



# CITY PLANNING COMMISSION

Friday, June 27<sup>th</sup>, 2025  
Room 514, City Hall, 9:15am

**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

## CONDITIONAL USES

### 1. Large Residential Facility for 10 persons

Project Address: 1032 Lakeview Rd  
Ward: 9  
Presenter: Xavier Bay, City Planner  
Project Representative: Gwendolyn White

***This item has been postponed.***

### 2. Large Residential Facility for 12 persons

Project Address: 4807 Denison Ave  
Ward: 14  
Presenter: Xavier Bay, City Planner  
Project Representative: Ruben Robinette

## LOT SPLITS / CONSOLIDATIONS

1. Project Address: 3807 John Ave  
P.P.N.: 003-30-070  
Type: Lot Split  
Project Representative: Benjamin Stafford, CVE Surveyor

***This item was previously postponed by CPC on 6/6/25.***





**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**

**Calley Mersmann**  
Director

### **FORM BASED CODE REVIEW**

1. **Hough Senior Independent Living**

Project Address: 8910 Hough Ave

Ward: 7

Type: New Construction

Project Representative: Gabriela Allende, HD+S Architects

Approval: Final

### **NORTHEAST DESIGN REVIEW**

1. **NE2025-014** – St. Clair-Superior Wayfinding Sign Program

Project Address: St. Clair-Superior Neighborhood

Ward: 7

Type: Signage

Project Representative: Kevin Fromet, Guide Studio

Approval: Final

2. **NE2025-017** – Wade Park Station

Project Address: 12308 Wade Park Avenue

Ward: 9

Type: New Construction

Project Representative: Winston Hung, RDL Architects

Approval: Conceptual

### **DOWNTOWN/FLATS DESIGN REVIEW**

1. **DF2025-023** – AC Marriot Signage

Project Address: 629 Euclid Ave

Ward: 3

Type: Signage

Project Representative: Joseph Del Re, MRN LP

Approval: Final

2. **DF2025-024** – LIV Cleveland Vinyl Window Graphics

Project Address: 1801 E 12th St

Ward: 7





## CITY OF CLEVELAND

Mayor Justin M. Bibb

### CITY PLANNING

**Calley Mersmann**  
Director

Type: Signage – Installed Without Permits  
 Project Representative: Carie Wagner, Greystar for Scott Scharf,  
 Bishop Image Group  
 Approval: Final

### SPECIAL PRESENTATIONS – PUBLIC ART

1. **EC2025-014** – Murals Across the City – Larchmere  
 Project Address: 12736 Larchmere Blvd  
 Ward: 6  
 Type: Public Art  
 Project Representative: Courtni Began, Destination Cleveland  
 Approval: Final
2. **NE2025-015** – Chocolate City Cleveland Mural Project  
 Project Address: 10450 Superior Ave  
 Ward: 9  
 Type: Public Art  
 Project Representative: Courtni Began, Destination Cleveland  
 Approval: Final
3. **DF2025-025** – Playhouse Square Artwalls  
 Project Address: 1305 Euclid Ave  
 Ward: 3  
 Type: Public Art  
 Project Representative: Nancy Boylan, L.A.N.D. studio  
 Approval: Final

### MANDATORY REFERRALS

1. **Ord. No. 717-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to WESTON-CMG JV, LLC to encroach into the public right-of-way of East Prospect Avenue by installing and maintaining a 48 ½" x 46" "RECORD RENDEZVOUS" Ohio Historical Marker that is mounted on a pole, with a foundation.
2. **Ord. No. 718-2025** (introduced by Council Members Slife, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital





## CITY OF CLEVELAND

Mayor Justin M. Bibb

### CITY PLANNING

**Calley Mersmann**  
Director

Projects to issue a permit to the Boards of Parks Commissioners of the Cleveland Metropolitan Park District to encroach into the public right-of-way of Old Lorain Road and Riveredge Road by installing, using, and maintaining a 10'-wide asphalt multi-purpose trail.

3. **Ord. No. 719-2025** (introduced by Council Members Santana, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Northeast Ohio Hispanic Center for Economic Development (NEOHCED) to encroach into the public right-of-way of West 25<sup>th</sup> Street by installing, using, and maintaining bollards along the building frontage.

