



# Planning Commission Agenda

Friday, May 3, 2024

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

## APPROVAL OF MINUTES FROM PREVIOUS MEETING

### ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2024(Ward 13/Councilmember Harsh): Establishing a zero (0) foot Mapped Building Setback from the property line along the easterly and westerly sides of Pearl Road between Germaine Avenue and Archmere Avenue.

### ZONING TEXT AMENDMENTS

1. Ordinance No. xxx-2024(Citywide): Supplementing the Codified Ordinances of Cleveland, Ohio, 1876, by amending Chapters §§343.01, 343.11 and 345.02 and adding §347.191 State Licensed Adult-Use Marijuana Cultivators, Processors, Retail Dispensaries and Testing Laboratories of the Codified Ordinances to allow for adult use marijuana usage, retail sales, cultivation, and processing, and to update the zoning code to incorporate and implement the new state regulations around adult use so that adult use activities that are legal in the State of Ohio are permitted in the City of Cleveland.

### LOT CONSOLIDATIONS/SPLITS

1. For PPN# 008-04-100  
Address: 2821 West 12<sup>th</sup> Street  
Representative: Vic Stewart, Bramhall Engineering  
**Note: this item was removed from the agenda at the request of the applicant.**



**NEAR WEST DESIGN REVIEW**

1. NW2023-036 – Brevier Townhomes New Construction: Seeking Schematic Design Approval  
Project Address: 1831 Brevier Avenue  
Project Representative: Stephen Cicoretto, Architect

**Note: the Planning Commission granted this item Conceptual Approval on February 16, 2024, and removed from this agenda at the request of the applicant.**

2. NW2023-037 – Abbey Residences New Construction: Seeking Schematic Design Approval  
Project Address: 1913 Abbey Avenue  
Project Representative: Westleigh Harper, Horton Harper Architects  
**Note: this project was placed on the agenda inadvertently and has been removed.**

**DOWNTOWN | FLATS DESIGN REVIEW**

1. DF2024-018 – Hi 5 Signage: Seeking Final Approval  
Project Address: 1052 Old River Road  
Project Representative: Jessica Ruff, Ruff Neon and Lighting
2. DF2024-019 – Public Square Parking Garage Signage: Seeking Final Approval  
Project Address: 200 Public Square  
Project Representative: Laura Higgins-Woyma, Brilliant Electric Sign
3. DF2024-020 – Oswald Company Signage: Seeking Final Approval  
Project Address: 950 Main Street  
Project Representative: Laura Higgins-Woyma, Brilliant Electric Sign

**MANDATORY REFERRALS**

1. Ordinance No. 406-2024(Introduced by Councilmembers Howse-Jones, Hairston, and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned properties no longer needed for the City’s public use located at 1848 East 101<sup>st</sup> Street and 9910 Woodward Avenue to Gordon Crossing Land Co., LLC for purposes of future development.



2.	Ordinance No. 407-2024(Introduced by Councilmembers Polensek, Bishop 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 at the southeast corner of Grovewood Avenue and East 164 <sup>th</sup> Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.
<b>ADMINISTRATIVE APPROVALS</b>	
1.	Ordinance No. 402-2024(Introduced by Councilmembers McCormack and Bishop – by departmental request): Authorizing the Director of Port Control to execute a deed of easement granting to The East Ohio Gas Company, dba Dominion Energy Ohio certain easement rights in property located at Cleveland Hopkins International Airport; and declaring that the easement rights granted are not needed for the City’s public use.
2.	Ordinance No. 403-2024(Introduced by Councilmembers Bishop and Hairston – by departmental request): Authorizing the Directors of Public Works and Capital Projects to execute various deeds of permanent, temporary, and subterranean easement granting to the Northeast Ohio Sewer District certain easement rights at or under several City-owned properties for NEORSD’s Southerly Tunnel and Consolidation Project and declaring the easement rights not needed for the City’s public use.
3.	Ordinance No. 418-2024(Introduced by Councilmembers Bishop, Hairston and Griffin – by departmental request): To vacate a portion of Curtis Avenue N.E., east of East 59 <sup>th</sup> Street
4.	Ordinance No. 443-2024(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing the Belvidere Avenue, Panna Lane, Mannering Avenue, Courtland Avenue/Victory Boulevard, West 50 <sup>th</sup> Street, Lawnview Avenue and Capitol Avenue Areas Sewer Projects, including but not limited to, installing 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.



5.	Ordinance No. 482-2024(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 Cleveland LD, LLC, and/or its affiliates and designees, for the purpose of entering the chain-of-title prior to the adoption of tax increment financing legislation authorizing under Section 5709.41 of the Revised Code.
6.	Resolution No. 483-2024(Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request): Providing for the reassessment of the cost of the services of the Ohio City – Cleveland Business Improvement District to correct an error in the affected parcel numbers; and declaring an emergency.
<b>DIRECTOR’S REPORT</b>	
<b>ADJOURNMENT</b>	