



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Planning Commission Agenda

Friday, October 6, 2023

**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

## OLD BUSINESS

### DOWNTOWN | FLATS DESIGN REVIEW

- DF2023-045 – Cleveland Police Department HQ Building Site Plan (aka Parking Garage and Addition New Construction): Seeking Conceptual Approval  
Project Address: 2530 Superior Avenue  
Project Representative: Not needed; **item on agenda to correct an administrative oversight**

### SPECIAL PRESENTATIONS

- Cleveland North Coast Master Plan Update: Seeking Feedback Only  
Presenters: Joyce Pan Huang, Director, Cleveland City Planning  
Lisa Switkin, Field Operations

## NEW BUSINESS

### NEAR WEST DESIGN REVIEW

- NW2023-012 – Columbus Road Townhomes: Seeking Final Approval  
Project Address: 2165 Columbus Road  
Project Representative: Paul Beegan, Beegan Architectural Design

### FAR WEST DESIGN REVIEW

- FW2023-013 – Bank of America New Construction: Seeking Conceptual Approval  
Project Address: 3029 West 117<sup>th</sup> Street  
Project Representative: Bridey Matheney, Esq.



2.	FW2023-014 – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 3029 West 117 <sup>th</sup> Street Project Representative: Bridey Matheney, Esq.
3.	FW2023-015 – Proposed Demolition of a 2 ½-Story Two-Family Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 3028 West 116 <sup>th</sup> Street Project Representative: Bridey Matheney, Esq.
4.	FW2023-016 – Proposed Demolition of a 2 ½-Story Two-Family Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 3034 West 116 <sup>th</sup> Street Project Representative: Bridey Matheney, Esq.
<b>DOWNTOWN   FLATS DESIGN REVIEW</b>	
1.	DF2023-053 – Cavs Banner Installation: Seeking Final Approval Project Location: East 4 <sup>th</sup> and Huron Road Project Representative: Laura Higgins-Woyma, Brilliant Electric Sign
<b>MANDATORY REFERRALS</b>	
1.	Ordinance No. 1015-2023(Introduced by Councilmembers Hairston and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City’s public use located on Lawnview Avenue to the Famicos Foundation, or its designee, for purposes of developing the Henrietta Homes project
2.	Ordinance No. 1029-2023(Introduced by Councilmembers McCormack, 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 Erievew Holdings, LLC, and/or its designee, located at 1301 East 9 <sup>th</sup> Street and 100 Erievew Street, 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 Erievew Tower, Galleria, and Parking Garage Project.



3.	Ordinance No. 1080-2023(Introduced by Councilmembers Kazy, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to enter into one or more agreements with the City of Lakewood regarding the public improvement of resurfacing Lakewood Heights Boulevard, to among other things, allow Lakewood to make the public improvement in the City of Cleveland on Lakewood Heights Boulevard between Joslyn Road to Berea Road; and to cause payment to the City of Lakewood for the City’s portion of the improvement.
4.	Ordinance No. 1081-2023(Introduced by Councilmembers Gray, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to enter into an agreement or agreements with the Cuyahoga County Metropolitan Housing Authority regarding the public improvement of constructing infrastructure improvements as part of the Woodhill Choice Estate project, to among other things, allow CMHA to make the public improvement to Woodhill Choice Estates; to apply for and accept any gifts or grants for this purpose from any public or private entity; authorizing any relative agreements; and to cause payment to CMHA for the City’s portion of the improvement.
5.	Ordinance No. 1082-2023(Introduced by Councilmembers Bishop, Hairston, and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply to the District One Public Works Integrating Committee for state funding for constructing improvements to portions of State Route 283 (East 55 <sup>th</sup> Street) and St Clair Avenue; to apply for and accept any gifts or grants for this purpose from any public or private entity; authorizing professional services, agreements with public and private entities, and any relative agreements; and authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes any real property and easements necessary to make the improvement.
6.	Ordinance No. 1085-2023(Introduced by Councilmembers Kazy, Slife, Bishop, Hairston and Griffin): Giving consent of the City of Cleveland to the County of Cuyahoga for the resurfacing of West 140 <sup>th</sup> Street from Puritas Avenue to Lakewood Heights Boulevard; authorizing the Director of Capital Projects to enter into agreements; to apply for and accept an allocation of County Motor Vehicle License Tax Funds; to apply for and accept any gifts or grants from public or private entity; and to cause payment to the County for the City’s share of the improvement.



