



CITY PLANNING COMMISSION

Friday, December 5, 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

NEAR WEST DESIGN REVIEW

1. NW2025-020 – Witch Doctor Signage

Project Address: 3314 Broadview Road

Ward 12: Council Member Maurer

SPA: Old Brooklyn

Type: Signage

Project Representative: Charlie Eby, Owner

Approval: Final (Variance Required)

FAR WEST DESIGN REVIEW

1. FW2025-017 – Dante's Pizza Signage

Project Address: 4200 Rocky River Drive

Ward 17: Council Member Slife

SPA: Kamm's

Type: Signage

Project Representative: Josh Fargus, Owner

Approval: Final (Variance Required)





EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. EC2025-032 – African Town Retail

Project Address: Cedar Avenue between E 77th and E 78th

Ward 5: Council Member Starr

SPA: Fairfax

Type: New Construction – Commercial

Project Representatives: Joe Myers, Joseph Myers Architects, James Sosan, Developer

Approval: Schematic (requesting Final)

2. EC2025-037 – 8514 Carnegie Demolition

Project Address: 8514 Carnegie Ave

Ward 6: Council Member Griffin

SPA: Fairfax

Type: Demolition

Project Representative: David Bowen, Bowen +

Approval: Final

3. EC2025-038 – 8302 Carnegie Demolition

Project Address: 8302 Carnegie Ave

Ward 6: Council Member Griffin

SPA: Fairfax

Type: Demolition

Project Representatives: Ibrahim Shehadeh, Hemos Property; Jihad Zayed & Elizabeth Rivera, Reliable GC LLC

Approval: Final

DOWNTOWN/FLATS DESIGN REVIEW

1. DF2023-058 – Cleveland Clinic Global Peak Performance Center

Project Address: W.3rd & Eagle Ave/Stones Levee

Ward 3: Council Member Welch

SPA: Downtown

Type: New Construction

Project Representatives: Nora Romanoff, Bedrock; Cullen Meves, MKSK

Approval: Final





SPECIAL PRESENTATIONS – PUBLIC ART

1. **CSE2025-045** – E 79th Street RTA Station Artwork

Project Address: E 79th St GCRTA Station

Ward 5: Council Member Starr

SPA: Kinsman

Type: Public Art

Project Representatives: Maribeth Fefe, RTA & Bob Peck, Artist

Approval: Final

ADMINISTRATIVE APPROVALS

1. **Ord. No. 1456-2025** (introduced by Council Members Welch, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to enter into an amendment to the Property Operations and Programming Agreement, effective June 30, 2016, with Downtown Cleveland, Inc., as assignee of the Group Plan Commission, to provide a restricted contribution to support the ongoing maintenance obligations at Public Square.
2. **Ord. No. 1460-2025** (introduced by Council Members Welch, Slife, and Griffin – by departmental request) Authorizing the Director of Port Control or other appropriate director to terminate the City of Cleveland's lease with Cleveland-Cuyahoga County Port Authority for the Rock and Roll Hall of Fame and Museum's original site and approving the consolidation of the original site and adjacent expansion site into a single lease agreement directly between the City of Cleveland and the Rock and Roll Hall of Fame and Museum, Inc.
3. **Ord. No. 1512-2025** (introduced by Council Members Welch, Bishop, Slife, Hairston, and Griffin – by departmental request) Authorizing the Directors of Parks and Recreation and Port Control to enter into a seventh amendment to the Lakefront Parks Lease with the Board of Park Commissioners of the Cleveland Metropolitan Park District to add the North Coast Inner Harbor and Marina to the lease.
4. **Ord. No. 1520-2025** (introduced by Council Member Spencer) Establishing the Lorain Antiques Design Review District north and south of Lorain Avenue between West 83rd Street and West 61st Place (Map Change No. 2685).
5. **Ord. No. 1521-2025** (introduced by Council Member Spencer) Expanding the West 117th Street Design Review District to include additional parcels north and south of Detroit Avenue between West 116th Street and West 107th Street and removing residential parcels





CITY OF CLEVELAND

Mayor Justin M. Bibb

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Calley Mersmann, Director

of land along West 117th Street south of Thornton Road and north of Lorain Avenue (Map Change No. 2683).

6. **Ord. No. 1536-2025** (introduced by Council Members Hairston and Griffin – by departmental request) To amend 3103.21 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by Ordinance No. 2393-02, passed February 2, 2003, relating to fees for hearings and time extensions before the Board of Building Standards and Building Appeals.
7. **Ord. No. 1541-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Authorizing the Director of Capital Projects to enter into an amendment to Lease Agreement No. CT 0103 NF 2015-052 with Flats East Management LLC, the designee for Flats East Development, LLC to authorize charging boat docking reservation fees.

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

1. **North Coast Waterfront Development** – Scott Skinner, NCWDC

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, December 19, 2025 at 9:15 AM

To access the files for the December 5, 2025 meeting, please use this Dropbox link:
[CPC Dropbox Link 12.05.25](https://www.dropbox.com/s/12.05.25/CPC%20Dropbox%20Link%2012.05.25?dl=0)

