



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

CITY PLANNING COMMISSION

Friday, June 27th, 2025**DRAFT**

Room 514, City Hall, 9:15am

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: <https://planning.clevelandohio.gov/designreview/schedule.php>

APPROVAL OF MINUTES FROM PREVIOUS MEETING

CONDITIONAL USES

1. Large Residential Facility for 10 persons

Project Address: 1032 Lakeview Rd

Ward: 9

Presenter: Xavier Bay, City Planner

Project Representative: Gwendolyn White

2. Large Residential Facility for 12 persons

Project Address: 4807 Denison Ave

Ward: 14

Presenter: Xavier Bay, City Planner

Project Representative: Ruben Robinette

LOT SPLITS & CONSOLIDATIONS

1. Project Address: 3807 John Ave

P.P.N.s: 003-30-070

Type: Lot Split

Project Representative: Benjamin Stafford, CVE Surveyor

This item was postponed by CPC at the 6/6/25 hearing





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Project Address: 8910 Hough Ave

Ward: 7

Type: New Construction

Project Representative: Gabriela Allende, HD+S Architects

Approval: Final

NORTHEAST DESIGN REVIEW1. **NE2025-014** – St. Clair-Superior Wayfinding Sign Program

Project Address: St. Clair-Superior Neighborhood

Ward: 7

Type: Sign

Project Representative: Kevin Fromet, Guide Studio

Approval: Final

2. **NE2025-017** – Wade Park Station

Project Address: 12308 Wade Park Avenue

Ward: 9

Type: New Construction

Project Representative: Winston Hung, RDL Architects

Approval: Conceptual

DOWNTOWN/FLATS DESIGN REVIEW1. **DF2025-023** – AC Marriot Signage

Project Address: 629 Euclid Ave

Ward: 3

Type: Signage

Project Representative: Joseph Del Re, MRN LP

Approval: Final

2. **DF2025-024** – LIV Cleveland Vinyl Window Graphics

Project Address: 1801 E 12th St

Ward: 7

Type: Signage – Installed Without Permits





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Project Representative: Carie Wagner, Greystar for Scott Scharf,
Bishop Image Group
Approval: Final

SPECIAL PRESENTATIONS – PUBLIC ART

1. **EC2025-014** – Murals Across the City – Larchmere

Project Address: 12736 Larchmere Blvd

Ward: 6

Type: Public Art

Project Representative: Courtnei Began, Destination Cleveland

Approval: Final

2. **NE2025-015** – Chocolate City Cleveland Mural Project

Project Address: 10450 Superior Ave

Ward: 9

Type: Public Art

Project Representative: Courtnei Began, Destination Cleveland

Approval: Final

3. **DF2025-025** – Playhouse Square Artwalls

Project Address: 1305 E. 13th St.

Ward: 3

Type: Public Art

Project Representative: Nancy Boylan, L.A.N.D. studio

Approval: Final

MANDATORY REFERRALS

1. **Ord. No. 717-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to WESTON-CMG JV, LLC to encroach into the public right-of-way of East Prospect Avenue by installing and maintaining a 48 ½" x 46" "RECORD RENDEZVOUS" Ohio Historical Marker that is mounted on a pole, with a foundation.

2. **Ord. No. 718-2025** (introduced by Council Members Slife, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Boards of Parks Commissioners of the





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Cleveland Metropolitan Park District to encroach into the public right-of-way of Old Lorain Road and Riveredge Road by installing, using, and maintaining a 10'-wide asphalt multi-purpose trail.

3. **Ord. No. 719-2025** (introduced by Council Members Santana, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Northeast Ohio Hispanic Center for Economic Development (NEOHCED) to encroach into the public right-of-way of West 25th Street by installing, using, and maintaining bollards along the building frontage.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 709-2025** (introduced by Council Members Kazy, Bishop, and Griffin – by departmental request) Authorizing the Director of Capital Projects to request Cuyahoga County to include items not eligible for Federal funds in the resurfacing of West 140th Street from Puritas Avenue to Lakewood Heights Boulevard; and to cause payment for the City's share.
2. **Ord. No. 723-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of designing, installing, and constructing various energy conservation measures at the City's Division of Police District facilities; authorizing the Director of Capital Projects to enter into one or more guaranteed energy saving performance contracts for a guaranteed maximum price with Public Works to enter into one or more maintenance agreements for the improvements; authorizing the Director of Finance to enter into one or more installment payment contracts and loan contracts to finance the improvements; and authorizing other documents.
3. **Ord. No. 724-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of repairing specific brick roadways from any and all funds as authorized by the Director of Finance, authorizing the Director of the Mayor's Office of Capital Projects to enter into one or more public improvement contracts for the making of the improvement; authorizing the Director to apply for and accept any gifts or grants; and authorizing any related agreements.





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DIRECTOR'S REPORT

ADJOURNMENT

NEXT MEETING: Friday, July 11th, 2025 at 9:15 AM

The presentation file for the June 27, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

