



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

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www.planning.city.cleveland.oh.us

Planning Commission Agenda

Friday, November 19th, 2021

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>

OLD BUSINESS

SPECIAL PRESENTATIONS – Public Art

1. Matthew 25 Sculpture *When I was in Prison*: Seeking Final Approval
Project Address: 3389 Fulton Road
Project Representative: Tarra Petras, City of Cleveland
2. *Black Family: When I Get Home* Mural: Seeking Final Approval
Project Address: 3859 Superior Avenue
Project Representative: Joyce Huang, MidTown Cleveland

LOT CONSOLIDATIONS/SPLITS

1. For PPN# 003-32-097
Address: 1745 West 31st Place
Presenter: Kevin Robinette, Architect

NORTHEAST DESIGN REVIEW

1. NE2021-037 – St. Francis School Electronic Message Center: Seeking Final Approval
Project Address: 7119 Superior Avenue
Project Representative: Charles Williams, St. Francis School

NEAR WEST DESIGN REVIEW

1. NW2021-036 – Harbor 44 Phase 2 Housing/Townhomes New Construction: Seeking Schematic Design Approval
Project Address: 2035 West 44th Street
Project Representative: Antonia Marinucci, Designer



EUCLID CORRIDOR DESIGN REVIEW

1. EC2020-007 – Parking Structure to support 10600 Chester project: Seeking Final Approval
Project Address: 10590 Chester Avenue
Project Representatives: David Craun, Bialosky Cleveland
Sean O’Gorman, White Oak
2. EC2021-026 – Fine Arts Garden Extension: Seeking Final Approval
Project Location: Chester Avenue b/w MLK Jr. Blvd. and Stokes Blvd.
Project Representative: Jeffrey Strean, Cleveland Museum of Art

DOWNTOWN/FLATS DESIGN REVIEW

1. DF2021-009 – St John’s Cathedral Monument Sign: Seeking Final Approval
Project Address: 1007 Superior Avenue
Project Representative: Terry Fields, Berardi Partners
Note: this is a revised submittal of a project that was Approved with the Condition on May 7, 2021, that the City create a policy regarding live-streaming of events on electronic message centers.
Note: the revised submittal was Tabled by the Planning Commission on August 6, 2021.
2. DF2021-027 – Silverhills at Thunderbird New Construction: Seeking Schematic Design Approval
Project Location: West Bank of Carter Road (PPN 004-28-018)
Project Representative: Matt Sommer, Dimit Architects
Note: this project was removed from the agenda at the request of the applicant.
3. DF2021-029 – 2022 NBA All-Star Signage and Beautification: Seeking Final Approval
Project Location: Citywide
Project Representative: Mike Mulhall, Greater Cleveland Sports Commission

NEW BUSINESS

NEW TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT

1. For PPNs# 004-03-096, -095, -094, & -093
Project Addresses: 1907-1915 Freeman Avenue
Project Representative: Joe Chura. Property Owner



CONDITIONAL USE PERMIT IN A PEDESTRIAN RETAIL OVERLAY DISTRICT

1. For PPN# 006-07-081
Address: 7422 Lorain Avenue
Per Section 343.23(e)(2)
 - A. Off-Street Parking or Loading Area
 - B. Driveway extending across a Public Sidewalk

Presenters: Shannan Leonard, Staff Planner

Bill Ripcho, Ripcho Studio

MANDATORY REFERRALS

1. Ordinance No. 973-2021(Ward 3/Councilmember McCormack): Approving the application of the Ohio City Legacy, LLC to establish the Ohio City Community Entertainment District; to amend Section 699A.011 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by Ordinance No. 620-15, passed June 8, 2015, related to Community Entertainment Districts defined.
2. Ordinance No. 980-2021(Ward 7/Councilmember B. Jones): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the John Raper School and property located at 1596 East 86th Street for future redevelopment for the Department of Community Development; to convey the property to Natural Areas Land Conservancy, or its designee; and to enter into an agreement between the City and the Redeveloper.
3. Ordinance No. 993-2021(Ward 5/Councilmember Gray): Authorizing the Director of Economic Development to enter into a Purchase and/or Option to Purchase Agreement with Project Boron, LLC, or its designee, in connection with the sale of City-owned properties located along Opportunity Corridor for purposes of the development of the Orlando Baking Company Project; and authorizing the Mayor and the Commissioner of Purchases and Supplies to convey the property, which is no longer needed for the City's public use.
4. Ordinance No. 997-2021(Ward 5/Councilmember Gray): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Project Boron, LLC, or its designee, to provide a debt reserve for the financing of the Orlando Baking Company Expansion Project to be located along the Opportunity Corridor; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.



5. Ordinance No. 1028-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Port Control to enter into one or more submerged land leases with the State of Ohio and future sub-leases with various tenants for the submerged land at Burke Lakefront Airport, for a term up to ninety-nine years, with two fifty-year options to renew, exercisable by the Director of Port Control; and to replace, modify, amend, extend, or otherwise adjust existing adjacent submerged land leases and sub-leases.
6. Ordinance No. 1036-2021(Ward 3/Councilmember McCormack): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Vispiri Flats LLC, or its designee, located at 601 Stones Levee 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 Cleveland Whiskey Project.
7. Ordinance No. xxx-2021(Ward 3/Councilmember McCormack): To authorize the Director of the Mayor’s Office of Capital Projects to accept transfer of a 0.0810 acre parcel of land, currently part of the State of Ohio’s limited access right-of-way adjacent to Interstate 90 at West 14th Street near Fairfield Avenue, from the Ohio Department of Transportation (“ODOT Parcel”), and to sell the ODOT Parcel and PPN 004-10-030 to 2260 West 14th, LLC, or its designee, at appraised value, for the purpose of constructing Phase II of the Tremont Oaks apartment project, and to make payment in the amount of appraised value to ODOT for the ODOT Parcel from sale proceeds from 2260 West 14th, LLC.
8. Ord. No. xxx-2021(Ward 5/Councilmember Gray): To authorize the Director of Economic Development to enter into the chain-of-title for certain properties associated with the project for the purpose of entering into a non-school Tax Increment Finance (TIF) agreement with the Reserve Premier, LLC or its designee. This TIF agreement will be up to 30 years in length. The City will declare certain improvements with respect to the project to be a public purpose and exempt 100% of the improvements from real property taxes.



