



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann  
Director

## CITY PLANNING COMMISSION

Friday, August 1, 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: Xavier Bay, City Planner

Project Representative: Edward Fields

#### 2. **EC2025-019** – Verizon Telecommunication Antenna

Project Address: 6545 Carnegie Ave

Ward 5: Council Member Starr

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

Presenter: Xavier Bay, City Planner

Project Representative: Kristen Swenson

### NEAR WEST DESIGN REVIEW

#### 1. **NW2025-013** – Henritze & Pearl Pocket Park

Project Address: Corner of Henritze Ave &amp; Pearl Rd

Ward 13: Council Member Harsh

SPA &amp; CDC: Old Brooklyn; Old Brooklyn Community Dev. Corp.





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Type: New Construction – Park  
 Project Representative: Connor Brentar, OBCDC  
 Approval: Final

**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 & CDC: Broadway-Slavic Village; Slavic Village Development  
 Type: New Construction – Commercial  
 Project Representative: Kurt Weaver, AKW, Inc.  
 Approval: Final

**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**

1. **EC2025-021** – Cleveland Foundation, A1 Building Demolition  
 Project Address: 7107/7113 Euclid Ave  
 Ward 7: Council Member Howse-Jones  
 SPA & CDC: Fairfax; Burten, Bell, Carr De. Corp., Fairfax Renaissance  
 Dev. Corp., & Midtown Cleveland, Inc.  
 Type: Demolition  
 Project Representative: Victor Barbalato, Cleveland Foundation  
 Approval: Final

**DOWNTOWN/FLATS DESIGN REVIEW**

1. **DF2025-032** – Rock Block Development: Cosm Cleveland  
 Project Address: East 4th Street + Huron Road  
 Ward 3: Council Member McCormack  
 SPA & CDC: Downtown; n/a  
 Type: New Construction – Commercial  
 Project Representative: Nora Romanoff, Bedrock  
 Approval: Conceptual
2. **DF2025-034** – Bedrock – Cosm/Rock Block Construction Staging Area  
 Project Address: 601, 611, & 630 Prospect Rd E





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Ward 3: Council Member McCormack  
SPA & CDC: Downtown; n/a  
Type: Temporary Installment  
Project Representative: Nora Romanoff, Bedrock  
Approval: Final

### SPECIAL PRESENTATIONS – PUBLIC ART

1. **NW2025-014** – The Love of Reading

Project Address: 2000 Clark Avenue  
Ward 14: Council Member Santana  
SPA & CDC: Tremont; Tremont West Dev. Corp.  
Type: Public Art – Mural  
Project Representative: Luis Rivas, MW CDC  
Approval: Final

2. **TAF 9413 Sophia Avenue Project**

Project Address: 9413 Sophia Ave  
Ward 4: Council Member Grey  
SPA & CDC: Buckeye-Woodhill, Burten, Bell, Carr Dev. Corp.  
Type: Public Art  
Project Representative: Malena Grigoli, Lead Artist  
Approval: Final

### MANDATORY REFERRALS

1. **Ord. No. 803-2025** (introduced by Council Members McCormack, Bishop, and Griffin – by departmental request) Authorizing the Directors of Parks and Recreation and Port Control to enter into an amendment to the existing Lease Agreement with the Board of Park Commissioners for the Cleveland Metropolitan Park District for Rivergate Park to add additional City-owned property to the leased premises.

### ADMINISTRATIVE APPROVALS

1. **Ord. No. 846-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public





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improvement of designing and constructing or constructing, rehabilitating, renovating, replacing, or otherwise improving public facilities, buildings, and other similar structures, including site improvements and appurtenances; and authorizing the Director of Public Safety, 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 Safety, Public Works, or the Office of Capital Projects.

2. **Ord. No. 847-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing, rehabilitating, renovating, replacing, or otherwise improving recreation facilities, ancillary recreation buildings, parks, and playgrounds, and other similar structures or amenities, on City-owned and City-leased park property, including site improvements and appurtenances; and authorizing the Director of Parks and Recreation, 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 Departments of Parks and Recreation or Public Works or the Office of Capital Projects.
3. **Ord. No. XXX-2025** – Granting consent to the ODOT to construct the improvement on eastbound IR-480 entrance ramp at Ridge Road in the City of Cleveland; (PID 122289 CUY IR 480 13.04 Ramps); The City agrees to assume and contribute one hundred percent (100%) of the cost of any work included in the construction contract at the request of the City, which is determined by ODOT and the Federal Highway Administration to be ineligible or unnecessary for the Improvement; authorizing the Director of Capital Projects to enter into one or more agreements necessary to make the improvement.





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**SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)**

1. **Lakefront Development RFQ** – Scott Skinner, Cleveland North Coast

**DIRECTOR'S REPORT**

Calley Mersmann, Director of City Planning

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

*The presentation file for the August 1, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.*

