



CITY PLANNING COMMISSION

Friday, December 6th, 2024
Room 514, City Hall, 9:00am

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: 4612 Stickney Ave.
Parcel Number: PPN 012-16-055
Type: *Lot split for new houses*
Project Representative: Paul Beegan, Beegan Architectural Design
- Project Address: 789 Lakeview Rd.
Parcel Number: PPN 110-18-019 & 020
Type: *New parking lot for existing business*
Project Representative: TBD

NEAR WEST DESIGN REVIEW

- NW2024-030 2434 Pearl Rd. Demolitions**
Project Address: 2434 Pearl Rd.
Type: *Demolish three existing buildings*
Project Representative: Lucas Reeves, Old Brooklyn CDC, Geoff Aiken, Desmone
Approval Level: Final





NORTHEAST DESIGN REVIEW

1. NE2024-006 Arcade Place

Project Address: 353 & 357 E. 156th Street

Type: *New Construction*

Project Representative: Seth Task, Rebuild Cleveland LLC

Approval Level: Final

2. NE2024-024 6901 St. Clair Ave. Demolition

Project Address: 6901 St. Clair Ave.

Type: *Demolition*

Project Representative: Rebecca McGlynn, C&J Contractors

Approval Level: Final

3. NE2024-025 Garret Square Senior Apartments Signage

Project Address: 12417 Superior Ave.

Type: *Signage – variance required*

Project Representative: Mark Branovic, Advanced Installation & Sign Service

Approval Level: Final

4. NE2024-016 Churchill Gateway II LLC

Project Address: 10700 Churchill Ave.

Type: *New Construction*

Project Representative: Rolando Matias, MA Design

Approval Level: Final

FAR WEST DESIGN REVIEW

1. FW2024-012 6400 Herman Ave. Development

Project Address: 6400 Herman Avenue

Type: *New 135 unit mixed-use building*

Project Representative: Justin Strizzi, Heirloom Company

Approval Level: Schematic





EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. ECB2024-xxx 9014 Cedar Ave. Demolition

Project Address: 9014 Cedar Ave.

Type: *Demolition*

Project Representative: Cedar Health Realty, LLC

Approval Level: Final

SPECIAL PRESENTATIONS – PUBLIC ART

1. NW2024-029 Total Eclipse Cleveland Mural

Project Address: 3815 Clark Ave.

Project Representative: Greg Mankis, Artist

Approval Level: Final (Retroactive)

2. Grow Wizard Mural

Project Address: 5700 Denison Ave.

Project Representative: Luis Rivas, Metro West CDO

Approval Level: Final (Retroactive)

3. The Art Garden TAF Mural #1

Project Address: 3382 W. 44th Street

Project Representative: Ariel Vergez, Artist

Approval Level: Final

MANDATORY REFERRALS

1. **Ord. xxxx-2025** (By departmental request): Shoreway Tower LLC Tax Increment Financing legislation.

2. **Ord. No. 1320-2024** (Introduced by Council Members Hairston, Bishop and Griffin – by departmental request) To amend the title and Section 1 of Ordinance No. 531-2023, passed May 31, 2023, as amended by Ordinance No. 564-2024, passed May 13, 2024, relating to the authorizing the Director of Capital Projects and/or Port Control, as





appropriate, to enter into one or more contracts for the detailed design and/or construction of the Early Implementation Phase of the Cleveland Harbor Eastern Embayment Resilience Strategy project.

