): Authorizing the Director of Capital Projects to issue a permit to Huron Holdings LLC to encroach into the public right-of-way of Scranton Road by installing, using and maintaining the foundation and southern building wall of the Cleveland Clinic Global Peak Performance Center.

*Presenter:* Katie Moore, Mayor's Office of Capital Projects

**6. Ord No. Xxx-2024** (By departmental request): Declaring the intent to vacate all of Joy Court and Day Alley.

**7. Ord No. xxx-2024** (By departmental request): Authorizing the Director of Community Development to issue a development agreement with Ryte 2 Development Corporation for the sale and redevelopment of





parcels in the Land Reutilization Program located on Superior near E 105 for the Glen H.A.V.E.N., a mixed-use building.

*Presenter:* James Greene, Department of Community Development

8. **Ord. No. xxx-2024** Authorizing the Director of the Mayor’s Office of Capital Projects to enter into a joint use agreement with the Greek Garden Association in order to accept state capital funding to install a marble frieze in the garden.
  
9. **Ord. No. 1173-2024** (Introduced by Council Members McCormack, Bishop, Hairston and Griffin – by departmental request) Authorizing the Director of Port Control, Public Works and/or Capital Projects, as appropriate, to enter into one or more submerged land leases with the State of Ohio and future consent to sub-lease with various tenants for the submerged land from West 3<sup>rd</sup> Street to approximately East 49<sup>th</sup> Street, for a term up to ninety-nine years, with two fifty-year options to renew, exercisable by the Director of Port Control; and to replace modify, amend, extend or otherwise adjust existing identified submerged land leases and sub-leases.
  
10. **Ord. No. 1199-2024** (Introduced by Councilmembers Polensek, Bishop, Hairston and Griffin – by departmental request) Authorizing the Director of Capital Projects to lease certain property located north of Interstate 90 near Waterloo Road/Marginal Road to Meadow City, LLC for the purpose of developing native seed garden plots, for a term of three years.
  
11. **Ord. No. 1200-2024** (Introduced by Council Members McCormack, Bishop, Hairston and Griffin – by departmental request) Authorizing the Director of Capital Projects to lease certain property located at and under the Superior Viaduct Arch Number 6 to the John G. Johnson Construction Company, and/or its designee, for parking and material storage, for a term of five years with one five-year option to renew, exercisable by the Director of Capital Projects.





### ADMINISTRATIVE APPROVALS

1. **Ord. No. 1167-2024** (Introduced by Council Members Hariston and Griffin – by departmental request) Authorizing the Director of City Planning to exercise the first option to renew Contract No. PS 2024-0030 with Stantec Consulting Services, Inc., to provide professional services for on-call planning services.
1. **Ord. No. 1166-2024** (Introduced by Council Members McCormack, Bishop and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to 1865 W. 22<sup>nd</sup> ST., LLC, to encroach into the public right-of-way of West 22<sup>nd</sup> Street, by installing, using and maintaining one or more electric power lines and conduits.
2. **Ord. No. 1174-2024** (Introduced by Council Members Hairston and Griffin (by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with 1030 East 62<sup>nd</sup> Redevelopment Project to be located at 1030 East 62<sup>nd</sup> Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
3. **Ord. No. 1123-2024** (Introduced by Council Members Kazy and Griffin – by departmental request) Determining the method of making the public improvement of constructing the Berry Avenue/West 73<sup>rd</sup> Street, Chatfield Avenue, East 72<sup>nd</sup> Street, East 83<sup>rd</sup> Street, West 125<sup>th</sup> Street, Fidelity Avenue, Frazee Avenue, Goodman Avenue, Hampden Avenue/Olivet Avenue, Myron Avenue, Talbot Avenue, West 82<sup>nd</sup> Street, West 92<sup>nd</sup> Street and Woodbury Avenue Areas Sewer Replacement or Rehabilitation Projects; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; and authorizing the director to employ one or more





**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**

**JOYCE PAN HUANG**

Director

professional consultants necessary to design and implement the improvement, and to apply for and accept funding.

- 4. Ord. No. 1203-2024** (Introduced by Council Member Conwell)  
Changing the Use, Area and Height Districts of Parcels of land east of East 105<sup>th</sup> Street between Churchill Avenue and Orville Avenue. (Map Change 2687)

**SPECIAL PRESENTATION (FOR INFORMATION ONLY)**

- 1. Zoning Text Change to require site plan dimensions and other requirements  
Presenter: Shannan Leonard, Chief Zoning Administrator

**DIRECTOR'S REPORT**

**ADJOURNMENT**

**NEXT MEETING: Friday, December 6, 2024 at 9:00 AM**

To access the files for the November 15, 2024 meeting, please use this Dropbox link: [Dropbox CPC 111524](#)

