



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

CITY PLANNING COMMISSION

Friday, August 15, 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

SPECIAL PRESENTATIONS – PUBLIC ART

1. **Public Art Program** – "The Art of Noticing" @ Clark Recreation Center

Project Address: 5706 Clark Ave

Ward 15: Council Member Spencer

SPA & CDC: Stockyards; Metro West CDC

Type: Public Art

Project Representatives: Tarra Petras & Shelly Svonavec, Artist

Approval: Final

2. **NE2025-019** – Rafael Valdiviseo Mural

Project Address: 7411 St. Clair Avenue

Ward 10: Council Member Hairston

SPA & CDC: St. Clair-Superior; Famicos Foundation

Type: Public Art – Mural

Project Representative: Nancy Boylan, L.A.N.D. studio

Approval: Final

3. **Sunflower Mural**

Project Address: 4919 Storer Ave

Ward 14: Council Member Santana

SPA & CDC: Stockyards; Old Brooklyn CDC/Metro West CDC

Type: Public Art – Mural





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Project Representative: Luis Rivas, MWDC & Ariel Vergez, Lead Artist
Approval: Final

CONDITIONAL USES**1. Large Residential Facility for 10 persons**

Project Address: 1582 E. 86th St.

Ward 7: Council Member Howse-Jones

SPA & CDC: Hough; Famicos Foundation

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representative: Edward Fields

This item has been rescheduled due to insufficient information**CENTRAL SOUTHEAST DESIGN REVIEW****1. CSE2025-031 – 3482 E 70th St Demolition**

Project Address: 3482 E 70th St

Ward 6: Council Member Griffin

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

Type: Demolition

Project Representative: Caylen Payne, Cuyahoga Land Bank

Approval: Final

NORTHEAST DESIGN REVIEW**1. NE2025-009 – Shorewood Monument Signs (2)**

Project Address: 15500 Lake Shore Blvd

Ward 8: Council Member Polensek

SPA & CDC: North Shore Collinwood; Greater Collinwood

Type: Signage

Project Representative: Brandon Cline, Smartland LLC

Approval: Final

FAR WEST DESIGN REVIEW**1. FW2024-03 – 14734 Lorain Avenue Demolition**

Project Address: 14734 Lorain Avenue





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Ward 17: Council Member Slife

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

Type: Demolition

Project Representative: Morad Herbawi, Infinity Demolition LLC

Approval: Final

2. FW2025-09 – Rocky River Drive Plaza

Project Address: 4622 Rocky River Drive

Ward 17: Council Member Slife

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

Type: New Construction – Commercial

Project Representative: JP Ptacek, Larsen Architects

Approval: Schematic

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**1. EC2025-022 – 8114 Euclid Demolition**

Project Address: 8114 Euclid Ave

Ward 6: Council Member Griffin

SPA & CDC: Fairfax; Fairfax Renaissance Dev. Corp.

Type: Demolition

Project Representative: Brian W. Smith

Approval: Final

This project has been rescheduled to 9/5/25 at the request of the applicant**2. EC2025-018 – New Chipotle Restaurant**

Project Address: 8114 Euclid Ave

Ward 6: Council Member Griffin

SPA & CDC: Fairfax; Fairfax Renaissance Dev. Corp.

Type: New Construction – Commercial

Project Representative: Johnathan Evans

Approval: Schematic

This project has been rescheduled to 9/5/25 at the request of the applicant**3. EC2024-025 – Circle Square, East Stokes Block, north portion**

Project Address: Stokes Blvd and Chester Ave

Ward 9: Council Member Conwell

SPA & CDC: University; Fairfax Renaissance Dev. Corp. & Famicos Fnd.





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Type: New Construction – Mixed Use
 Project Representative: Steve Rubin & Nolan Sit
 Approval: Schematic

DOWNTOWN/FLATS DESIGN REVIEW

1. **DF2025-028** – Ten60 Bolivar Signage
 Project Address: 1060 Bolivar Rd
 Ward 5: Council Member Starr
 SPA & CDC: Downtown; n/a
 Type: Signage
 Project Representative: Vince Dilonno, Blink Signs
 Approval: Final

ADMINISTRATIVE APPROVALS

1. **Ord. No. 719-2025** (introduced by Council Members Santana, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Northeast Ohio Hispanic Center for Economic Development (NEOHCED) to encroach into the public right-of-way of West 25th Street by installing, using, and maintaining bollards along the building frontage.
2. **Ord. No. 808-2025** (introduced by Council Members Hairston, Polensek, and Griffin – by departmental request) To supplement the Codified Ordinances of Ohio, 1976, by enacting new Section 401.711, relating to the definition of under-speed vehicles; and to enact new Sections 450.01 to 450.06 and 450.99 relating to under-speed vehicles.
3. **Ord. No. 960-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) To repeal Ordinance No. 40-2025, passed March 31, 2025, relating to a ground lease with Rust Belt Riders Composting, LLC for the use and occupancy of property located on East 79th Street to consolidate its composting facility operations and to install a retail operation at the location.
4. **Ord. No. 961-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for





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public use located on Esat 79th Street to Rust Belt Riders Composting, LLC, or its designee.

5. **Ord. No. 980-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) To vacate all of Joy Court and Day Alley.
6. **Ord. No. 984-2025** (introduced by Council Members Hairston and Griffin – by departmental request) To amend Section 173.65 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by Ordinance No, 770-2021, passed September 20, 2021, relating to the City Planning Commission.
7. **Ord. No. 986-2025** (introduced by Council Members McCormack, Bishop, and Griffin – by departmental request) Authorizing the Director of Capital Projects or Parks and Recreation, as appropriate, to enter into one or more agreements with the Board of Park Commissioners of the Cleveland Metropolitan Park District, or their designee, for the development of the Irishtown Bend Park and trail; and authorizing one or more agreements with Metroparks for a period up to ninety-nine years for the lease, operation, and maintenance of the improvement.
8. **Ord. No. 988-2025** (introduced by Council Members Hairston and Griffin – by departmental request) To amend Sections 1 and 3 of Ordinance No. 1071-2021, passed December 6, 2021, relating to approving the addition of certain property to the Northeast Ohio Advanced Energy District and providing for the assessments of the cost of the special energy improvement project in the District.
9. **Res. No. 989-2025** (introduced by Council Members Spencer, Hairston, and Griffin – by departmental request) Approving the report of the Assessment Equalization Board on objections concerning estimated assessments with respect to the re-creation of the Gordon Square Arts District – Cleveland Improvement Corporation; determining to proceed with the plan to provide public services within the District; adopting the assessments; levying the assessments; and authorizing the City to enter into an agreement with Gordon Square Arts District – Cleveland Improvement Corporation.
10. **Ord. No. 993-2025** (introduced by Council Members Polensek, Bishop, and Griffin – by departmental request) Authorizing the Director of Capital Projects to enter into one or more agreements with Cuyahoga County



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and/or the Board of Park Commissioners of the Cleveland Metropolitan Park District, if necessary, relating to the construction and ongoing maintenance of improvements along the Lake Erie Shoreline, known as the Euclid Beach Connector Trail Project; to grant and accept easements and to enter into submerged land leases with the State of Ohio, for a term up to fifty years; and authorizing the Director of Public Works, Parks and Recreation, or appropriate director, to enter into an amendment to the Lakefront Parks Lease with the Metroparks to include the project area.

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

1. **Downtown Surface Parking Lots** – Dan Shinkle, Principal Planner

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT**NEXT MEETING: Friday, September 5, 2025 at 9:15 AM**

The presentation file for the August 15, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