7.	Ordinance No. 1088-2023(Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to demolish and remove the Eagle Avenue lift bridge over the Cuyahoga River in the City of Cleveland; authorizing agreements; and causing payment to the State for the City’s share of the improvement.
8.	Ordinance No. 1089-2023(Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to resurface Quigley Road and West 3 <sup>rd</sup> Street in the City of Cleveland; authorizing agreements; and causing payment to the State for the City’s share of the improvement.
9.	Ordinance No. 1122-2023(Introduced by Councilmembers McCormack and Hairston): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by amending Section 329.01 as amended by Ordinance No. 2145-82, passed November 5, 1984, relating to the Board of Zoning Appeals.
<b>ADMINISTRATIVE APPROVALS</b>	
1.	Ordinance No. 1010-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to enter into a lease agreement with Aircraft Service International, Inc. dba Menzies Aviation for the use of space located in the passenger terminal building of Cleveland Hopkins International Airport for an office and break room relating to airline fueling operations services for multiple airlines; and to enter into a ground lease with Aircraft Service International, Inc. dba Menzies Aviation for property located on a portion of City-owned property for fueling operation services, for a period of one year, with four one-year options to renew, exercisable by the Director of Port Control.
2.	Ordinance No. 1013-2023(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing improvements to the residual handling facilities at Baldwin, Crown and Nottingham Water Treatment plants and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for making of the improvement.



3.	Ordinance No. 1024-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Determining the method of making the public improvement of constructing, excavating, installing, maintaining, sealing, repairing, replacing, and disposing of concrete and asphalt surfaces, and concrete and concrete structures and appurtenances on runways, taxiways, ramps, passenger boarding bridge foundations, parking areas, sidewalks, roadways, catch basins, and other surfaces for the various divisions of the Department of Port Control, and authorizing the Director of Port Control to enter into one or more public improvement requirement contracts for the making of the improvement, for a period of two years, with two one-year options to renew, exercisable by the Director of Port Control.
4.	Ordinance No. 1025-2023(Introduced by Councilmembers Bishop and Griffin – by departmental request): Determining the method of making the public improvement of repairing, constructing, or installing various roadway and bridge improvements, including but not limited to, asphalt resurfacing, concrete repairs, bus pads, sidewalks, driveways, curbs, brick streets, ADA-compliant curb ramps, minor bridge repairs and crack sealing,; authorizing the Director of Capital Projects to enter into one or more public improvement requirement contracts for the making of the improvement; authorizing the director to apply for and accept any gifts or grants; and authorizing any agreements, for a period not to exceed two years.
5.	Ordinance No. 1026-2023(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing the West 79 <sup>th</sup> Street, Baltic Road, Homer Avenue and West 38 <sup>th</sup> Street Areas Sewer Projects, including but not limited to manholes and catch basins; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; and authorizing the director to employ one or more professional consultants necessary to design and implement the improvement; and to apply for and accept funding.
6.	Ordinance No. 1087-2023(Introduced by Councilmembers Starr, Bishop, Hairston and Griffin – by departmental request): To vacate all of East 59 <sup>th</sup> Street, from Central Avenue to Hawthorne Avenue and a portion of Hawthorne Court, from East 59 <sup>th</sup> Street to PPN 118-19-030.



7.	Ordinance No. 1090-2023(Introduced by Councilmembers Bishop and Griffin – by departmental request): Authorizing the Director of Capital Projects to employ one or more professional consultants and testing firms to perform various construction activities and design projects for roads, bridges and City facilities, for a period up to two years.
8.	Ordinance No. 1091-2023(Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Apartment 92-The Apollo, LLC, and/or its designee, to assist with the financing of the Apollo Mixed-Use Development Project to be located at 1250 Riverbed Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
9.	Ordinance No. 1093-2023(Introduced by Councilmembers McCormack, Hairston, Bishop and Griffin – by departmental request): Authorizing the Directors of Public Works and Community Development to enter into one or more lease and/or management agreements with Cleveland Public Market Corporation, an Ohio non-profit corporation, to lease the West Side Market, the West Side Market Parking Lot, and the Hicks Parking Lot and to provide professional services to manage, operate, and improve these properties and assist with capital Improvement fundraising and funding from available tax credits for the improvement of West Side Market; authorizing other agreements; authorizing the Director of Public Works to apply for and accept any gifts, grants or services from any public or private entity; and to amend Sections 131.21, 131.22, and 131.78 and repeal Chapter 553 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various ordinances, relating to the West Side Market.
<b>SPECIAL PRESENTATIONS – Public Art</b>	
1.	Inspire Your City Mural #4: Seeking Final Approval Location: 9718 Buckeye Road Presenter: Mr. Soul, Artist
2.	DF2023-047 – Destination Cleveland Mural – Downtown: Seeking Final Approval Location: 2217 East 9 <sup>th</sup> Street Presenter: Alex Harnocz, Destination Cleveland



3.	DF2023-033 – Yosh Murals: Seeking Final Approval Location: 645 Prospect Avenue Presenter: Drew Crawford, DCA
4.	Graffiti HeArt Irishtown Bend RTA Redline Greenway Mural: Seeking Final Approval Location: RTA wall behind Hoople’s Presenter: Tarra Petras, Public Art Coordinator, City of Cleveland (on behalf of Graffiti HeArt)
<b>NEW FAR WEST DESIGN REVIEW MEMBER NOMINATIONS</b>	
1.	KC Petraitas, Cleveland Neighborhood Progress
<b>DIRECTOR’S REPORT</b>	
<b>ADJOURNMENT</b>	