***This item has been postponed.***

4. **Ord. No. XXX-2025** – Authorizing the Director of Economic Development to enter into a Tax Increment Financing agreement with Twain SB III, LLC, and/or designee for the redevelopment of the building at 45 E. 9<sup>th</sup> Street

### ADMINISTRATIVE APPROVALS

1. **Ord. No. 709-2025** (introduced by Council Members Kazy, Bishop, and Griffin – by departmental request) Authorizing the Director of Capital Projects to request Cuyahoga County to include items not eligible for Federal funds in the resurfacing of West 140<sup>th</sup> Street from Puritas Avenue to Lakewood Heights Boulevard; and to cause payment for the City's share.
2. **Ord. No. 723-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of designing, installing, and constructing various energy conservation measures at the City's Division of Police District facilities; authorizing the Director of Capital Projects to enter into one or more guaranteed energy saving performance contracts for a guaranteed maximum price with Public Works to enter into one or more maintenance agreements for the improvements; authorizing the Director of Finance to enter into one or more installment payment contracts and loan contracts to finance the improvements; and authorizing other documents.
3. **Ord. No. 724-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of repairing specific brick roadways from any and all funds as





**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**

**Calley Mersmann**  
Director

authorized by the Director of Finance, authorizing the Director of the Mayor's Office of Capital Projects to enter into one or more public improvement contracts for the making of the improvement; authorizing the Director to apply for and accept any gifts or grants; and authorizing any related agreements.

**ANTICIPATED ADMINISTRATIVE APPROVALS (FOR INFORMATION ONLY)**

*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

1. **Ord. No. XXX-2025** – Authorizing the Department of Port Control to enter into one or more agreements with public authorities and/or consultants to pay or reimburse directly related costs incurred by such entities for the purpose of implementing wetland mitigation programs for the Department including Cleveland Hopkins International (CLE) and Burke Lakefront (BKL) Airports.
2. **Ord. No. XXX-2025** – Amending Ordinance 762-2023 to grant consent to the County to apply for and accept an allocation of County Motor Vehicle License Tax Funds and authorizing the Director of Mayor's Office of Capital Projects to enter into one or more contracts with the County for the design, construction, and any relative agreements in making the improvement on Lee Road from Miles Avenue to North Corporation Line; from any and all funds as authorized by the Director of Finance necessary to fund the improvement.
3. **Ord. No. XXX-2025** – Authorizing the Directors of City Planning, Capital Projects, Sustainability, and Public Works to apply for, accept, and expend a grant from the Northeast Ohio Areawide Coordinating Agency for the Congestion Mitigation and Air Quality Improvement Program.
4. **Ord. No. XXX-2025\*\*** – Authorizing the Director of Economic Development to enter into a Tax Increment Financing agreement with TDG Franklin North, LLC, and/or designee for the development of a multifamily residential building.
5. **Ord. No. XXX-2025\*\*** – Authorizing the Director of Economic Development to enter into a Tax Increment Financing agreement with TDG Franklin Realty, LLC, and/or designee for the redevelopment of a former YWCA facility into a multifamily residential community and commercial storefront.




**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**
**Calley Mersmann**  
 Director

6. **Ord. No. XXX-2025\*\*** – Repealing Ordinance No. 40-2025, passed March 31, 2025, which authorized the Directors of Public Works and Economic Development to enter into a ground lease with Rust Belt Riders Composting, LLC for the use and occupancy of property known as PPN 125-16-003.
7. **Ord. No. XXX-2025\*\*** – Authorizing the Directors of Public Works and Economic Development to sell property known as PPN 125-16-003 to Rust Belt Riders Composting, LLC at fair market value.
8. **Ord. No. XXX-2025<sup>ΔΔ</sup>** – Appointing an assessment equalization board to hear objections to estimated assessments with respect to the creation of the Downtown Cleveland Improvement District of Cleveland and the initial plan for public services for the District; and declaring an emergency.
9. **Ord. No. XXX-2025<sup>ΔΔ</sup>** – Appointing an assessment equalization board to hear objections to estimated assessments with respect to the creation of the Gordon Square Arts District – Cleveland Improvement District and the initial plan for public services for the District; and declaring an emergency.
10. **Ord. No. XXX-2025<sup>ΔΔ</sup>** – Gordon Square Arts District – Cleveland Improvement District (GSAD-CIC) boundary technical amendment.

**\*\*** This legislation relates to a project reviewed and approved by CPC on 1/17/25

**ΔΔ** This legislation relates to a project reviewed and approved by CPC on 5/16/25

**DIRECTOR'S REPORT**

Calley Mersmann, Director of City Planning

**ADJOURNMENT**
**NEXT MEETING: Friday, July 11<sup>th</sup>, 2025 at 9:15 AM**

The presentation file for the June 27, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

