



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



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



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 66th Street from Chester Avenue to Superior Avenue;



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 140th Street to East 152nd 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 58th Street; to



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](#)