

# Documenters

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## City Planning Commission

Documenter name: Marjorie Preston

Agency: [Cleveland City Planning Commission](#)

Date: Sept. 15, 2023

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## Summary

- The director of Building and Housing presented the Residents First legislative package, proposing sweeping code changes to revamp building code enforcement.
- An ambitious plan for the new [Cleveland Division of Police](#) headquarters building includes both building and parking expansion.
- An entrepreneur hopes to offer a sports bar, food truck park, live band venue and walk-up mini-bar at his Midtown Food Truck Park at 7412 Carnegie Avenue.

## Notes

Meeting called to order at 9:14 a.m. and adjourned at 11:58 a.m.

Commission members:

- |                                |                       |
|--------------------------------|-----------------------|
| • Vice Chair August Fluker     | • Denise McCray-Scott |
| • Council Member Charles Slife | • Andrew Sargeant     |
| • Chair Lillian Kuri (absent)  |                       |

Also in attendance:

- Joyce Pan Huang, director, Cleveland City Planning Department
- Tarra Petras, Cleveland public art coordinator (via Zoom)
- Sally Martin O'Toole, director, Cleveland Building and Housing Department
- Kris Harsh, council member, Ward 13
- Carter Edman, Cleveland manager of architecture and site development

The [Cleveland City Planning Commission](#) is responsible for preparing plans to guide development and improvement of the city and its neighborhoods and for reviewing all legislation and other matters that concern the “use or development of land.” The following [parcels](#) of land were discussed in the meeting.

## **FAR WEST DESIGN REVIEW**

1. For FW2023-020 Warren Road apartments new construction: Seeking conceptual approval

Address: 3272 Warren Road

Presenter: Brandon Young, Young Design Studio, and Anthony Fiorini, Maverick Building Co.

Fiorini: This proposal is to construct 19 townhomes, a walking path, adjusted trash location and privacy fences.

The committee recommended evaluating:

- Effectiveness of the sidewalk and the impact on the neighborhood;
- The color scheme as it fits with the neighborhood;
- The proposed pond size;
- Tree lawn size as it affects the health of the tree and space for placing refuse;
- Turning radius for emergency vehicles; and
- General availability of parking.

A retention wall or fence was recommended for neighborhood safety.

**A motion for approval was made and carried, along with a requirement to meet with safety officials and create fencing around the proposed pond.**

## **EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**

1. For EC2023-022 Midtown Food Truck Park: Seeking conceptual approval

Address: 7412 Carnegie Ave.

Presenter: Derrick Childs, Container Homes USA

Childs: Proposed sports bar, food truck park, amphitheater and mini-bar including vibrant sports-themed colors, grading, landscaping and lighting.

Committee recommendations included reviewing the landscaping plan, enlarging the entrance, signage for motorists, moving a fence, and adding a pedestrian entrance. The commission members were concerned with a lack of windows in the sports bar. The committee members noted that there is no crosswalk until East 79th Street and were concerned about safety in accessing the location. Committee members said that the location is within five minutes of public transportation.

**A motion was made to approve the food truck park with additional conditions on landscaping, entrance, signage, fencing, and pedestrian safety measures, including coordinating with the city on safety. The motion carried.**

2. For EC2023-024 One-Midtown Townhomes – New construction, seeking conceptual approval

Address: 1964 E. 73rd Street

Presenter: Howie Hayden, Dimit Architects

Hayden: Proposed increasing the number of apartment townhomes at the existing development from 23 to 30, along with adding lighting and landscaping in the same style as the existing townhomes.

The commission recommended approval with conditions of a stronger pedestrian connection, landscaping plan for final review, adding lighting and entrance elevation. The commission requested final zoning dimensions and final zoning review. A formal staff review was recommended.

**A motion to approve was made with final approvals to be made by the planning staff. The motion passed.**

## **DOWNTOWN | FLATS DESIGN REVIEW**

1. For DF2023-040 Proposed demolition of a two-story industrial building: Seeking final approval per section 341.08 of the Cleveland Codified Ordinances

Address: 1300 Carnegie Avenue

Presenter: Firdeo Satka, Di Maria Demo

The proposal was to demolish a building in poor condition. The roof is collapsing.

Satka: The property is collapsing and damaged. It has been vacant for 20 years. The owner feels the building is unstable and there have been break-ins to the property and surrounding vehicles.

Commission members suggested that the owner design a plan for post-demolition improvements and bring it to the commission since the property is in disarray.

