



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Planning Commission Agenda

Friday, March 18, 2022

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:*

<http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/MeetingSchedules>

## LOT CONSOLIDATIONS/SPLITS

1. For PPN# 004-17-138  
Address: 2502 Thurman Avenue  
Presenter: Michael Horton, Horton Harper Architects

## NEW TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT

1. For PPNs# 004-17-136, -135, & -134  
Addresses: 2492, 2488, (and adjacent parcel to the northwest) Thurman Avenue  
Presenter: Michael Horton, Horton Harper Architects

## CONDITIONAL USE IN A PEDESTRIAN RETAIL OVERLAY DISTRICT

1. For PPNs# 003-09-079, -80, & -081  
Address: 5416 Detroit Avenue  
Per Section 343.23(e)(2)  
A. Off-Street Parking or Loading Areas  
E. Driveways extending across a public sidewalk  
Presenter: Shannan Leonard, Staff Planner

## MANDATORY REFERRALS

1. Ordinance No. 242-2022(Ward 3/Councilmember McCormack): Authorizing the Director of Public Works to enter into an amendment to Contract No. CT 2004, PI 2015-8 with the Group Plan Commission to allow them to construct improvements to Public Square and Superior Avenue; and to cause payment of the City's share of the improvement.
2. Ordinance No. 244-2022(Ward 5/Councilmember Starr): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct Central Interchange improvements; and authorizing agreements.



**ADMINISTRATIVE APPROVALS**

1. Ordinance No. 213-2022(Ward 3/Councilmember McCormack): Authorizing the Director of Capital Projects to The Goat My Place, LLC to encroach into the public right-of-way of West 25<sup>th</sup> Street by installing, using and maintaining two metal canopies supported by four metal columns as well as metal railings with wood caps.
2. Ordinance No. 247-2022(Ward 16/Councilmember Kazy): Authorizing the Director of Public Works to enter into a license agreement granting Bellaire-Puritas Development Corporation the right to use and occupy City-owned property located within Jefferson Park to maintain and repair eight stone benches for the use and convenience of the general public.

**EAST DESIGN REVIEW**

1. EAST2022-008 – Proposed Demolition of a Multi-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2685 East 79<sup>th</sup> Street  
Project Representative: LaToya El-Amin, Lightning Demolition
2. EAST2022-009 – *Carver Park Phase 3* Eight Building 143-Unit Townhome Renovation : Seeking Schematic Design Approval  
Project Addresses: 4591, 4315, 4311 Quincy Avenue; 2375 East 40<sup>th</sup> Street  
Project Representative: Christina Tayman, RDL Architects

**DOWNTOWN | FLATS DESIGN REVIEW**

1. DF2021-007 – Silverhills at Thunderbird Final Landscape Plan: Seeking Final Approval  
Project Location: West Bank of Carter Road | PPN 008-28-018  
Project Representatives: Gary Ogrocki, Dimit Architects  
Mat Moss, Staff Planner
2. DF2019-063 – The Peninsula Final Landscape Plan: Seeking Final Approval  
Project Location: West Bank of Carter Road | PPN 004-28-021  
Project Representatives: Scott Skinner, The NRP Group  
Matt Moss, Staff Planner



3. DF2021-018 – The Apollo Apartments Renovation: Seeking Final Approval  
Project Address: 1250 Riverbed Street  
Project Representative: Ron Tannenbaum, RDL Architects  
**Note: the Planning Commission granted this project Schematic Design Approval on August 6, 2021.**

**SPECIAL PRESENTATIONS**

1. DF2022-016 – Flats Design Guidelines: Seeking Final Approval  
Presenter: Joel Wimbiscus, LAND Studio

**EUCLID CORRIDOR DESIGN REVIEW NEW MEMBER NOMINATION**

1. Andrew Sargeant, Enterprise Rose Architectural Fellow, Cleveland Neighborhood Progress

**ADJOURNMENT**