



CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, September 4, 2026

Room 514, City Hall, 9:15am

This Planning Commission meeting will be conducted as a hybrid meeting in accordance with Section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976. 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

FORM BASED CODE REVIEW

E. 67th Street Homes – PRJ26-035164, PRJ26-035162, PRJ26-035161, PRJ26-035160, PRJ26-035159

Project Address: 1063, 1067, 1071, 1075, 1079 E. 67th Street

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: St. Clair-Superior

Type: 5 Unit SF Development

Project Representative: Gillian Hall

Approval: Final

CONDITIONAL USES & ZONING REFERRALS

PRJ26-017570 – Large Residential Facility

Project Address: 6805 Clark Ave

Ward 11: Council Member Nikki Hudson

SPA: West Boulevard

Presenter: Xavier Bay, City Planner

Project Representative: Latrice Mills

Approvals Needed per Section §337.08(g) (1-2)





PRJ26-035944 – Pedestrian Retail Overlay

Project Address: 10207 Madison Ave
Ward 12: Council Member Tanmay Shah
SPA: Cudell
Presenter: Xavier Bay, City Planner
Project Representative: Haifa Farhat
Approvals Needed per Section §343.23(e)(2)

FAR WEST DESIGN REVIEW

PRJ26-030904 – GFS Monument Sign

Project Address: 1363 W 117th St, Cleveland, OH 44107
Ward 12: Council Member Tanmay Shah
SPA: Edgewater
Type: Signage
Project Representative: Jack Vos
Approval: Final (Variation Required)

DOWNTOWN/FLATS DESIGN REVIEW

PRJ26-035247 – Potbelly Signage Rebrand

Project Address: 515 Euclid Ave
Ward 5: Council Member Richard A. Starr
SPA: Downtown
Type: Signage
Project Representative: Jennifer Smith, Sign Erectors, Inc.
Approval: Final (Variation Required)

DF26-009 – Cleveland Hopkins International Airport – Parking Structure, Ground Transportation Center, Rapid Transit Station

Project Address: 5300 Riverside Drive
Ward 15: Council Member Charles J. Slife
SPA: Hopkins
Type: New Construction – Commercial
Project Representative: Erin Schoop
Approval: Conceptual





NEAR WEST DESIGN REVIEW

PRJ26-007298 – Nirvana Dispensary

Project Address: 4002 Jennings Rd
Ward 4: Council Member Kris Harsh
SPA: Brooklyn Centre
Type: New Construction
Project Representative: Fayez Abboud
Approval: Schematic

NORTHEAST DESIGN REVIEW

PRJ26-033360/NE 2025-029 – Haus of Transcendent Cleveland

Project Address: 1201 E 60th Street, Cleveland, Ohio 44103
Ward 8: Council Member Stephanie D. Howse-Jones
SPA: St. Clair-Superior
Type: New Construction – Mixed Use
Project Representative: Carter Edman
Approval: Conceptual

CENTRAL EAST DESIGN REVIEW

Sisters of Charity Health & Healing Hub

Project Address: Central
Ward 5: Council Member Richard A. Starr
SPA: Central
Type: Neighborhood Plan
Project Representative: Elizabeth Ellis, CUDC, and Thom Olmstead, Sisters of Charity Health System
Approval: Conceptual

PUBLIC ART DESIGN REVIEW

ART26-016 – 78 Pueblos y Una Bandera Mural

Project Address: 3140 W. 25th St.
Ward 14: Council Member Jasmin Santana
SPA: Clark-Fulton





Type: Public Art

Project Representative: Letitia Lopez & Marilyn Alejandro-Rodriguez

Approval: Final

MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Amending Ord. No. 915–2026 (introduced by Council Members Santana and Griffin – by departmental request) To amend Sections 457.02, 457.03, 457.10, and 457.99 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various ordinances, relating to public garages and parking lots.

This legislation was reviewed and approved at CPC on 8/7/26.

Ord. No. 926–2026 (introduced by Council Members Bishop and Griffin – by departmental request) Authorizing the Directors of Capital Projects and/or City Planning to apply for and accept grants from the Ohio Department of Transportation for the 2024 Pedestrian Safety Improvement Program to implement safety improvements at various sites throughout the City; to apply for and accept any gifts or grants from any public or private entity; giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the safety improvements; authorizing the Director of Capital Projects to enter into any relative agreements; and causing payment to the State for the City's share of the improvement.

Ord. No. 927–2026 (introduced by Council Members Conwell, Santana, Polensek, and Griffin – by departmental request) Authorizing the Directors of Public Health, Development, and/or Public Safety, to enter into one or more agreements with the Board of Education of the Cleveland Municipal School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties.

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

Ord. No. 921–2026 (introduced by Council Members Slife, Bishop, Santana, and Griffin – by departmental request) To vacate a portion of each of the following streets: Forestwood Avenue S.W., Midvale Avenue S.W., West 185th Street, West 188th Street, and West 190th Street.

Ord. No. 924–2026 (introduced by Council Members Slife and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing an upgrade and improvement to the in-line baggage system at Cleveland Hopkins International Airport; authorizing the Director of Port Control to enter into one or more contracts with Cleveland Terminal & Equipment Company for that purpose; authorizing the purchase of





materials, equipment, supplies, and services if not provided under the public improvement; and authorizing one or more agreements to implement the improvement.

Ord. No. 928-2026 (introduced by Council Members Shah, Hudson, Bishop, Polensek, Santana, and Griffin - by departmental request) To appropriate property for the public purpose of constructing the new City of Cleveland Fire Station 23 located at 10022 Madison Avenue.

Ord. No. 931-2026 (introduced by Council Members Bishop and Griffin - by departmental request) Authorizing the Directors of Parks and Recreation and/or Capital Projects to enter into an agreement with the Cleveland Browns Stadium Company LLC to reimburse the Cleveland Browns for the emergency repairs made to Huntington Bank Field performed by the Cleveland Browns Stadium Company LLC.

Ord. No. 935-2026 (introduced by Council Member Griffin) Changing the Use, Height, and Area Districts of parcels of land east of East 89th Street between Beckham Avenue and Capitol Avenue; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map Change 2701).

This map change was reviewed and approved at CPC on 8/21/26

Ord. No. 936-2026 (introduced by Council Member Santana) Changing the Zoning Districts of parcels of land north of Meyer Ave between West 31st Street and West 30th Street as shown on the attached map (Map Change 2699)

This map change was reviewed and approved at CPC on 6/5/26.

Ord. No. 937-2026 (Introduced by Council Member Conwell) Changing the zoning districts of parcels of land South of Saint Clair Avenue between Lakeview Road and Thornhill Drive (Map Change 2698).

This map change was reviewed and approved at CPC on 6/5/26.

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, September 18, 2026 at 9:15 AM





CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Calley Mersmann, Director

To access the files for the Friday, September 4, 2026 meeting, please use this Dropbox Link: [9.4.26 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 09/04/26 Webex request" in the subject line.

