



# Planning Commission Agenda

Friday, June 2<sup>nd</sup>, 2023

3rd REVISED DRAFT

Room 514, City Hall, 9:00am

*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:*

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

## APPROVAL OF MINUTES FROM PREVIOUS MEETING

### CONDITIONAL USE PERMIT FOR NEW TOWNHOUSE DEVELOPMENT

- For PPN#s 007-10-166 & -047  
Location: SW corner of Keene Court and West 26<sup>th</sup> Street  
Presenter: Shannan Leonard, Staff Planner
- For PPN# 004-19-182  
Addresses: 615-7 Jefferson Avenue  
Presenter: Shannan Leonard, Staff Planner

### LOT CONSOLIDATIONS/SPLITS

- For PPN# 003-10-018  
Addresses: 4901 & -05 Herman Avenue  
Representative: Anthony Kucia, Cleveland Custom Builders

### FAR WEST DESIGN REVIEW

- FW2023-009 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 4738 West 130<sup>th</sup> Street  
Project Representative: Joey Mannarino, TMG

### NEAR WEST DESIGN REVIEW

- NW2023-004 – West 56<sup>th</sup> Homes at Hope Commons: Seeking Final Approval  
Project Address: 3160 West 56<sup>th</sup> Street  
Project Representative: Jeff Stredney, Building Hope in the City  
**Note: this project has been removed from the agenda at the request of the applicant.**



**NORTHEAST DESIGN REVIEW**

1. NE2023-011 – Proposed Demolition of a 2 ½-Story Two-Family Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 6046 Superior Avenue  
Project Representative: Brett Parsons, City of Cleveland

**EUCLID CORRIDOR DESIGN REVIEW**

1. EC2022-033 – Cleveland Clinic Neurological Institute New Construction: Seeking Final Approval  
Project Address: 2083 East 89<sup>th</sup> Street  
Project Representative: John Messenger, Hopkins Architects  
**Note: the Planning Commission granted this item Schematic Design Approval on October 21, 2022.**

2. EC2023-010 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 13805 Union Avenue  
Project Representative: George Kafantaris, Demotrax

3. EC2023-011 – The Company Inc. New Construction: Seeking Schematic Design Approval  
Project Address: 4420 Payne Avenue  
Project Representative: Leon Sampat, LS Architects  
**Note: this project has been removed from the agenda at the request of staff.**

4. EC2023-005 – Cleveland Clinic – Civic Innovation District: Seeking Final Approval  
Project Location: Northeast & - west corners of East 100<sup>th</sup> Street and Cedar Avenue  
Project Representatives: Dallas Felder, HOK  
Jayme Schwartzberg, DERU  
**Note: the Planning Commission granted this item Schematic Design Approval with Conditions on February 17, 2023.** Incorporate the DRAC's comments; reminding applicant to be more intentional in reaching out to the surrounding community; urging applicant to create outdoor spaces that are engaging for folks who work there, travel through the campus,



**DOWNTOWN | FLATS DESIGN REVIEW**

1. DF2023-024 – Dogtopia Sculpture: Seeking Final Approval  
Location: 784 Euclid Avenue  
Representatives: Alex Mazzenga, Dogtopia  
Lisa Goubeaux, Dogtopia  
Xavier Bay, Staff Planner

**SPECIAL PRESENTATIONS – Public Art**

1. EC2023-012 – Luxury Nail Supply Mural: Seeking Final Approval  
Location: 1738 East 30<sup>th</sup> Street  
Representative: Karis Tzeng, MidTown Cleveland
2. Kocian Meats Mural: Seeking Conceptual Approval  
Location: 4058 St Clair Avenue  
Representative: Joey Kocian, Business Owner

**MANDATORY REFERRALS**

1. Ordinance No. 512-2023(Ward 4/Councilmember Gray): Designating the Boddie Recording Company as a Cleveland Landmark

**ADMINISTRATIVE APPROVALS**

1. Ordinance No. 611-2023(Ward 9/Councilmember Conwell): To add the name Supt. Walter J. Clark Sr. Way as a secondary and honorary name to East 120<sup>th</sup> Street between Ashbury Road and Wade Park Avenue.
2. Ordinance No. 622-3023(Introduced by Councilmembers Bishop and Griffin – by departmental request): Determining the method of making the public improvement of constructing, rehabilitating, renovating, replacing or otherwise improving public facilities, buildings, and other similar structures, including site improvements and appurtenances; and authorizing the Director of Public Works or Capital Projects, as appropriate, to enter into one or more public improvement contracts for the making of the improvement; enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Public Works and Office of Capital Projects.



3.	Ordinance No. 661-2023(Introduced by Councilmembers Bishop and Griffin – by departmental request): Determining the method of making the public improvement of constructing, rehabilitating, renovating, replacing or otherwise improving recreation facilities, ancillary recreation buildings, and other similar structures, on City-owned and City-leased park property, including site improvements and appurtenances; authorizing the Director of Public Works or Capital Projects, as appropriate; enter into one or more public improvement contracts for the making of the improvement; enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Public Works and Office of Capital Projects.
4.	Ordinance No. 646-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Determining the method of making the public improvement of improving and renovating up to thirteen various public restrooms at Cleveland Hopkins International Airport; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement.
5.	Ordinance No. 647-2023(Introduced by Councilmembers Bishop and Griffin – by departmental request): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct improvements at various intersections in the City under its Pedestrian Safety Improvement Project; and authorizing agreements.
<b>DIRECTOR’S REPORT</b>	
<b>ADJOURNMENT</b>	