



CITY PLANNING COMMISSION

Friday, March 21st, 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

LOT SPLITS & CONSOLIDATIONS

1. Project Address: 1356 E 88th St
P.P.N.s: 107-14-070 and -205
Type: Lot consolidation - creating parcel A
Project Representative: Jack McMichael, City Architecture
2. Project Address: 12507 Griffing Ave
P.P.N.s: 129-24-073 and -074
Type: Lot split and consolidation - creating parcels A and B
Project Representative: Jack McMichael, City Architecture
3. Project Address: 12710 Forest Ave
P.P.N.s: 129-25-008 and -009
Type: Lot split and consolidation - creating parcels A and B
Project Representative: Jack McMichael, City Architecture

CONDITIONAL USES

1. **Large State Licensed Residential Facility (6 Occupants)**
Project Address: 3122 West Boulevard, Cleveland, Ohio, 44111
Ward: 11
Presenter: Xavier Bay, City Planner
Project Representative: Anthony Williams





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Mayor Justin M. Bibb

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Calley Mersmann
Director

NEAR WEST DESIGN REVIEW

1. **NW2024-020** – THA Outlet Signage

Project Address: 3109 West 25th St

Ward: 14

Type: Signage Variance

Project Representative: Aldo Dure, Be Next Awning & Graphics Inc.

Approval: Final

CENTRAL SOUTHEAST DESIGN REVIEW

1. **CSE2025-014** – 8005 Holton Ave. Demolition

Project Address: 8005 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

2. **CSE2025-015** – 8008 Holton Ave. Demolition

Project Address: 8008 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

3. **CSE2025-016** – 8012 Holton Ave Demolition

Project Address: 8012 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

4. **CSE2025-017** – 8017 Holton Ct Demolition

Project Address: 8017 Holton Ct

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final





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5. **CSE2025-018** – 8123 Holton Ave. Demolition

Project Address: 8123 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

6. **CSE2025-019** – 8207 Holton Ave. Demolition

Project Address: 8207 Holton Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **Shaker Square Vision Plan**

Project Address: Shaker Blvd, Cleveland, OH, 44120

Ward: 4

Type: Vision Plan

Project Representatives: Allen Penniman & Cory Riordan, Cleveland

Neighborhood Progress

Approval: Final

This item has been postponed.

2. **EC2025-002** – Warner & Swasey

Project Address: 5701 Carnegie Avenue

Ward: 5

Type: Repurpose from vacant factory to Mixed Use

Project Representative: Nicholas Slaughterbeck, Moody Nolan

Approval: Schematic

3. **EC2025-009** – Warner & Swasey Demolition

Project Address: 5701 Carnegie Avenue

Ward: 5

Type: Demolition

Project Representative: Stephanie Hayward, Moody Nolan

Approval: Final





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DOWNTOWN/FLATS DESIGN REVIEW

1. **DF2025-002** – Huntington Bank Field Naming Signs

Project Address: 100 Alfred Lerner Way

Ward: 3

Type: Signage Variance

Project Representative: Jim McFarland, Zoning Resources

Approval: Final

2. **DF2025-012** – North Coast Yard

Project Address: 105 Erieside Avenue

Ward: 3

Type: Renovation

Project Representative: Scott Skinner/Zoë Toscos, North Coast

Waterfront Development Corporation

Approval: Schematic

SPECIAL PRESENTATIONS – PUBLIC ART

1. **NE2025-004** – St. Clair Superior CDC I-90 Overpass Bridge @ E. 72nd St. Mural

Project Address: I-90 Bridge on E. 72nd St.

Ward: 10

Type: Mural

Project Representative: Joe Lanzilotta, L.A.N.D. Studio, Inc.

Approval: Final

2. **NW2025-007** – Edra Soto "La Distancia" Sculpture

Project Address: Southwest corner of Scranton Rd & Southpoint Dr. (on Metrohealth Campus)

Ward: 14

Type: Interactive/Functional Sculpture

Project Representative: Grace Chin, The Sculpture Center

Approval: Final

3. **"The World Is Yours" Basketball Court Mural**

Project Address: E. 82nd & Gill Ave (Otter Park)





Ward: 5
 Type: Mural
 Project Representatives: Jordan Morales and Kumar Arora, Art For Arts' Sake
 Approval: Final

4. Cover-a-Building 2 Art Installation

Project Address: 6500 Hough Ave.
 Ward: 7
 Type: Temporary Art Installation
 Project Representative: Ron Shelton, Artist
 Approval: Final

This item has been postponed.

MANDATORY REFERRALS

1. JSAACC LLC Chain of Title – African Town Plaza

Authorizing the Director of Economic Development to acquire and re-convey certain parcels from/to JSAACC LLC or designee in order to enter in the chain-of-title prior to the institution of a TIF. The City will designate certain improvements as a public purpose and exempt 100% of these improvements from real property taxes. The improvements will take place at 7515 Cedar Avenue, Cleveland, Ohio 44103, through 2025, with a total project investment expected to exceed \$9 million. African Town Plaza, a 3-story, 47,816 sq ft building listed on the National Register of Historic Places, will be renovated into a mix of commercial and residential uses. The building previously functioned as the Cedar Branch of the YMCA from the 1940s to the 1970s.

SPECIAL PRESENTATION (FOR INFORMATION ONLY)

- 1. **Groundtruthing** – Matthew Moss, Madison Newingham, and Camilla Rivas, Strategic Planning Initiatives

DIRECTOR’S REPORT





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ADJOURNMENT

NEXT MEETING: Friday, April 4th, 2025 at 9:00 AM

The presentation file for the March 21, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

