



CITY PLANNING COMMISSION

Friday, January 16, 2026

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 USE REQUESTS

1. Pedestrian Retail Overlay District – Mixed-Use Building Renovation

Project Address: 4732 Lorain Ave

Ward 7: Council Member Davis

SPA: Ohio City

Presenter: Xavier Bay, City Planner

Project Representative: Tyler Brummett, Freeland Ventures

Approvals Needed Per Section 343.23(e)(2):

- A. Off-Street Parking
- B. Driveway Across a Public Sidewalk
- E. Interior Side Yard more than four (4) feet

2. Pedestrian Retail Overlay District – Apartment Renovation

Project Address: 10511 Madison Ave

Ward 12: Council Member Shah

SPA: Cudell

Presenter: Xavier Bay, City Planner

Project Representative: Mahmud Naser, Owner

Approvals Needed Per Section 343.23(e)(2):

- A. Off-Street Parking
- B. Driveway Across a Public Sidewalk
- C. Non-Retail First Story Use
- E. Interior Side Yard more than four (4) feet





EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. EC2025-021 – Cleveland Foundation A1 Building Demolition

Project Address: 7107/7113 Euclid Ave
Ward 8: Council Member Howse-Jones
SPA: Fairfax
Type: Demolition
Project Representatives: Victor Barbalato, Rosanne Potter, & Michael Hood, Cleveland Foundation
Approval: Final

2. EC2025-033 – Reese Consumer Health

Project Address: NW corner of Woodland Ave & Woodhill Road
Ward 6: Council Member Griffin
SPA: Fairfax
Type: New Construction
Project Representatives: Paul Deutsch, Bialosky
Approval: Conceptual

3. EC2026-001 – 7709 Cedar Demolition

Project Address: 7709 Cedar Ave
Ward 5: Council Member Starr
SPA: Fairfax
Type: Demolition
Project Representative: Maia Roberts Ward, owner
Approval: Final

DOWNTOWN/FLATS DESIGN REVIEW

1. DF2026-001 – Good Night John Boy Signage

Project Address: 1048 Old River Rd
Ward 7: Council Member Davis
SPA: Downtown
Type: Signage
Project Representative: Jessica Ruff, Ruff Neon & Lighting Maint Inc
Approval: Final (Variance Required)

2. DF2026-002 – St Maron Parking Lot

Project Address: 1245 Carnegie (1212 & 1260 Sumner Ave)
Ward 5: Council Member Starr





SPA: Downtown

Type: Surface Parking Lot

Project Representative: Joey Mannarino, TMG

Approval: Final

MANDATORY LEGISLATIVE REFERRALS

1. **Res. No. 1084-2024*** (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of Bronson Court, S.E., and a portion of East 12th Street.

**This resolution is associated with DF2026-002*

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

1. **Experiencing COSM Dallas** – Anthony Whitfield, CPC Commission Member

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, February 6, 2026 at 9:15 AM

To access the files for the January 16, 2026 CPC meeting, please use this Dropbox link:

[CPC Dropbox Link 01.16.26](#)

