



CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, September 18, 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

ZONING MAP AMENDMENTS

Map Change 2686 – Changing the zoning districts of parcels of land north and south of Lakeshore Boulevard between East 156th Street and East 172nd Street (Map Change 2686).

Ward 10: Council Member Michael D. Polensek

SPA: Collinwood-Nottingham

Presenter: Nick Tarpey, Deputy Zoning Administrator

Map Change 2690 – Changing the zoning districts of parcels of land east and west of East 156th Street between East 152nd Street and East 163rd Street. (Map Change 2690).

Ward 10: Council Member Michael D. Polensek

SPA: Collinwood-Nottingham

Presenter: Nick Tarpey, Deputy Zoning Administrator

CONDITIONAL USES & ZONING REFERRALS

PRJ26-002684 – Wireless Telecommunication Tower

Project Address: 3182 E 82nd St

Ward 5: Council Member Richard A. Starr

SPA: Kinsman

Presenter: Nick Tarpey, Deputy Zoning Administrator

Project Representative: Kimberly Bryja





CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Calley Mersmann, Director

Approvals Needed Per Section 354.04 (a) (1-2)

PRJ26-011366 – Pedestrian Retail Overlay

Project Address: 12406 Larchmere Blvd

Ward 6: Council Member Blaine A. Griffin

SPA: Buckeye-Shaker Square

Presenter: Nick Tarpey, Deputy Zoning Administrator

Project Representative: Maureen Brown

Approvals Needed per Section §343.23(e)(2)

PRJ26-025756 – Pedestrian Retail Overlay

Project Address: 10022 Madison Ave

Ward 12: Council Member Tanmay Shah

SPA: Cudell

Presenter: Nick Tarpey, Deputy Zoning Administrator

Project Representative: James Ptacek (JP)

Approvals Needed per Section §343.23(e)(2)

LOT SPLITS / CONSOLIDATIONS

Lot Split @ Barber Ave/West 32nd Place

Project Address: 3104 Barber Ave & 2669 West 32nd Place

P.P.N.s: 007-23-132

Ward 7: Council Member Austin N. Davis

SPA: Clark-Fulton

Project Representative: Ben Beckman, President, Joy Court Fee Owner, LLC

NORTHEAST DESIGN REVIEW

PRJ26-011433 – 6313 St. Clair Demolition

Project Address: 6313 St Clair Ave

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: St. Clair-Superior

Type: Demolition

Project Representative: Albert Robinson, A&D Enterprises

Approval: Final

This demolition proposal has been postponed per request of CM Howse-Jones.





CENTRAL EAST DESIGN REVIEW

EC2026-010 – Midtown Lofts

Project Address: 3301 Payne Ave

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: Goodrich-Kirtland Pk

Type: New Construction

Project Representative: Carolyn Behmer, The NRP Group

Approval: Final

EC2026-010 – Dave's Demolition

Project Address: 3301 Payne Ave

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: Goodrich-Kirtland Pk

Type: Demolition

Project Representative: Carolyn Behmer, The NRP Group

Approval: Final

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: Schematic

PRJ26-033732 – CCF E 90th & Cedar Demos

Project Address: 8921, 8927, 8931 Cedar Ave

Ward 6: Council Member Blaine A. Griffin

SPA: Fairfax

Type: Demolition

Project Representative: Ed Paine

Approval: Final

PUBLIC ART DESIGN REVIEW

PRJ26-XXX – LHAC Blight Mitigation Pilot

Project Address: Buckeye Rd

Ward 6: Council Member Blaine A. Griffin





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Calley Mersmann, Director

SPA: Buckeye-Shaker Square
Type: Public Art
Project Representative: Robert Bray
Approval: Final

MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Ord. No. 1032-2026 (introduced by Council Members Howse-Jones, Bishop, Santana, and Griffin – by departmental request) Authorizing the Director of Capital Projects to issue a permit to 1293 West 9th Street, LLC to encroach into the public right-of-way of West 9th Street by installing, using and maintaining a new elevated concrete landing, ramp, and stairs.

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, October 2, 2026 at 9:15 AM

To access the files for the Friday, September 18, 2026 meeting, please use this Dropbox Link: [091826 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 09/18/26 Webex request" in the subject line.

