



CITY PLANNING COMMISSION

Friday, November 15, 2024

Room 514, City Hall, 9:00am

DRAFT

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

NEAR WEST DESIGN REVIEW

1. **NW2024-016** Jefferson Hill Townhomes
Project Address: W. 5th Street and Jefferson Avenue
Type: *New construction of 12-unit townhomes*
Project Representative: Jeff Foster, Payto Architects
Approval Level: Final

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **EC2024-030** Woodland Avenue Billboard Project - Variance Required
Project Address: 9525 Woodland Avenue
Type: *New construction of a billboard*
Project Representative: Shannan Leonard, Chief Zoning Administrator;
David Bowen, Bowen+ Associates
Approval Level: Final

CENTRAL SOUTHEAST DESIGN REVIEW

1. **CSE2024-034** 2782 E. 75th Street Billboard Project - Variance Required
Project Address: 2782 E. 75th Street
Type: *New construction of a billboard*





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Project Representative: Shannan Leonard, Chief Zoning Administrator;
David Bowen, Bowen+ Associates
Approval Level: Final

2. **CSE2024-028** 2924 E. 61st Demolition

Project Address: 2924 E. 61st Demolition

Type: *Demolition of Residence*

Project Representative: Florenca Xhoka

Approval Level: Final

3. **CSE2024-022** 14700 Miles Ave Gas Station

Project Address: 14700 Miles Ave

Type: *New Gas Station*

Project Representative: Omar Khan, Carleton Moore

Approval Level: Final

4. **CSE2024-030** Breakthrough Schools Gymnasium Addition

Project Address: 9201 Crane Ave

Type: *Additional Gymnasium to be built and attached to school*

Project Representative: Carter Edman

Approval Level: Final

FAR WEST DESIGN REVIEW

1. **FW2024-10** CC Fairview Hospital Paint Shop Demolition

Address: 17840 Lorain Ave

Type: *Demolition*

Representative: Chris Bednar, Karpinski Engineering

Approval Level: Final

DOWNTOWN/FLATS DESIGN REVIEW

1. **DF 2024-033** – Further Signage

Project Address: 1250 Old River Road Suite 300

Type: *Signage – Variance Required: Roof Signage*





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Project Representative: Iliana Kazandzhev, Agile Sign & Lighting
Maintenance Inc
Approval Level: Final

SPECIAL PRESENTATIONS – PUBLIC ART

1. **CSE2024-036** Murals in Mt. Pleasant Mural #1
Project Address: 3830 E. 131st St. (CPL Branch)
Project Representative: Donald Black, Jr., Balance Point Studios
Approval Level: Final
2. **EC2024-032** Murals in Mt. Pleasant Mural #2
Project Address: 13425 Kinsman Rd.
Project Representative: Donald Black, Jr., Balance Point Studios
Approval Level: Final
3. **EC2024-031** Murals in Mt. Pleasant Mural #3
Project Address: 14001 Kinsman Rd.
Project Representative: Donald Black, Jr., Balance Point Studios
Approval Level: Final

MANDATORY REFERRALS

1. **Ord. No. xxx-2024** (By departmental request): Authorizing the Director of Capital Projects to issue a permit to the Cuyahoga County Department of Public Works to encroach into the public right-of-way of East 156th Street by installing, using and maintaining a 10'-wide asphalt multi-purpose trail.
Presenter: Katie Moore, Mayor's Office of Capital Projects; Trevor Hunt, Cuyahoga County Public Works
2. **Ord No. Xxx-2024** (By departmental request): Authorizing the Director of the Mayor's Office of Capital Projects to issue a permit to Cuyahoga County to encroach into the public right-of-way of Shore Acres Drive





by installing, using and maintaining a 10'-wide asphalt multi-purpose trail.

Presenter: Katie Moore, Mayor's Office of Capital Projects; Trevor Hunt, Cuyahoga County Public Works

- 3. Ord No. xxx-2024** (By departmental request): Authorizing the Director of Capital Projects to issue a permit to Fundamental Parking, LLC to encroach into the public right-of-way of Scranton Road by installing, using and maintaining the foundation and northern building wall of the Cleveland Clinic Global Peak Performance Center.

Presenter: Katie Moore, Mayor's Office of Capital Projects

- 4. Ord No. xxx-2024** (By departmental request): Authorizing the Director of Capital Projects to issue a permit to Huron Holdings LLC to encroach into the public right-of-way of Scranton Road by installing, using and maintaining the foundation and southern building wall of the Cleveland Clinic Global Peak Performance Center.

