



# CITY PLANNING COMMISSION

Friday, April 4<sup>th</sup>, 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

## ZONING MAP AMENDMENTS

- Map Change 2670:** Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue between Columbus Road and West 32nd Street. (MC 2670)  
Ward 3: Councilperson Kerry McCormack | SPA: Ohio City
- Map Change 2688:** Changing the Use, Area, & Height Districts of parcels of land south of Interstate 90 between West 117<sup>th</sup> Street and West 140<sup>th</sup> Street. (MC 2688)  
Ward 16: Councilperson Brian Kazy | SPA: Jefferson
- Map Change 2679:** Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue between Rocky River Drive and Valley Parkway. (MC 2679)  
Ward 17: Councilperson Charles Slife | SPA: Kamm's

## FAR WEST DESIGN REVIEW

- FW2024-14** – Cleveland Clinic Fairview Hospital Expansion  
Project Address: 18200 Lorain Avenue  
Ward: 17





## CITY OF CLEVELAND

Mayor Justin M. Bibb

### CITY PLANNING

**Calley Mersmann**  
Director

Type: New construction

Project Representative: Richard Stuckey, Cannon Design

Approval: Schematic

#### 2. **FW2025-05** – Cleveland Clinic FHC & Moll Center Demolition

Project Address: 18200 Lorain Ave

Ward: 17

Type: Demolition

Project Representative: Richard Stuckey, Cannon Design

Approval: Final

### CONDITIONAL USES

#### 1. **Townhomes in a Two-Family District** – Fox & Mound Townhomes

Project Address: Slavic Village (Seibert Ave, Chambers Ave)

Ward: 12

Presenter: Xavier Bay, Zoning Planner

Project Representative: Alix Ogilvie, LDA Architects

### CENTRAL SOUTHEAST DESIGN REVIEW

#### 1. **CSE2024-019** – Fox & Mound Townhome Development

Project Address: Slavic Village (Fleet Ave, Seibert Ave, Chambers Ave)

Ward: 12

Type: Townhouse Project

Project Representative: Alix Ogilvie, LDA Architects

Approval: Final

#### 2. **CSE2025-020** – 8017 Rawlings Ave. Demolition

Project Address: 8017 Rawlings Ave

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

#### 3. **CSE2025-021** – 2796 E. 73rd St. Demolition

Project Address: 2796 E. 73rd St

Ward: 5





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Director

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

#### 4. **CSE2025-022** – 2804 E. 73rd St. Demolition

Project Address: 2804 E. 73rd St

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

### **EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**

#### 1. **EC2024-035** – 9014 Cedar Ave. Demolition

Project Address: 9014 Cedar Ave

Ward: 6

Type: Demolition

Project Representative: Jim Doerschuk, MCG Architecture

Approval: Final

**This item has been postponed.**

### **SPECIAL PRESENTATIONS – PUBLIC ART**

#### 1. **Inspire Your City 2025 Mural**

Project Address: 9718 Buckeye Rd

Ward: 4

Type: Mural

Project Representative: Mr. Soul, Artist

Approval: Final

#### 2. **NE2025-007** – Line of Sight Temporary Sculpture Installation

Project Address: 15813 Waterloo Rd (Maria Neil Gallery)

Ward: 8

Type: Temporary Sculpture

Project Representative: Bob Peck, Bob Peck Art

Approval: Final





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### **SPECIAL PRESENTATIONS**

1. **Cleveland Moves** – Sarah Davis, Transportation Planner

### **MANDATORY REFERRALS**

1. **Ord. No. 327-2025** (introduced by Council Members Bishop and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to Northeast Ohio Regional Sewer District to encroach into the public right-of-way Central Avenue by constructing, installing, operating, and maintaining a new pump station.
2. **Ord. No. 328-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Cleveland Public Library to encroach into the public right-of-way of Superior Avenue by installing and maintaining an Ohio historical marker mounted on a 10-foot tall octagonal post with a foundation.
3. **Ord. No. 329-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to Nautica Entertainment, LLC to encroach into the public right-of-way of Elm Street by installing, using, and maintaining a new egress stairway and entry canopy.

### **ADMINISTRATIVE APPROVALS**

1. **Ord. No. 388-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by JSAACC LLC, and/or its designee, located at 7515 Cedar Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the African Town Plaza Project.
2. **Ord. No. 434-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with JSAACC LLC, and/or its designee, to assist with the financing of the African





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Town Plaza Project to be located at 7515 Cedar Avenue, Cleveland, Ohio; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

**DIRECTOR'S REPORT**

**ADJOURNMENT**

**NEXT MEETING: Friday, April 25, 2025 at 9:15 AM**

*The presentation file for the April 4, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.*

