



CITY PLANNING COMMISSION

Friday, November 7, 2025
Room 514, City Hall, 9:15am

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>

WELCOME NEW COMMISSION MEMBER: ANTHONY WHITFIELD

APPROVAL OF MINUTES FROM PREVIOUS MEETING

LOT SPLITS / CONSOLIDATIONS

1. Lot Split @ 5111 Herman Ave

Project Address: 5111 Herman Ave
P.P.N.: 003-10-029
Ward 15: Council Member Spencer
SPA: Detroit-Shoreway
Type: Lot Split
Project Representative: Dave Smith

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





2. **NW2025-017** – Old Brooklyn Blooms Mural Project (Witch Doctor)

Project Address: 3314 Broadview Road

Ward 12: Council Member Maurer

SPA: Old Brooklyn

Type: Public Art – Mural

Project Representative: Eileen Dorsey, Artist

Approval: Final

CENTRAL SOUTHEAST DESIGN REVIEW

1. **CSE2025-042** – 7900 Broadway Ave Demolition

Project Address: 7900 Broadway Ave

Ward 12: Council Member Maurer

SPA: Broadway-Slavic Village

Type: Demolition

Project Representative: Christopher Bockelman

Approval: Final

This item does not require CPC approval and has been removed from the agenda

NORTHEAST DESIGN REVIEW

1. **NE2025-017** – Wade Park Station

Project Address: 12308 Wade Park Avenue, Cleveland, Ohio 44106

Ward 9: Council Member Conwell

SPA: Glenville

Type: New Construction – Mixed Use

Project Representative: Winston Hung, RDL Architects

Approval: Final

2. **NE2025-029** – Haus of Transcendent Cleveland

Project Address: 6018 Bonna Ave., 6010 Bonna Ave., 1201 E. 60th St.

Ward 7: Council Member Howse-Jones

SPA: St. Clair-Superior

Type: New Construction – Commercial

Project Representative: Carter Edman, Marous Brothers

Approval: Schematic/Table

This project has been rescheduled to the 11/21/25 CPC meeting per request of applicant





EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **EC2025-034** – 2299 E 103rd Demolition
Project Address: 2299 E103rd St
Ward 6: Council Member Griffin
SPA: Fairfax
Type: Demolition
Project Representative: Krysta Pesarchick, City Architecture
Approval: Final
2. **EC2025-035** – 2303 E 103rd Demolition
Project Address: 2303 E103rd St
Ward 6: Council Member Griffin
SPA: Fairfax
Type: Demolition
Project Representative: Krysta Pesarchick, City Architecture
Approval: Final

DOWNTOWN/FLATS DESIGN REVIEW

1. **DF2025-041** – Dollar Bank Sign
Project Address: 515 Euclid Ave
Ward 3: Council Member Welch
SPA: Downtown
Type: Signage
Project Representative: Jack Harnick, Accel Sign Group
Approval: Final

MANDATORY REFERRALS

1. **Ord. No. 1321-2025** (introduced by Council Member Slife) Designating Old John Marshall High School Building as a Cleveland Landmark.
2. **Ord. No. 1316-2025** (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to execute a deed of easement granting to Cedar Redevelopment Phase IV LLC certain easement rights in property located on East 26th Street between Central Avenue and Community College Avenue and declaring the easements rights no longer needed for public use.





3. **Ord. No. XXX-2025** – Amending the St Vincent Project R-13 Urban Renewal Plan (19580 to release parcel 16 from the restrictions to enable the progress of a CMHA project for affordable housing.
4. **Ord. No. XXX-2025** – Authorizing the Director of City Planning to enter into a professional services contract to provide enhancements to the Form-based code pilot program.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 1295-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Authorizing the Director of Capital Projects to enter into an amendment to the memorandum of understanding with the Greater Cleveland Regional Transit Authority to provide additional services for improvements and extend the contract.
2. **Ord. No. 1354-2025** (introduced by Council Members Welch, Hairston, and Griffin – by departmental request) To amend Section 1 of Ordinance No. 711-12, passed June 4, 2012, relating to designating the East Ohio Gas Company Building and Garage as a Cleveland Landmark.
3. **Ord. No. 1357-2025** (introduced by Council Members Conwell, Hairston, and Griffin – by departmental request) To amend Section 1 of Ordinance No. 1861-84, passed December 10, 1984, relating to designating the St. Aloysius Church as a Cleveland Landmark.
4. **Ord. No. 1369-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Pennrose Holding LLC, and/or its designee, to assist with the financing of the Warner and Swasey I, LLC and Warner and Swasey II, LLC Projects to be located at 5701 Carnegie Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT





NEXT MEETING: Friday, November 21, 2025 at 9:15 AM

To access the files for the November 7, 2025 meeting, please use this Dropbox link: [CPC Dropbox Link 11.07.25](#)

