



Planning Commission Agenda

Friday, October 21, 2022

DRAFT

WebEx Virtual Meeting, 9:00am

The following Planning Commission meeting will be conducted as a virtual 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:

<http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/MeetingSchedules>

APPROVAL OF MINUTES FROM PREVIOUS MEETING

ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2022(Ward 6/Councilmember Griffin): Changing the Use, Area & Height Districts of parcels of land north of Cedar Avenue between East 107th Street and Stokes Boulevard; and subjecting an area titled the Site Development Boundary per §333.02 of the Cleveland Zoning Code (Map Change 2656).

NEW TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT

1. For PPNs# 002-14-061, -123, & -060
Project Addresses: 1424,1428, & 1430 West 48th Street
Project Representative: Shannan Leonard, Staff Planner

NEAR WEST DESIGN REVIEW

1. NW2022-035 – Proposed Demolition of a 2-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 3366 West 25th Street
Project Representative: Ron Tannenbaum, RDL Architects
2. NW2022-036 – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 3370 West 25th Street
Project Representative: Ron Tannenbaum, RDL Architects
3. NW2022-037 – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 3374 West 25th Street
Project Representative: Ron Tannenbaum, RDL Architects



4.	NW2022-038 – Proposed Demolition of a 2-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 3390 West 25 th Street Project Representative: Ron Tannenbaum, RDL Architects
5.	NW2022-039 – West 25 th Apartments and MetroHealth Police Station: Seeking Conceptual Approval Project Address: 3390 West 25 th Street Project Representative: Ron Tannenbaum, RDL Architects
EUCLID CORRIDOR DESIGN REVIEW	
1.	EC2022-033 – Cleveland Clinic Neurological Institute New Construction: Seeking Schematic Design Review Project Address: 2083 East 89 th Street Project Representative: Adam O’Brien, Stantec Architecture John Messenger, Hopkins Architects Simon Fraser, Hopkins Architects Upesh Dhanji, Cleveland Clinic Alex Xu, Cleveland Clinic Russ Saghy, Cleveland Clinic
2.	EC2022-026 – Havyn Apartments Rehab: Seeking Final Approval Project Address: 1780 East 89 th Street Project Representatives: Donn Vokic, LDA Architects Giancarlo Calicchia, Property Owner Dominick Durante, LDA Architects Michael Sanbury, LDA Architects Kaylyn Millen, LDA Architects
DOWNTOWN FLATS DESIGN REVIEW	
1.	DF2022-056 – New Wall Mural: Seeking Final Approval Project Address: 620 Prospect Avenue Project Representative: Travis Jeric, Stark Enterprises



NORTHEAST DESIGN REVIEW

1. NE2022-018 – Cleveland Dispensary New Construction: Seeking Conceptual Approval
Project Address: 4618 St Clair Avenue
Project Representative: Leon Sampat, LS Architects
2. NE2022-020 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 6507 Superior Avenue
Project Representative: Alex Abramowitz, City of Cleveland
3. NE2022-022 – Proposed Demolition of a 2 ½-Story Apartment Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 10417 Columbia Avenue
Project Representative: Alex Abramowitz, City of Cleveland
4. NE2022-023 – Proposed Demolition of a 2-Story Apartment Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 13709 Blenheim Road
Project Representative: Alex Abramowitz, City of Cleveland

FAR WEST DESIGN REVIEW

1. FW2022-018 – EDEN Expansion Phase III Eight-Unit Apartment Building New Construction: Seeking Schematic Design Approval
Project Addresses: 7813-23 Madison Avenue
Project Representative: Richard Carr, EDEN

MANDATORY REFERRALS

1. Ordinance No. 867-2022(Ward 15/Councilmember Spencer): Designating the Romanian Baptist Church as a Cleveland Landmark.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 1014-2022(Ward 6/Councilmember Griffin; by departmental request: To repeal Ordinance No. 975-2019, passed October 14, 2019, relating to the vacation of a portion of East 103rd Street.



2.	Ordinance No. 1017-2022(Citywide; Introduced by Councilmember McCormack): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Section 357.071, relating to yards and courts.
3.	Ordinance No. 1039-2022(Ward 3/Councilmember McCormack): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by 1209 Fairfield, LLC, or its designee, located at 1111 Fairfield Avenue 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 Driftwood Mixed-Use Development Project.
4.	Ordinance No. 1040-2022(Ward 3/Councilmember McCormack): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Peninsula MFH Owner, LLC, or its designee, located at 1951 Carter Road 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 Scranton Peninsula / Carter Road Residential Apartment Project.
5.	Ordinance No. 1051-2022(Ward 3/Councilmember McCormack): To amend Section 8 of Ordinance No. 2247-02, passed December 6, 2002, relating to a Tax Increment Financing Agreement with Lower Euclid Avenue, LLC to authorize the use of excess TIF revenue funds for needed additional work to improve or maintain the Lower Euclid Avenue commercial or residential TIF District.
SPECIAL PRESENTATIONS – Public Art	
1.	NW2022-033 – Darius Steward Old Brooklyn “Art in Healing” Mural: Seeking Final Approval Project Location: 4274 Pearl Road Project Representatives: Lucas Reeve, Old Brooklyn CDC Darius Steward, Artist
2.	NE2022-024 – Angela’s Family Restaurant Mural: Seeking Final Approval Project Address: 7121 St Clair Avenue Project Representative: Maeve Kozak, St Clair Superior DC



SPECIAL PRESENTATIONS

1. PetBOT

Presenters: Robert Knopf, City of Cleveland

Allison Hennie, Manager, Urban Design & Architecture

DIRECTOR'S REPORT

ADJOURNMENT