



CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, June 5, 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 1F District - WestCliff Townhomes

Project Address: 9903 Clifton Blvd

Ward 12: Council Member Tanmay Shah

SPA: Edgewater

Presenter: Xavier Bay, City Planner

Project Representative: Ryan Arth

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

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

ZONING MAP AMENDMENTS

Map Change 2698 - Changing the zoning districts of parcels of land south of Saint Clair

Avenue between Lakeview Road and Thornhill Drive (Map Change 2698)

Ward 9: Council Member Kevin Conwell

SPA: Glenville

Presenter: Xavier Bay, City Planner

Project Representative: Jeff Henderson, Architect, and Hollie Dellisanti, CMSD





Map Change 2699 – Changing the zoning districts of parcels of land north of Meyer Ave between West 31st Street and West 30th Street. (Map Change 2699)

Ward 14: Council Member Jasmin Santana

SPA: Clark-Fulton

Presenter: Xavier Bay, City Planner

Project Representative: Jeff Henderson, Architect, and Hollie Dellisanti, CMSD

NEAR WEST DESIGN REVIEW

PRJ26-016545 – Lincoln-West HS

Project Address: 3202 W 30th

Ward 14: Council Member Jasmin Santana

SPA: Clark-Fulton

Type: New Construction

Project Representative: Jeff Henderson, TDA Architecture

Approval: Conceptual

PRJ26-XXXX – The Art Garden

Project Address: 5004 Storer Ave

Ward 14: Council Member Jasmin Santana

SPA: Stockyards

Type: Park & Art Garden

Project Representative: Tim Dehm, Western Land Conservancy

Approval: Final

FAR WEST DESIGN REVIEW

PRJ26-012032 – 24 Hr Drive Thru Signage Plan

Project Address: 14016 Triskett Ave

Ward 15: Council Member Charles J. Slife

SPA: Kamm's

Type: Signage

Project Representative: Eyad Ali, Neon City Inc

Approval: Final (Variance Required)





CENTRAL EAST DESIGN REVIEW

EC2026-013 – Building E Expansion

Project Address: 9105 Cedar Ave
Ward 6: Council Member Blaine A. Griffin
SPA: Fairfax
Type: New Construction
Project Representative: Ed Paine
Approval: Conceptual

SOUTHEAST DESIGN REVIEW

CSE2026-003 – Broadway TOD Plan

Project Address: Broadway Neighborhood
Wards 2 & 3: Council Members Bishop & Gray
SPA: Broadway-Slavic Village
Type: Neighborhood Plan
Project Representative: Krysta Pesarchick
Approval: Final

CSE2026-004 – Slavic Village Neighborhood Plan

Project Address: Slavic Village Neighborhood
Wards 2 & 3: Council Members Bishop & Gray
SPA: Broadway-Slavic Village
Type: Neighborhood Plan
Project Representative: Slavic Village Development, SmithGroup
Approval: Final

PUBLIC ART DESIGN REVIEW

Tremont West Dan Bortz Mural

Project Address: 2406 Professor Avenue
Ward 7: Council Member Austin N. Davis
SPA: Tremont
Type: Public Art
Project Representative: Donna Grigonis, Tremont West Development Corporation
Approval: Final





EC2026-015 – E. 55th & Euclid Railroad Bridge

Project Address: E. 55th & Euclid Ave.

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: Hough

Type: Public Art

Project Representative: Ahlon Gonzalez

Approval: Conceptual

Huron/Prospect Asphalt Art Installation

Project Address: Prospect & Huron

Ward 5: Council Member Richard A. Starr

SPA: Downtown

Type: Public Art

Project Representative: Ryan Jaenke, Artist

Approval: Final

MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Ord. No. 686-2026 (introduced by Council Members Starr, Santana, and Griffin - by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by East 9th Scarlet, LLC, and/or its designee, located at 2060 East 9th Street 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 Project Scarlet.

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

Ord. No. 601-2026 (introduced by Council Members Kazy and Griffin - by departmental request) Determining the method of making the public improvement of constructing a new pump station and ground level tank at the Pleasant Valley Road Station and demolishing and removing the existing station and tank; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; acquiring, accepting, and recording necessary rights-of-way; authorizing the director to employ one or more professional consultants necessary for the improvement; and authorizing the Director of Public Utilities and/or Director of Finance to apply for and accept one or more Water Supply Revolving Loan Account loans, grants, and other funding.





Ord. No. 602-2026 (introduced by Council Members Kazy and Griffin - by departmental request) Determining the method of making the public improvement of inspecting, repairing, renewing, and/or replacing transmission water mains, valves, and appurtenances and making the corrosion control inspections and improvements as part of the transmission water main renewal and corrosion prevention and control program from 2027 through 2031; authorizing one or more professional consultants for the improvements; and to apply for and accept additional funding.

Ord. No. 693-2026 (introduced by Council Members Starr, Santana, and Griffin - by departmental request) Authorizing the Director of Development to enter into a Tax Increment Financing Agreement with East9th Scarlet, LLC, and/or its designee, to assist with the financing of the East9th Scarlet, LLC Project to be located at 2060 East 9th Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Ord. No. 695-2026 (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) Authorizing the Director of Development to enter into a Tax Increment Financing Agreement with RJI 2230 SA Holding LLC, and/or its designee, to assist with the financing of the Heller Keller-Kohn Project to be located at 2230 Superior Ave; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Ord. No. 696-2026 (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) Authorizing the Director of Development to enter into a Tax Increment Financing Agreement with 2202 Superior LLC, and/or its designee, to assist with the financing of the Heller Keller-Kohn Project to be located 2202 Superior Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

SPECIAL PRESENTATIONS - FOR INFORMATION ONLY

Legacy Three Ward Project - Council Member Starr & Cuyahoga County Land Bank

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT





CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Calley Mersmann, Director

NEXT MEETING: Friday, June 26, 2026 at 9:15 AM

To access the files for the Friday, June 5, 2026 meeting, please use this Dropbox Link: [060526 CPC Files](#)

Public comments may be submitted to cityplanning@clevelandohio.gov or by calling 216-664-2210 by Wednesday at noon before the meeting. Individuals that wish to comment during the meeting should contact the City Planning office and request access to the WebEx meeting. Please call 216-664-2210 or email (preferred) cityplanning@clevelandohio.gov including "CPC 06/05/26 Webex request" in the subject line.

