



# CITY PLANNING COMMISSION

Friday, February 21<sup>st</sup>, 2025  
Room 514, City Hall, 9:00am

**DRAFT**

*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 USE

1. **Townhouse in a One-Family District** – Westpark Townhomes  
Parcel Number: 024-15-001  
Address: 3272 Warren Rd  
Presenter: Shannan Leonard, Chief Zoning Administrator
2. **Pedestrian Retail Overlay**  
Project Address: 15798 Lorain Avenue  
Per Section 343.23 (e) (2)  
B. Driveway Across a Public Sidewalk  
E. Interior Side Yard more than four (4) feet  
Presenter: Xavier Bay, Zoning Planner

## ZONING MAP AMENDMENTS

1. **Ordinance No. xxx-2025** (Ward 3/Councilmember McCormack):  
Changing the Use, Area & Height Districts of parcels of land south of West 26<sup>th</sup> Street between Chatham Avenue and Monroe Avenue (Map Change 2689)  
Presenter: Shannan Leonard, Chief Zoning Administrator





### NEAR WEST DESIGN REVIEW

- NW2025-002** – W 26th Apartments  
Project Address: 0 W 26th St  
Ward: 3  
Type: New Construction  
Project Representative: Brandon Kline; Geis Construction  
Approval: Schematic
- NW2025-001** – La Bamba  
Project Address: 3241 W65th St.  
Ward: 3  
Type: Renovation/Adaptive Reuse  
Project Representative: Tommy Chesnes; Onyx Creative  
Approval: Final

### CENTRAL SOUTHEAST DESIGN REVIEW

- CSE2025-001** – 4193 Lee Rd Demolition  
Project Address: 4193 Lee Rd  
Ward: 1  
Type: Demolition  
Project Representative: NTWA, LLC  
Approval: Final
- CSE2025-007** – 4197 Lee Rd Demolition  
Project Address: 4197 Lee Rd  
Ward: 1  
Type: Demolition  
Project Representative: NTWA, LLC  
Approval: Final
- CSE2025-002** – Francis Ave Demolition  
Project Address: 6307 Francis Ave  
Ward: 5  
Type: Demolition  
Project Representative: Jillian Bolino, City of Cleveland  
Approval: Final
- CSE2025-003** – E 116<sup>th</sup> St Demolition





**CITY PLANNING**

**Marka Fields**  
Interim Director

Project Address: 3759 E 116<sup>th</sup> St  
Ward: 2  
Type: Demolition  
Project Representative: Jillian Bolino, City of Cleveland  
Approval: Final

**5. CSE2025-004 - Harvard Ave Demolition**

Project Address: 13800 Harvard Ave  
Ward: 1  
Type: Demolition  
Project Representative: Jillian Bolino, City of Cleveland  
Approval: Final

**FAR WEST DESIGN REVIEW**

**1. FW2024-08 - West 116<sup>th</sup> Street Demolition**

Project Address: 1420 West 116<sup>th</sup> Street  
Ward: 15  
Type: Demolition  
Project Representative: Jillian Bolino, City of Cleveland  
Approval: Final

**2. FW2025-01 - Age Line Health Facility**

Project Address: 4350 Rocky River Drive  
Ward: 17  
Type: New construction addition  
Project Representative: Perry Hall Sr., HallsMark Management  
Approval: Conceptual

**This item has been postponed.**

**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**

**1. Shaker Square Vision Plan**

Project Address: Shaker Blvd, Cleveland, OH, 44120  
Ward: 4  
Type: Vision Plan  
Project Representative: Allen Penniman, Cleveland Neighborhood Progress





Approval: Final

**This item has been postponed.**

### **DOWNTOWN/FLATS DESIGN REVIEW**

1. **DF2025-001** – Voinovich Site Furnishings

Project Address: Erieside Ave

Ward: 3

Type: Renovation – City of Cleveland Park

Project Representative: Emily Petz & John Hoose, City of Cleveland

Approval: Final

2. **DF2025-003** – Cleveland Hopkins Airport Building 217 Demolition

Project Address: 6000 Cargo Rd, Cleveland, OH 44135

Ward: 17

Type: Demolition of Public Bldg – Airport Property – Visible from ROW

Project Representative: Dennis Kramer, City of Cleveland Department of Port Control

Approval: Final

3. **DF2025-004** – Cleveland Hopkins Airport Building 306 Demolition

Project Address: Building 306 – Former CLE Field Maintenance Building

Ward: 17

Type: Demolition of Public Bldg – Airport restricted area – Not visible from ROW

Project Representative: Dennis Kramer, City of Cleveland Department of Port Control

Approval: Final

4. **DF2025-005** – Cleveland Hopkins Airport Building 307 Demolition

Project Address: Building 307 – Former CLE Vehicle Maintenance Building

Ward: 17

Type: Demolition of Public Bldg – Airport restricted area – Not visible from ROW

Project Representative: Dennis Kramer, City of Cleveland Department of Port Control

Approval: Final

5. **DF2025-006** – Cleveland Hopkins Airport Building 404 Demolition





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**Marka Fields**  
Interim Director

Project Address: 5301 West Hangar Rd, Cleveland, OH 44135  
Ward: 17  
Type: Demolition of Public Bldg – Airport restricted area – Not visible from ROW  
Project Representative: Dennis Kramer, City of Cleveland Department of Port Control  
Approval: Final

6. **DF2025-007** – Cleveland Public Square Programming Hub

Project Address: Public Square  
Ward: 3  
Type: New Construction – Public Property  
Project Representative: Drew Crawford, Downtown Cleveland, Inc  
Approval: Conceptual

**SPECIAL PRESENTATION – PUBLIC ART**

1. **DF2025-008** – Illuminate CLE (Temporary) Badge Sculptures

Project Addresses: 601 Erieside Ave. & 1935 Euclid Ave.  
Wards: 3 & 5  
Project Representative: Courtni Began, Destination Cleveland  
Approval: Final

**MANDATORY REFERRALS**

1. **Res. No. XXX-2025** (introduced by Council Member McCormack)  
Declaring the intent to vacate a portion of Hancock Avenue.

**ADMINISTRATIVE APPROVALS**

1. **Ord. No. 157-2025** (introduced by Council Members Spencer, Howse-Jones, Bishop, and Griffin – by departmental request) Authorizing the Director of Capital Projects and/or City Planning to enter into one or more contracts with Svona Studio LLC, Lauren HB Studio and Kistler Studio LLC for professional services necessary for the design, production, and installation of three yet-to-be designed public artwork installations at the renovated Clark Recreation Center, the renovated Sterling Recreation Center, and the new Fire Station No. 26.





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| <b>SPECIAL PRESENTATION (FOR INFORMATION ONLY)</b>                      |
| 1. <b>Cleveland Moves Progress Update</b> – Sarah Davis, Transportation |
| <b>DIRECTOR’S REPORT</b>  |
| <b>ADJOURNMENT</b>  |
| <b>NEXT MEETING: Friday, March 7<sup>th</sup>, 2025 at 9:00 AM</b>      |

*The presentation file for the February 21, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.*

