



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING COMMISSION

**DRAFT – EDITED 2/4/26**

Calley Mersmann, Director

# CITY PLANNING COMMISSION AGENDA

**DRAFT**

Friday, February 6, 2026

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

## ADOPTION OF AMENDMENTS TO RULES OF THE CITY PLANNING COMMISSION

## CONDITIONAL USES

### 1. Pedestrian Retail Overlay – Vessel Coffee Collab

Project Address: 5017 Detroit Ave

Ward 7: Council Member Austin N. Davis

SPA: Detroit Shoreway

Presenter: Xavier Bay, City Planner

Project Representative: Cory Hajde, Vessel Hospitality

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

(B): Driveway Across a Public Sidewalk

(E): Interior Side Yard greater than four (4) feet wide

## LOT SPLITS / CONSOLIDATIONS

### 1. Lot Split @ 4310 Bailey Ave

Project Address: 4310 Bailey Ave

P.P.N.s: 007-02-043

Ward 7: Council Member Austin N. Davis

SPA: Ohio City

Project Representative: Steve Mazzone, Godfather Properties

***This item has been postponed; additional information is required before requesting approval***



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### NEAR WEST DESIGN REVIEW

#### 1. **NW2025-021** – 30 West Apartments

Project Address: W 30th & Seymour Ave

Ward 14: Council Member Jasmin Santana

SPA: Clark-Fulton

Type: New Construction – Residential

Project Representatives: Alex Quinones, Fred Wolfe

Approval: Schematic

### NORTHEAST DESIGN REVIEW

#### 1. **NE2026-001** – 10702 and 10708/12 Superior Ave Demolition

Project Address: 10702 and 10708/12 Superior Ave

Ward 9: Council Member Kevin Conwell

SPA: Glenville

Type: Demolition

Project Representative: Caylen Payne, Cuyahoga Land Bank

Approval: Final

#### 2. **NE2026-003** – Pixel Planet Properties Window Wraps

Project Address: 6229 St. Clair Ave

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: St. Clair-Superior

Type: Signage

Project Representative: Eric Anderle, Pixel Planet Properties

Approval: Schematic (Requesting Final; Variance Required)

*This item has been removed as it falls under the jurisdiction of the Landmarks Commission*

### FAR WEST DESIGN REVIEW

#### 1. **FW2026-02** – Battery Park Apartments

Project Address: West 73rd St & Battery Park Blvd

Ward 7: Council Member Austin N. Davis

SPA: Detroit Shoreway

Type: New Construction – Residential

Project Representative: Adam Comer, J Roc & Bill Neburka, EAO



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Approval: Schematic

### 2. FW2026-03 – Smyrna Church

Project Address: 1433 W 57th St

Ward 7: Council Member Austin N. Davis

SPA: Detroit Shoreway

Type: New Construction

Project Representative: Matt Stevenson, AODK

Approval: Schematic

## MANDATORY LEGISLATIVE REFERRALS

1. **Ord. No. 96-2026** (introduced by Council Member Starr) Designating the Wellman-Seaver-Morgan Company Building as a Cleveland Landmark.
2. **Ord. No. 95-2026** (introduced by Council Member Polensek) Designating the Beachland Ballroom and Tavern (former Croatian Liberty Home) as a Cleveland Landmark.
3. **Ord. No. 27-2026** (introduced by Council Member Conwell – by departmental request) Designating Mount Moriah Baptist Church as a Cleveland Landmark.
4. **Ord. No. 34-2026** (introduced by Council Members Bishop, Slife, and Griffin – by departmental request) Authorizing the Director of Capital Projects to enter into a license and right-of-entry agreement granting the National Railroad Passenger Corporation, also known as AMTRAK, or its designee, the right to use and occupy City-owned property located adjacent to the Cleveland Memorial Shoreway to operate its rail passenger station for a period of two years continuing month-to-month thereafter and to make the public improvement of installing and maintaining Americans with Disabilities Act, or ADA-compliant, improvements at the site.
5. **Ord. No. 35-2026** (introduced by Council Members Santana, Bishop, Slife, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to rehabilitate the Old Detroit Road Bridge; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; and authorizing agreements.
6. **Ord. No. 36-2026** (introduced by Council Members Howse-Jones, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct multi-modal transportation enhancements along East 66<sup>th</sup> Street from Chester Avenue to Superior Avenue;



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accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing agreements; and causing payment to the State for the City's share of the improvement.

7. **Ord. No. 71-2026** (introduced by Council Members Bishop, Slife, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the improvement to CUY Memorial Bridges Loop Project; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing agreements; and causing payment to the State for the City's share of the improvement.
8. **Ord. No. 90-2026** (introduced by Council Members Polensek, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to repair and resurface S. Waterloo Road from East 140<sup>th</sup> Street to East 152<sup>nd</sup> Street; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing agreements; and causing payment to the State for the City's share of the improvement.
9. **Ord. No. 91-2026** (introduced by Council Members Gray, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the improvement of resurfacing Van Aken Boulevard; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing agreements; and causing payment to the State for the City's share of the improvement.
10. **Ord. No. 122-2026** (introduced by Council Members Bishop and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the CUY Cleveland Downtown Connector Trail 1 Project; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing an agreement with the Village of Newburgh Heights and authorizing other agreements; and causing payment to the State for the City's share of the improvement.

## ADMINISTRATIVE APPROVALS OF LEGISLATIVE REFERRALS

1. **Ord. No. 98-2026** (introduced by Council Members Davis, Santana, and Griffin – by departmental request) Authorizing the Director of Development to enter into a Tax Increment Financing Agreement with Westinghouse-Breakwater Properties, LLC, or its designee, TW58 Cleveland, LLC, and/or another designee, to assist with the financing of the Westinghouse Redevelopment Project to be located at 1200 West 58<sup>th</sup> Street; to



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provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

### **SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)**

1. **2025 Public Art Program (Chapter 186) Review** – Tarra Petras, Public Art Project Coordinator

### **DIRECTOR'S REPORT**

Calley Mersmann, Director of City Planning

### **ADJOURNMENT**

**NEXT MEETING:** Friday, February 20, 2026 at 9:15 AM

*The files submitted for the February 6, 2026 CPC meeting will be available online:*

[CPC Dropbox Link 02.06.26](#)