3. **Res. No. 1324-2024** (Introduced by Council Members Maurer, Bishop and Hairston – by departmental request) Declaring the intent to vacate a portion of Redman Avenue S.W.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 1238-2024** (Introduced by Council Members Bishop and Griffin – by departmental request) To amend the title of Ordinance No. 643-2024, passed July 10, 2024 and to supplement the ordinance by adding new Sections 2a and 2b relating to designing and constructing , rehabilitating, renovating, replacing or otherwise improving recreation facilities, ancillary recreation buildings, parks playgrounds, and other similar structures or amenities on City-owned and City-leased properties, including site improvements and appurtenances.
2. **Ord. No. 1244-2024** (introduced by Council Members Conwell, Hairston and Griffin – by departmental request) Authorizing the Director of Community Development to enter into a development agreement with Ryte 2 Development Corp. LLC or its designee, for the sale and redevelopment of City-owned parcels which are currently in the Land Reutilization Program and located on Superior Avenue near East 105th Street for the Glen H.A.V.E.N. development project; and authorizing the Mayor and the Commissioner of Purchases and Supplies to sell City-owned properties no longer needed for public use to Ryte 2 Development Corp., LLC, or its designee.
3. **Ord. No. 1245-2024** (Introduced by Council Members Polensek, Bishop and Griffin – by departmental request) Authorizing the Director of Capital Projects to issue one or more permits to the Cuyahoga County Department of Public Works to encroach into the public rights-of-way





of East 156th Street and Shore Acres Drive installing, using and maintaining a 10'-wide asphalt multi-purpose trail.

4. **Ord. No. 1246-2024** (Introduced by Council Members McCormack, Bishop, and Griffin – departmental request) Authorizing the Director of Capital Projects to issue a permit to fundamental Parking, LLC to encroach into the public right-of-way of Scranton Road by installing, using and maintaining the foundation and northern building wall of the Cleveland Clinic Global Peak Performance Center.
5. **Ord. No. 1247-2024** (Introduced by Council Members McCormack, Bishop and Griffin – by departmental request) Authorizing the Director of Capital Projects to issue a permit to Huron Holdings, LLC to encroach into the public right-of-way of Scranton Road by installing, using and maintaining the foundation and southern building wall of the Cleveland Clinic Global Peak Performance Center.
6. **Ord. No. 1250-2024** (Introduced by Council Members McCormack and Griffin – by departmental request) Determining the method of making the public improvements of designing and constructing various types of structures at Cleveland Hopkins international Airport; authorizing the Director of Port Control to enter into one or more contracts for the making of the improvement.
7. **Res. No. 1254-2024** (Introduced by Council Members McCormack, Bishop and Griffin – by departmental request) Declaring the intent to vacate all of Joy Court and Day Alley.
8. **Ord. No. 1274-2024** (Introduced by Council Members Slife, Bishop, Kazy and Griffin – by departmental request) Determining the method of making the public improvements of both designing and installing an on-site solar photovoltaic and battery energy storage-ready system at the Gunning Park recreation Center; authorizing the Director of Capital Projects, on behalf of the Office of Sustainability, to enter





into one of more contracts with Ameresco, Inc. for the purpose and also for operating and maintaining the system after installation; and authorizing the purchase of materials, equipment, supplies and services to implement the improvement.

9. Ord. No. 1308-2024 (introduced by Council Members Polensek, Bishop and Griffin – by departmental request) Authorizing the Director of Public Works to accept a donation of real estate located at 15891 East 159th Street, from McDonald’s Real Estate Company for use by the Department of Public Works.

10. Ord. No. 1311-2024 (Introduced by Council Members Spencer, Hairston and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Shoreway Tower LLC, and/or its designee, located at 1200 West 76th Street, Cleveland OH 44102 for 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 Shoreway Tower, LLC Project.

SPECIAL PRESENTATION (FOR INFORMATION ONLY)

1. Zoning Text Change to require site plan dimensions and other requirements
Presenter: Shannan Leonard, Chief Zoning Administrator

2. Design Review guidance for level of review
Presenter: Joyce Pan Huang, Director

DIRECTOR’S REPORT

1. 2024 Operational Hearing & Accomplishments update

ADJOURNMENT

NEXT MEETING: Friday, December 20, 2024 at 9:00 AM





CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

JOYCE PAN HUANG

Director

To access the files for the December 6, 2024 meeting, please use this
Dropbox link: [CPC Dropbox Link 12.6.24](#)