Presenter: Katie Moore, Mayor's Office of Capital Projects

- 5. Ord No. Xxx-2024** (By departmental request): Declaring the intent to vacate all of Joy Court and Day Alley.

- 6. Ord No. xxx-2024** (By departmental request): Authorizing the Director of Community Development to issue a development agreement with Ryte 2 Development Corporation for the sale and redevelopment of parcels in the Land Reutilization Program located on Superior near E 105 for the Glen H.A.V.E.N., a mixed-use building.

Presenter: James Greene, Department of Community Development

- 7. Ord. No. xxx-2024** Authorizing the Director of the Mayor's Office of Capital Projects to enter into a joint use agreement with the Greek Garden Association in order to accept state capital funding to install a marble frieze in the garden.





8. **Ord. No xxx-2024** Authorizing the Director of the Department of Public Works to accept a donation of land owned by McDonald's Real Estate Company for a new City park and the relocation of the historic Euclid Beach Park Arch.
9. **Ord. No. 1173-2024** (Introduced by Council Members McCormack, Bishop, Hairston and Griffin – by departmental request) Authorizing the Director of Port Control, Public Works and/or Capital Projects, as appropriate, to enter into one or more submerged land leases with the State of Ohio and future consent to sub-lease with various tenants for the submerged land from West 3rd Street to approximately East 49th Street, for a term up to ninety-nine years, with two fifty-year options to renew, exercisable by the Director of Port Control; and to replace modify, amend, extend or otherwise adjust existing identified submerged land leases and sub-leases.
10. **Ord. No. 1199-2024** (Introduced by Councilmembers Polensek, Bishop, Hairston and Griffin – by departmental request) Authorizing the Director of Capital Projects to lease certain property located north of Interstate 90 near Waterloo Road/Marginal Road to Meadow City, LLC for the purpose of developing native seed garden plots, for a term of three years.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 1167-2024** (Introduced by Council Members Hariston and Griffin – by departmental request) Authorizing the Director of City Planning to exercise the first option to renew Contract No. PS 2024-0030 with Stantec Consulting Services, Inc., to provide professional services for on-call planning services.
1. **Ord. No. 1166-2024** (Introduced by Council Members McCormack, Bishop and Hairston – by departmental request) Authorizing the





Director of Capital Projects to issue a permit to 1865 W. 22nd ST., LLC, to encroach into the public right-of-way of West 22nd Street, by installing, using and maintaining one or more electric power lines and conduits.

2. **Ord. No. 1174-2024** (Introduced by Council Members Hairston and Griffin (by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with 1030 East 62nd Redevelopment Project to be located at 1030 East 62nd Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
3. **Ord. No. 1123-2024** (Introduced by Council Members Kazy and Griffin – by departmental request) Determining the method of making the public improvement of constructing the Berry Avenue/West 73rd Street, Chatfield Avenue, East 72nd Street, East 83rd Street, West 125th Street, Fidelity Avenue, Frazee Avenue, Goodman Avenue, Hampden Avenue/Olivet Avenue, Myron Avenue, Talbot Avenue, West 82nd Street, West 92nd Street and Woodbury Avenue Areas Sewer Replacement or Rehabilitation Projects; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; and authorizing the director to employ one or more professional consultants necessary to design and implement the improvement, and to apply for and accept funding.
4. **Ord. No. 1203-2024** (Introduced by Council Member Conwell) Changing the Use, Area and Height Districts of Parcels of land east of East 105th Street between Churchill Avenue and Orville Avenue. (Map Change 2687)
11. **Ord. No. 1200-2024** (Introduced by Council Members McCormack, Bishop, Hairston and Griffin – by departmental request) Authorizing the Director of Capital Projects to lease certain property located at and under the Superior Viaduct Arch Number 6 to the John G.





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Director

Johnson Construction Company, and/or its designee, for parking and material storage, for a term of five years with one five-year option to renew, exercisable by the Director of Capital Projects.

SPECIAL PRESENTATION (FOR INFORMATION ONLY)

1. Zoning Text Change to require site plan dimensions and other requirements

Presenter: Shannan Leonard, Chief Zoning Administrator

DIRECTOR'S REPORT

ADJOURNMENT

NEXT MEETING: Friday, December 6, 2024 at 9:00 AM

To access the files for the November 15, 2024 meeting, please use this Dropbox link: [Dropbox CPC 111524](#)

