



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

CITY PLANNING COMMISSION

Friday, June 6, 2025

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 USES

1. Large Residential Facility for 12 persons

Project Address: 4807 Denison Ave

Ward: 14

Presenter: Xavier Bay, City Planner

Project Representative: Ruben Robinette

This item has been rescheduled to 6/27/25 by request of the applicant

LOT SPLITS & CONSOLIDATIONS

1. Project Address: 3807 John Ave

P.P.N.s: 003-30-070

Type: Lot Split

Project Representative: Benjamin Stafford, CVE Surveyor

NEAR WEST DESIGN REVIEW

1. NW2025-006 – Hub 27

Project Address: 2500 W 27th St

Ward: 3

Type: New Construction





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Project Representative: Pete Schwiegeraht, Pivotal
Approval: Schematic

FAR WEST DESIGN REVIEW1. **FW2021-023** – 4666 W. 130th Street Demolition

Project Address: 4666 W. 130th St

Ward: 16

Type: Demolition

Project Representative: Jillian Bolino, City of Cleveland

Approval: Final

2. **FW2025-07** – West Cleveland Veterans Housing

Address: 3311 West 73rd Street

Ward: 14

Type: New Construction

Representative: Bryan Grambort, HD+S

Approval Level: Final

SPECIAL PRESENTATIONS – PUBLIC ART1. **DF2025-019** – The Story of Us in Cleveland 2025

Project Address: Lakeside Ave, in ROW, between E. and W. Mall Drive

Ward: 3

Type: Public Art – Temporary

Project Representative: Wei Soo, COO, The Stories of Us, Inc.

Approval: Final

2. **EC2025-014** – Murals Across the City – Larchmere

Project Address: 12736 Larchmere Blvd

Ward: 6

Type: Public Art

Project Representative: Alex Harnocz, Destination Cleveland

Approval: Final

This item has been rescheduled to 6/27/25 by request of the applicant3. **TAF Art Garden "Severed Solace" Mural**

Project Address: 6501 Barborton Ave

Ward: 14





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Type: Public Art

Project Representative: Luis Rivas, Metro West CDO

Approval: Final

Mandatory Referrals

1. **Ord. No. 726-2025** (introduced by Mayor Bibb) To amend Sections 352.01, 352.13, 401.34, 457.01 to 457.04, 457.09, 457.12, and 457.99 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various ordinances; to supplement the codified ordinances by enacting new Section 457.991; and to repeal Section 457.05, as enacted by Ordinance No. 1684-76, passed June 29, 1976, all relating to public garages and parking lots.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 657-2025** (introduced by Council Members McCormack and Griffin – by departmental request) Authorizing the Director of Port Control to enter into an amendment to lease agreement CT3001-LS2024-0010 with Jets Postal Road LLC, to expand the leasehold territory at and near 6045 Postal Road.
2. **Ord. No. 667-2025** (introduced by Council Members Bishop and Hairston – by departmental request) Authorizing the Directors of Parks and Recreation, Public Works, Community Development, and Public Safety to execute various deeds of easement and various temporary deeds of easement granting to the Northeast Ohio Regional Sewer District certain easement rights in property located within various City owned properties and declaring the easement rights not needed for the City's public use.
3. **Res. No. 669-2025** (introduced by Council Members Spencer, Hairston, and Griffin – by departmental request) Approving the creation of the Gordon Square Arts District – Cleveland Improvement District as a Special Improvement District in the City; accepting petitions from owners of properties in the District; approving a new plan for public services; declaring it necessary to provide maintenance, security, marketing, and other services for the District; and providing for the assessment of the cost of such work upon benefited properties in the District; and declaring an emergency.

Reviewed and approved by CPC on 5/16/25



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4. **Ord. No. 670-2025** (introduced by Council Member Howse-Jones)
Changing the Use, Area, and Height Districts of parcels of land north and south of Payne Avenue between East 32nd Street and East 38th Street, as shown on the attached map (Map Change 2692).
Reviewed and approved by CPC on 5/16/25
5. **Ord. No. 671-2025** (introduced by Council Members Polensek, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the County of Cuyahoga for the reconstruction of Neff Road from CSX Railroad bridge to Bella Drive; to apply for and accept an allocation of County Motor Vehicle License Tax Funds for the improvement; and authorizing the Director of Capital Projects to enter into any relative agreements in making of the improvement.
Reviewed and approved by CPC on 5/16/25
6. **Ord. No. 672-2025** (introduced by Council Members Harsh, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Old Brooklyn Community Development Corporation, and/or its designee, located at the intersection of Memphis Avenue and Pearl Road in the Old Brooklyn neighborhood for the purpose of entering into the chain-of-title prior to the adoption of the tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Memphis and Pearl Project.
Reviewed and approved by CPC on 5/16/25
7. **Ord. No. 711-2025** (introduced by Council Members Bishop, Hairston, McCormack, and Griffin – by departmental request) Authorizing the Directors of City Planning, Capital Projects, and Public Works to apply for and accept grants from the Ohio Department of Transportation for the implementation of the multimodal transportation Cleveland Moves plan; authorizing the Directors of City Planning, Capital Projects, and Public Works or appropriate Director, to enter into contracts to implement the grants; determining the method of making the public improvements of constructing safety and multimodal improvements on several roadway segments and authorizing contracts to make the improvements; to apply for and accept any gifts or grants from any public or private entity; authorizing the




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Commissioner of Purchases and Supplies to acquire, accept, and record real property and easements that are necessary for the improvement; and authorizing other agreements.

Reviewed and approved by CPC on 5/16/25

8. **Res. No. 737-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Approving the creation of the Downtown Cleveland Improvement District as a Special Improvement District in the City; accepting petitions from owners of property in the District; approving the amended Articles of Incorporation of the Downtown Cleveland Improvement Corporation; approving a new plan for public services; declaring it necessary to provide maintenance, security, marketing, and other services for the District; providing for the assessment of the cost of such work upon benefited properties in the District; authorizing the Director of City Planning to enter into a contract with Downtown Cleveland Improvement Corporation; and declaring an emergency.

Reviewed and approved by CPC on 5/16/25

9. **Ord. No. 738-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at 5701 Carnegie Avenue, Cleveland, Ohio 44103 and known as the Warner and Swasey building to Pennrose Holdings, LLC, or its designee, for the purposes of affordable housing and commercial development; authorizing the Director of Economic Development to enter into a forgivable or non-forgivable loan agreement with Pennrose Holdings, LLC, or its designee, to provide assistance to partially finance the redevelopment of the Warner and Swasey and other associated costs necessary to redevelop the property.

Reviewed and approved by CPC on 5/16/25

10. **Ord. No. 739-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Amend Ordinance No. 42-2025, passed February 10, 2025, relating to the interdepartmental property transfer for 4242 Lorain Avenue, Cleveland, Ohio 44113, the former McCafferty Health Center, and the sale or ground lease of the property to Pennrose Holdings, LLC, or its designee.





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DIRECTOR'S REPORT

ADJOURNMENT

NEXT MEETING: Friday, June 27, 2025 at 9:15 AM

The presentation file for the June 6, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

