



# Planning Commission Agenda

Friday, October 21, 2022

REVISED 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 107<sup>th</sup> 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 48<sup>th</sup> 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 25<sup>th</sup> 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 25<sup>th</sup> 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 25<sup>th</sup> 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 <sup>th</sup> Street Project Representative: Ron Tannenbaum, RDL Architects
5.	NW2022-039 – West 25 <sup>th</sup> Apartments and MetroHealth Police Station: Seeking Conceptual Approval Project Address: 3390 West 25 <sup>th</sup> Street Project Representative: Ron Tannenbaum, RDL Architects
<b>EUCLID CORRIDOR DESIGN REVIEW</b>	
1.	EC2022-033 – Cleveland Clinic Neurological Institute New Construction: Seeking Schematic Design Review Project Address: 2083 East 89 <sup>th</sup> 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 <sup>th</sup> Street Project Representatives: Dom Vokic, LDA Architects Giancarlo Calicchia, Property Owner Dominick Durante, LDA Architects Michael Sanbury, LDA Architects Kaylyn Millen, LDA Architects Emily Loomis, LDA Architects
<b>DOWNTOWN   FLATS DESIGN REVIEW</b>	
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: Brett Parsons, 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: Brett Parsons, 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: Brett Parsons, 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  
**Note: this item has been removed from the agenda at the request of Planning Staff.**

**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 103<sup>rd</sup> 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.
6.	Ordinance No. 1062-2022(Ward 17/Councilmember Slife): Authorizing the Director of Port Control to enter into a ground lease with the Sherwin-Williams Company for property located within the West Campus-Corporate Aviation Area of Cleveland Hopkins International Airport on West Hangar Road to design, construct, and operate a corporate hangar facility, for a term not less than thirty years.
7.	Ordinance No. 1065-2022(Ward 3/Councilmember McCormack): Authorizing the Director of Public Safety to renew Lease Agreement No. LS 2018-24 with Cuyahoga County for the lease of certain space located on various floors of the Justice Center, for a term of one year, beginning October 2, 2022.



8. Ordinance No. 1064-2022(Strongsville, Ohio): Determining the method of making the public improvement of improving the pumps, electrical equipment, controls, safety, and other related items at the Pearl Road pumping station; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.

**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**