



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann  
Director

## CITY PLANNING COMMISSION

Friday, July 18, 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 10 persons**

Project Address: 1582 E. 86th St.

Ward 7: Council Member Howse-Jones

SPA &amp; CDC: Hough; Famicos Foundation

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representative: Edward Fields

***This item has been rescheduled to 8/1/25 per request of the applicant***

### CENTRAL SOUTHEAST DESIGN REVIEW

#### 1. **CSE2025-026** – 6806 Harvard, Car Sales Lot w/ Office

Project Address: 6806 Harvard Ave

Ward 12: Council Member Maurer

SPA &amp; CDC: Broadway-Slavic Village; Slavic Village Development

Type: New Construction – Commercial

Project Representative: Kurt Weaver, AKW, Inc.

Approval: Schematic





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Project Address: AsiaTown, Cleveland

Ward 7: Council Member Howse-Jones

SPA &amp; CDC: Goodrich-Kirtland Pk; Famicos Foundation

Type: Signage

Project Representative: Kevin Fromet, Guide Studio

Approval: Final

**FAR WEST DESIGN REVIEW**1. **FW2025-09** – Rocky River Drive Plaza

Project Address: 4622 Rocky River Drive

Ward 17: Council Member Slife

SPA &amp; CDC: Kamm's; West Park Kamm's Neighborhood Dev. Corp.

Type: New Construction – Commercial

Project Representative: JP Ptacek, Larsen Architects

Approval: Conceptual

**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**1. **EC2025-002** – Warner & Swasey

Project Address: 5701 Carnegie Avenue

Ward 5: Council Member Starr

SPA &amp; CDC: Central; Midtown Cleveland &amp; Burton, Bell, Carr Dev. Corp

Type: Renovation – Mixed Use

Project Representative: Nicholas Slaughterbeck, Moody Nolan

Approval: Final

2. **EC2025-019** – Verizon Antenna

Project Address: 6545 Carnegie Ave

Ward 5: Council Member Starr

SPA &amp; CDC: Central; Midtown Cleveland &amp; Burten, Bell, Carr Dev. Corp

Type: Renovation

Project Representative: Kristen Swenson

Approval: Final

***This item has been rescheduled to 8/1/25 per public notice requirements***



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#### 3. **EC2025-020** – Signet Housing Project

Project Address: Chester & E 40<sup>th</sup>

Ward 7: Council Member Howse-Jones

SPA & CDC: Goodrich-Kirtland Pk; Midtown Cleveland & Famicos Foundation

Type: New Construction – Residential

Project Representative: James Dreger

Approval: Conceptual

#### 4. **EC2025-017** – E. 128th Sign

Project Address: Buckeye & E. 128th St

Wards 4 & 6: Council Members Gray & Griffin

SPA & CDC: Buckeye-Shaker Square; Burten, Bell, Carr Dev. Corp

Type: Signage

Project Representative: Josiah Britt, CollectivExpress Incorporated

Approval: Final

***This item has been rescheduled to 8/1/25 per request of the applicant***

### **SPECIAL PRESENTATIONS – PUBLIC ART**

#### 1. **EC2025-016** – E 128th Crosswalk Murals

Project Address: Buckeye & E. 128th St. and E. 128<sup>th</sup> St. & Drexmore

Wards 4 & 6: Council Members Gray & Griffin

SPA & CDC: Buckeye-Shaker Square; Burten, Bell, Carr Dev. Corp

Type: Public Art

Project Representative: Josiah Britt, CollectivExpress Incorporated

Approval: Final

### **MANDATORY REFERRALS**

1. **Ord. No. 810-2025** (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue one or more permits to Greater Cleveland Regional Transit Authority to encroach into the public right-of-way of East 79<sup>th</sup> Street.
2. **Ord. No. 818-2025** (introduced by Council Member Hairston – by departmental request) Designating Greater New Calvary Baptist Church





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(former First Congregational Church of Collinwood) as a Cleveland Landmark.

3. **Ord. No. XXX-2025** – To authorize the Director of Mayor’s Office of Capital Projects and/or Director of Parks & Recreation, as appropriate, to enter into agreements with Cuyahoga County (“County”) and Cleveland Metroparks (“Metroparks”) for the construction and ongoing maintenance of improvements along the Lake Erie Shoreline, known as the Euclid Beach Connector Trail, including erosion control infrastructure and recreational improvements (collectively the “Project”); to accept easements from owners of littoral parcels in the Project area for development of the Project, maintenance and public access; to amend Lease with Metroparks for Lakefront Parks, City Contract No. CT-7001 NF 2013-032, as amended, (“Lease”); to grant temporary construction easements to County; and to enter into one or more submerged lands leases with the State of Ohio Department of Natural Resources necessary for the Project.

#### ADMINISTRATIVE APPROVALS

1. **Ord. No. 800-2025** (introduced by Council Members Hairston and Griffin – by departmental request) To amend Section 1 of Ordinance No. 1167-2024, passed January 13, 2025, relating to a contract with Stantec Consulting Services, Inc., to provide professional services for on-call planning services.
2. **Ord. No. 809-2025** (introduced by Council Members Griffin, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Cleveland Clinic Foundation to encroach into, over, and under the public right-of-way of East 96<sup>th</sup> Street by installing, using, and maintaining a canopy, footers, and columns.
3. **Ord. No. 814-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to replace the Lorain Avenue Bridge over Columbus Road; and authorizing agreements.
4. **Ord. No. 844-2025** (introduced by Council Members McCormack, Bishop, Hairston, and Griffin (by departmental request) To vacate a portion of Hancock Avenue.





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5. **Ord. No. 845-2025** (introduced by Council Members Bishop 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 cemeteries, including site improvements and appurtenances; and authorizing the Director of Parks and Recreation 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 or the Office of Capital Projects.
6. **Ord. No. 848-2025** (introduced by Council Members Bishop 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 roadways, streets, bridges, sidewalks, and other similar projects, including site improvements and appurtenances; and authorizing the Director of Public Works 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 Works or the Office of Capital Projects.
7. **Ord. No. 859-2025** (introduced by Council Member Hairston) Designating East 90<sup>th</sup> Street between St. Clair Avenue and East 91<sup>st</sup> Street with a secondary and honorary designation of “Ruby Mumford Way”.
8. **Ord. No. 860-2025** (introduced by Council Member Slife) Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue west of Rocky River Drive (Map Change 2679).
9. **Ord. No. XXX-2025** – Authorizing the Director of Mayor’s Office of Capital Projects and/or Director of Parks & Recreation, as appropriate, to enter into agreements with the Board of Park Commissioners of the Cleveland Metropolitan Park District (“Metroparks”), or their designee at Irishtown Bend.



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Marka Fields, Assistant Director of City Planning

**ADJOURNMENT****NEXT MEETING: Friday, August 1, 2025 at 9:15 AM**

*The presentation file for the July 18, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.*

