



CITY PLANNING COMMISSION AGENDA

DRAFT

Thursday, April 2, 2026

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

CONDITIONAL USES

Townhomes in a 2F District – WestCliff Townhomes

Project Address: 9908 Clifton Blvd

Ward 12: Council Member Tanmay Shah

SPA: Edgewater

Presenter: Xavier Bay, City Planner

Project Representative: Ryan Arth

Designs approved by Landmarks Commission with conditions on 9/25/2025 (Case 25-063).

Approvals Needed Per Section Per §337.031(h)(5):

CPC may grant conditional approval based on criteria from Section §337.031(e)

This item has been postponed to the April 17th CPC meeting per request of CM Shah

Townhomes in a 2F District – Fulton Development

Project Address: 1768 Fulton Ave

Ward 7: Council Member Austin N. Davis

SPA: Ohio City

Presenter: Xavier Bay, City Planner

Project Representative: Evin Peavy, Kismet Investments

Designs approved by Landmarks Commission on 12/12/2024 (Case 24-081).

Approvals Needed Per Section Per §337.031(h)(5):

CPC may grant conditional approval based on criteria from Section §337.031(e)





MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Ord. No. XXX-2026 (to be introduced) This resolution approves the creation of the Downtown Cleveland Improvement District as a Special Improvement District in the City; accepts petitions from owners of property in the District; approves the amended Articles of Incorporation of the Downtown Cleveland Improvement Corporation; approves a new plan for public services; declares it necessary to provide maintenance, security, marketing, and other services for the District; provides for the assessment of the cost of such work upon benefited properties in the District; declares an emergency; and authorizes the Director of City Planning to enter into a contract with Downtown Cleveland Improvement Corporation.

FAR WEST DESIGN REVIEW

PRJ26-007605 – Seven Seas Seafood Signage

Project Address: 15723 Lorain Ave

Ward 15: Council Member Charles J. Slife

SPA: Kamm's

Type: Signage

Project Representative: Steven Foster, The Sign and Graphics Firm

Approval: Final (Variance Required)

B25037033 – 4686 West 130 St Demolition

Project Address: 4686 West 130 St

Ward 13: Council Member Brian Kazy

SPA: Bellaire-Puritas

Type: Demolition

Project Representative: Khalil Ewais, Pioneer Engineering

Approval: Final

PRJ26-007365 – W 130th Mixed Use Development

Project Address: 4686 West 130 St

Ward 13: Council Member Brian Kazy

SPA: Bellaire-Puritas

Type: New Construction – Mixed Use

Project Representative: Khalil Ewais, Pioneer Engineering

Approval: Schematic

PRJ26-002961 – Cleveland Business Park

Project Address: 0 Rocky River Dr

Ward 15: Council Member Charles J. Slife

SPA: Kamm's





Type: New Construction – Industrial
Project Representative: Jack Kelly, Scannell Properties
Approval: Schematic

DOWNTOWN/FLATS DESIGN REVIEW

DF2026-007 – Meet Me Here Plaza

Project Address: Corner of Ontario St & Huron Rd. E
Ward 5: Council Member Richard A. Starr
SPA: Downtown
Type: New Construction
Project Representative: Cullen Meves, MKSK, on behalf of Rock Entertainment Group
Approval: Final (Variance Required)

PUBLIC ART DESIGN REVIEW

Public Art Program – Lake Pool Park, Glendale Park, & Sterling Recreation Center

Project Address: 1341 W. 85th St., 3813 E. 149th St., and 1380 E. 32nd St.
Wards 11, 1, & 8: Council Members Hudson, Jones, & Howse-Jones
SPA: Detroit Shoreway, Mount Pleasant, and Goodrich-Kirtland Pk
Type: Public Art
Project Representative: Tarra Petras, Public Art Project Coordinator
Approval: Final

MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Ord. No. 403-2026 (introduced by Council Member Conwell) Designating the Sapirstein Garage and House, at 852-854 East 95th Street, as a Cleveland Landmark.

Ord. No. 368-2026 (introduced by Council Members Bishop, Santana, Polensek, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to purchase property for the construction of the new Cleveland Division of Fire's Fire Station No. 23 located at 10022 Madison Avenue, for the Department of Public Safety.

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

Ord. No. 351-2026 (introduced by Council Members Hudson, Davis, Bishop, Santana, and Griffin – by departmental request) Authorizing the Director of Capital Projects to enter into an amendment to Contract No. CT-0103-PS2023*0338 with Michael Baker International, Inc. to





provide additional design services needed to enhance the scope of the rehabilitation of Lorain Avenue from West 65th Street to West 20th Street, for the Office of Capital Projects.

Ord. No. 353-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to install a Dynamic Message System, a Queue Warning System Lite, queue detection cameras, and associated infrastructure at various locations along IR-90 and SR-176 in the City of Cleveland; accepting gifts and grants, acquiring, accepting, and recording necessary rights-of-way; and authorizing agreements.

**This item was approved as an un-numbered ordinance by CPC on 3/6/26.*

Ord. No. 365-2026 (introduced by Council Members Howse-Jones, Bishop, Santana, and Griffin - by departmental request) Authorizing the Director of Capital Projects to issue a permit to Juliet LLC, to encroach into the public right-of-way of West 6th Street by installing, using, and maintaining decorative wrought irons, 4"x4" steel posts, footers, and a steel canopy.

**This project's design was approved by Landmarks Commission on 6/12/25.*

Res. No. 375-2026 (introduced by Council Members Starr, Bishop, and Santana - by departmental request) Declaring the intent to vacate a portion of Central Avenue.

**This street vacation is part of the Bedrock Public Realm 1A plan, approved by CPC on 12/5/25.*

Ord. No. 407-2026 (introduced by Council Members Howse-Jones, Hudson, Santana, Slife, Kazy, and Griffin - by departmental request) Determining the method of making the public improvement of constructing the Archwood Avenue and West 39th Street, Bradgate Avenue, Clybourne Avenue, East 58th Street, and Luther Avenue area sewer replacement projects; authorizing the Director of Public Utilities to enter into one or more public improvement contracts; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any loans or grants from any public or private entity.

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, April 17, 2026 at 9:15 AM