ADMINISTRATIVE APPROVALS

1. Ordinance No. 990-2021(Citywide – Introduced by Councilmembers Kazy and Kelley by departmental request): Determining the method of making the public improvement of constructing and installing replacement sewers and repairing and rehabilitating existing sewers and sewer connections, relining sewers, and constructing and repairing catch basins and manholes at various locations throughout the City on an as-needed basis; and authorizing the Director of Public Utilities to enter into one or more public improvement requirement contracts for the making of the improvement; and authorizing grants, or loans.
2. Ordinance No. 995-2021(Ward 3/Councilmember McCormack; Ward 10/Councilmember Hairston): Authorizing the Director of Public Works and Public Utilities to execute various deeds of permanent and temporary easements granting to the Northeast Ohio Regional Sewer District certain easement rights at or under several City properties near South Marginal Road for the NEORSD’s Shoreline Consolidation Sewer Project and declaring the easement rights not needed for the City’s public use.
3. Ordinance No. 987-2021(Ward 5/Councilmember Gray): To vacate a portion of Chadakoin Court S. E., East 59th Place, East 61st Street and East 63rd Street.
4. Ordinance No. 988-2021(Ward 5/Councilmember Gray): To vacate a portion of Morgana Avenue, a portion of East 52nd Street and a portion of East 53rd Street.
5. Ordinance No. 1008-2021(Ward 3/Councilmember McCormack): Designating Erieside Avenue from East 9th Street to the end of Al Lerner Way with a secondary and honorary designation of “Michael R. White Boulevard.”
6. Ordinance No. 1009-2021(Ward 3/Councilmember McCormack): Designating East 4th Street from Prospect Avenue to Huron Road with a secondary and honorary designation of “Mike, Jules, and Belkin Productions Boulevard.”
7. Ordinance No. 1021-2021(Ward 9/Councilmember Conwell): To amend Section 559.245 of the Codified Ordinances of Cleveland, Ohio, 1976, as enacted by Ordinance No. 1327-12, passed December 3, 2021, to designate the French American Cultural Garden.



8. Ordinance No. 1023-2021(Ward 3/Councilmember McCormack): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by KD 55 Public Square LLC, or its designee, located at 55 Public Square 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 55 Public Square Redevelopment Project.
9. Ordinance No. 1027-2021(Ward 7/Councilmember B. Jones): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for public use located at 8555 Hough Avenue to Hanna Brothers I LLC; to execute a deed of easement granting Hanna Brothers I LLC certain easement rights in property for ingress and egress purposes; and declaring that the easement and property rights are no [longer] needed for the City's public use.
10. Ordinance No. 1035-2021(Ward 5/Councilmember Gray): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by 3740 Carnegie LLC, or its designee, located at 3740 Carnegie 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 Minuteman Staffing HQ Project.

EAST DESIGN REVIEW

1. EAST2021-025 – Cleveland Division of Police Headquarters New Construction: Seeking Schematic Design Approval
Project Address: 2750 East 75th Street
Project Representative: Jonathan Crump, Dewberry-OH Designers

FAR WEST DESIGN REVIEW

1. FW2021-031 – Lake Avenue Townhouses New Construction: Seeking Schematic Design Approval
Project Addresses: 9803 & 9805 Lake Avenue
Project Representative: Westleigh Harper, Horton Harper Architects



NEAR WEST DESIGN REVIEW

1. NW2021-030 – 12-Unit Apartment Building New Construction: Seeking Final Approval
Project Address: 2222 Fulton Road
Project Representative: Westleigh Harper, Horton Harper Architects
Note: the Planning Commission gave Schematic Design Approval to this project on September 3, 2021.
2. NW2021-040 – Brighton Box Wrap: Seeking Final Approval
Project Address: 4274 Pearl Road
Project Representative: Lucas Reeve, Old Brooklyn CDC

NORTHEAST DESIGN REVIEW

1. NE2021-033 – Shiloh Temple House of God Expansion New Construction: Seeking Final Approval
Project Address: 1178 East 79th Street
Project Representative: Andre Ballard, HCO
Corey Robin,
Wanda Best, Pastor, Shiloh Temple House of God

EUCLID CORRIDOR DESIGN REVIEW

1. EC2021-029 – Park Lamont Townhomes and Apartments New Construction: Seeking Schematic Design Approval
Project Location: East 97th Street and Lamont Avenue
Project Representatives: Brandon Kline, Geis Construction
Richard Arnstine, ARPI
Zach Pinkert, ARPI
2. EC2021-032 – Chester Avenue Outdoor Storage: Seeking Final Approval
Project Address: 3005 Chester Avenue
Project Representative: Joseph Lese, Progress Studio
Note: this project has been moved to the December 3rd Planning Commission agenda.
3. EC2021-xxx – Project Boron Refrigerated Warehouse Building New Construction: Seeking Schematic Design Approval
Project Address: 2777 East 75th Street
Project Representative: Kurt Updegraff, Weston
Note: this project has been moved to the December 3rd Planning Commission agenda.



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DIRECTOR'S REPORT

EXECUTIVE SESSION