



Planning Commission Agenda

Friday, April 16, 2021

DRAFT

Webex Virtual Meeting, 9:00am

The following Planning Commission meeting will be conducted as a virtual 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>

SPECIAL PRESENTATIONS – Public Art

1. NW2021-010 – *Celebramos!* Ceramic Tile Mural: Seeking Final Approval
Location: Roberto Clemente Park, 3690 Seymour Avenue
Presenter: Susan Underwood, Metro West CDC
2. DF2021-005 - *Maya Sculpture*: Seeking Final Approval
Location: TBD
Presenter: David Biro, Artist

LOT CONSOLIDATIONS/SPLITS

1. For PPN# 007-02-002
Project Address: 2055 West 44th Street
Project Representative: Michael David, BR Knez
Note: this project was Tabled by the Planning Commission on March 19, 2021.
2. For PPNs 004-01-038, -037, -066, & -067
Project Addresses: 2041 & 2035 West 20th Street; 2060 West 20th Street; parcel adjacent to previous to the south
Project Representative: Westleigh Harper, Horton Harper Architects

MANDATORY REFERRALS

1. Ordinance No. 215-2021(Ward 7/Councilmember B. Jones): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Inspirion Group, LTD, or its designee, located at Chester Avenue and East 90th 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 Addis View Apartments Project.
2. Ordinance No. 228-2021(Ward 5/Councilmember Cleveland): Authorizing the Director of Economic Development to lease certain property located in the Opportunity



Corridor Superblock 3B, to Norsom Development & Construction LLC, or its designee, for a term not to exceed three years; authorizing the Director of Public Works to enter into a Purchase Agreement with Norsom Development & Construction LLC, or its designee for those properties which are currently in the City's Land Reutilization Program, in connection with the construction and operation of the Construction Opportunity Institute of Cleveland; and authorizing the Commissioner of Purchases and Supplies to convey the properties, which are no longer needed for the City's public use.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 207-2021(Ward 2/Councilmember Bishop): Authorizing the Director of Public Works to ground lease certain property located at 13000 Harvard Avenue from the Cleveland Metropolitan School District, for a term not less than ten years, for operating the John F. Kennedy Recreation Center located on the John F. Kennedy High School campus.
2. Ordinance No. 210-2021(Citywide – Introduced by Councilmembers Bishop and Kelley by departmental request): Determining the method of making the public improvement of constructing, rehabilitating, renovating, replacing or otherwise improving recreation facilities, ancillary recreation buildings, and other similar structures, on City-owned and City-leased park property, including site improvements and appurtenances; authorizing the Director of Public Works or Capital Projects, as appropriate; enter into one or more public improvement contracts for the making of the improvement; enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Public Works and Office of Capital Projects.
3. Ordinance No. 211-2021(Citywide – Introduced by Councilmembers Bishop and Kelley by departmental request): Determining the method of making the public improvement of constructing, rehabilitating, renovating, replacing or otherwise



improving public facilities, buildings, and other similar structures, including site improvements and appurtenances; and authorizing the Director of Public Works or Capital Projects, as appropriate, to enter into one or more public improvement contracts for the making of the improvement; enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Public Works and Office of Capital Projects.

4. Ordinance No. 212-2021(Citywide – Introduced by Councilmembers Bishop and Kelley by departmental request): Determining the method of making the public improvement of repairing, constructing, or installing, roadways, bus pads, sidewalks, driveway aprons, curbs, brick streets, ADA compliant curb ramps, minor bridge repairs, and appurtenances, and asphalt resurfacing and asphalt 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. 217-2021(Ward 7/Councilmember B. Jones): Establishing an Urban Form Overlay on the Chester Avenue frontage of Permanent Parcel Number 118-10-042.

6. Ordinance No. 220-2021(Ward 12/Councilmember Brancatelli): Changing the Use, Area and Height Districts of parcels of land north and south of Harvard Avenue between slightly west of East 71st Street to Ottawa Road and east and west of East 71st Street between Indiana Avenue and Clement Avenue.

7. Ordinance No. 221-2021(Ward 12/Councilmember Brancatelli): Changing the Use, Area and Height Districts of parcels of land west of the Pennsylvania Railroad and north and south of Harvard Avenue between East 76th Street and the Pennsylvania Railroad.

NORTHEAST DESIGN REVIEW

- 1. NE2021-004 – McPhillips Plumbing Pole Sign: Seeking Final Approval
Project Address: 16115 Waterloo Road



Project Representative: Tom Yankovich, Ellet Sign

SOUTHEAST DESIGN REVIEW

1. SE2021-004 – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 15800 Miles Avenue
Project Representative: Albert Robinson, Contractor

NEAR WEST DESIGN REVIEW

1. NW2021-006 – Proposed Demolition of a 2 ½- Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 3267 West 25th Street
Project Representative: Matt Moss, Staff Planner

FAR WEST DESIGN REVIEW

1. FW2021-009 – West Park Library Renovation: Seeking Schematic Design Approval
Project Address: 3805 West 157th Street
Project Representative: Laura Rees, Vocon

EAST DESIGN REVIEW

1. EAST 2021-008 – Dunkin’ Donuts Retail Store New Construction: Seeking Final Approval
Project Address: 6001 Hillman Avenue
Project Representative: Steven Kolber, Kolbrook Design
2. EAST 2021-009 – Proposed Demolition of a 1 ½- Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 2977 East 79th Street
Project Representative: Ayonna Donald, Director, Dept. of Building and Housing
3. EAST 2021-010 – Proposed Demolition of a 2 ½-Story Two-Family Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 7024 Grand Avenue
Project Representative: Ayonna Donald, Director, Dept. of Building and Housing
4. EAST 2021-011 – Proposed Demolition of a 2 ½-Story Two-Family Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 7102 Grand Avenue



Project Representative: Ayonna Donald, Director, Dept. of Building and Housing

5. EAST 2021-012 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 7202 Grand Avenue
Project Representative: Ayonna Donald, Director, Dept. of Building and Housing

6. EAST 2021-013 – Proposed Demolition of a 1 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 7315 Grand Avenue
Project Representative: Ayonna Donald, Director, Dept. of Building and Housing

7. EAST 2021-014 – Proposed Demolition of a 1- Story Brick Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Location: West side of East 75th Street north of Grand Avenue, adjacent to RR Tracks (PPN 124-24-056)
Project Representative: Ayonna Donald, Director, Dept. of Building and Housing

EUCLID CORRIDOR DESIGN REVIEW

1. EC2020-029 – ARPI Apartments: Seeking Schematic Design Approval
Project Address: 1866 East 93rd Street
Project Representatives: Brandon Kline, Geis Companies
Richard Arnstine, Arpi Development
Note: this project received Conceptual Approval with Conditions from the Planning Commission on December 18, 2020.

DOWNTOWN/FLATS DESIGN REVIEW

1. DF2021-003 - City Club Apartments Accessory Installations: Seeking Final Approval
Project Address: NA
Project Representative: Jon Withrow, Kolano Design
Note: this project received Conceptual Approval with Conditions from the Planning Commission on February 5, 2021.

2. DF2021-007 - Carnegie Service Station Redevelopment: Seeking Final Approval
Project Address: 2419 East 9th Street
Project Representative: Christine Sampat, LS Architects



3. DF2021-008 - BrewDog Renovation: Seeking Conceptual Approval
Project Address: 1956 Carter Road
Project Representative: Juliane Worley, Vocon

DIRECTOR'S REPORT

1. Special meeting discussion for Vision for the Valley
2. Joint meeting discussion between Landmarks and Planning Commission regarding warehouse district/public square development.