



CITY PLANNING COMMISSION

Friday, September 19, 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

LOT SPLITS / CONSOLIDATIONS

- Project Address: 2439 Tremont Ave
P.P.N.s: 004-17-004, 005, & 074
Ward 3: Council Member McCormack
SPA: Tremont
Type: Lot Split/Consolidation
Project Representative: Michael Nance

FAR WEST DESIGN REVIEW

- Al Ihsan-Al Alomary Mosque Campus Master Plan**
Project Address: Rocky River Dr
Ward 17: Council Member Slife
SPA: Kamm's
Type: Campus Master Plan
Project Representative: JP Ptacek, Larsen Architects
Approval: N/A (for information only)
- FW2025-14 – Al Ihsan School Wing Addition**
Project Address: 4600 Rocky River Dr
Ward 17: Council Member Slife
SPA: Kamm's
Type: New Addition





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Calley Mersmann
Director

Project Representative: JP Ptacek, Larsen Architects
Approval: Conceptual

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **EC2025-030** – 11201 Union Ave. Demolition

Project Address: 11201 Union Avenue
Ward 4: Council Member Gray
SPA: Mount Pleasant
Type: Demolition
Project Representative: Woo Jun, City of Cleveland
Approval: Final

2. **EC2025-031** – 1764 E 47th Demolition – Morgan Conservatory

Project Address: 1764 & 1766 E 47th Street
Ward 7: Council Member Howse-Jones
SPA: Goodrich-Kirtland Pk
Type: Demolition
Project Representative: Caylen Payne, Cuyahoga Land Bank
Approval: Final

3. **EC2025-022** – 8114 Euclid Demolition

Project Address: 8114 Euclid Ave
Ward 6: Council Member Griffin
SPA: Fairfax
Type: Demolition
Project Representative: Jonathan Evans, Evans Engineering
Approval: Final

This item has been postponed per request of the applicant

4. **EC2025-018** – New Chipotle Restaurant

Project Address: 8114 Euclid Ave
Ward 6: Council Member Griffin
SPA: Fairfax
Type: New Construction – Commercial
Project Representative: Jonathan Evans, Evans Engineering
Approval: Final

This item has been postponed per request of the applicant





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5. **EC2025-032** – African Town Retail

Project Address: Cedar Avenue between E 77th and E 78th

Ward 5: Council Member Starr

SPA: Fairfax

Type: New Construction – Commercial

Project Representatives: Joe Myers, Joseph Myers Architects, James Sosan, Developer

Approval: Conceptual

SPECIAL PRESENTATIONS – PUBLIC ART

1. **EC2025-027** – Huntington Bank Buckeye Branch Mural

Project Address: 11623 Buckeye Road

Ward 6: Council Member Griffin

SPA: Buckeye-Shaker Square

Type: Public Art – Mural

Project Representative: Ahlon Gonzalez, LAND Studio

Approval: Final

2. **EC2025-028** – AsiaTown Pop-Up Park – Ground Mural

Project Address: 3236 Payne Avenue

Ward 7: Council Member Howse-Jones

SPA: Goodrich-Kirtland Pk

Type: Public Art – Mural

Project Representative: Niraj Naik, MidTown Cleveland

Approval: Final

3. **EC2025-029** – Ubuntu Gathering Space Obelisk

Project Address: 10299 Shaker Boulevard

Ward 6: Council Member Griffin

SPA: Buckeye-Woodhill

Type: Public Art

Project Representative: Maya Madison, Robert P Madison Int'l Inc.

Approval: Schematic

4. **TAF Art Garden Spine Florae Sculpture**

Project Address: 3357 W. 50th St.

Ward 14: Council Member Santana





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SPA: Stockyards
Type: Public Art
Project Representative: Luis Rivas, Metro West CDO
Approval: Schematic

MANDATORY REFERRALS

1. **Ord. No. 1073-2025** (introduced by Council Members Bishop, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at the terminus of Bern Avenue to Greg Cznadel, for the purpose of consolidation with existing land to be used for greenspace and garden development.
2. **Res. No. 1097-2025** (introduced by Council Members Spencer, Bishop, and Griffin – by departmental request) Requesting the Director of Transportation of the State of Ohio determine and declare a reasonable and safe prima-facie speed limit of 30 miles per hour for Lake Avenue between West 117th Street and Detroit Avenue.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 1108-2025** (introduced by Council Members Polensek and Griffin – by departmental request) Authorizing the Director of Public Safety to enter into an amendment to Lease Agreement No. LS 2018-24 with Cuyahoga County for the lease of certain space located on various floors of the Justice Center to extend the term for one additional year, beginning October 2, 2025, with a one-year option to renew, exercisable by the Director of Public Safety.

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, October 3, 2025 at 9:15 AM





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To access the files for the September 19, 2025 meeting, please use this
Dropbox link: [CPC Dropbox Link 09.19.25](#)