**A motion was made to deny the current request and instead ask the owner to come**

**back with a plan to improve the property after demolition. The motion carried.**

2. For DF2023-045 [Cleveland Division of Police](#) HQ building site plan (aka parking garage and additional new construction): Seeking conceptual approval

Address: 2530 Superior Avenue

Presenter: Michael Augoustidis, Vocon

Additional presenter: Joe Berardi

Proposed project included a building and a 450-car garage, restoring historic entrances and increasing square footage to include a police museum, community room, plaza and security desk area.

Augoustidis: We propose a new building behind the current one to house a real-time crime center as well as a 450-car garage for staff parking. The proposal adds a third entrance and the developer will restore the terra cotta to National Park Service standards.

The project will increase square footage to include a police museum, community room, plaza and security desk area. A blend of bollards and concrete planters will be added. We will have ballistic-graded film on the first-floor windows. Part of the building would be a category 4 building with an enhanced structural frame to withstand wind blows.

The Artcraft Building will shape how we form the addition. We would like strong signage. A water tank on the roof would be a replica of the current one. We propose planters that are also benches. The proposal provides a new entrance lobby at the first floor only. There is a rear entrance for visitors with landscaping. We propose mirrored glass connections on the first floor and a security gate on the first floor.

The commission recommended site plan approval, including the new addition and parking garage. The commission suggested unifying the approach of elements of the front and back and using planters instead of bollards. Moving trees away from the building would give more shade to the plaza and increase security.

**A motion was made to approve the design for the ballistic-graded film windows. The motion carried.**

## **MANDATORY REFERRALS**

Ordinance No. xxx-2023 (Citywide): Amend and enact various Codified Ordinance

changes in Zoning, Building, Fire and Health Codes to effectuate policy changes to enhance the effectiveness of Building and Housing, changes to rental registration, and out-of-state investors, and other changes.

Presenter: Sally Martin O'Toole, director of [Building and Housing, Cleveland](#)

O'Toole sought administrative approval for the Residents First legislative package, which proposes code changes and amends 23 sections of code. The package will revamp enforcement, create a new vacant-property registry, establish a local agent in charge (LAIC) and overhaul the registry.

O'Toole: The package will require HVAC certification so residents can have reliable heat. Vacant properties are falling into disrepair, and this package requires a cash bond for vacant properties upon registration, inspections of garages every five years, and fines given if problems are not addressed. It will address problems like trash, pests, smoke systems and others, she said.

Sargeant asked how the city will staff this, and O'Toole said she hopes to hire staff to do external inspections to bring down costs, so it would not require building inspector and residential building inspector certifications in many cases.

**A motion was made that Huang be able to administer the ordinance. The motion carried.**

## **DOWNTOWN | FLATS DESIGN REVIEW**

3. DF2023-046 – Playhouse Square north display sign: Seeking final approval

Address: 1550 Chester Avenue

Presenter: Thomas Einhouse, [Playhouse Square](#)

The proposal was to erect a video board and sign indicating parking at the North Campus (rear entrance to Playhouse Square).

Einhouse: It is in line with the amenity strip, phone pole and light pole, and does not impinge on ADA accessibility.

Commission noted that the applicant requires an encroachment application. It can be waived if the commission approves the plan.

**A motion was made to approve as presented with the understanding that Huang will sign off on it. The motion carried.**

### **Special Presentations – Public Art**

1. EAST2023-020 – Destination Cleveland Mural – Slavic Village: Seeking final approval

Location: 6304 Fleet Avenue

Presenter: Alex Harnocz, [Destination Cleveland](#)

Harnocz said this 24-foot-by-30 foot mural installation is by artist Kelle Schwab.

**The commission recommended approval for the mural with recommendations to avoid architectural features and install on alternate substrate. The motion carried.**

2. Destination Cleveland Mural – Detroit Shoreway: Seeking final approval

Location: 8004 Lorain Avenue

Presenter: Alex Harnocz, [Destination Cleveland](#)

Harnocz said this 18-foot-by-26-foot mural installation will be by Lisa Kwine at West 81st Street. It has support from Council Member Jenny Spencer.

**The commission recommended approval for the mural. The motion carried.**

3. Old Brooklyn Blooms Mural: Seeking final approval

Location: 4621 Broadview Road

Presenters: Eileen Dorsey and Garrett Weider, artists

Dorsey is ready to begin a mural installation on Broadview Road.

Petras: The council member is in support.

**The commission recommended approval for the mural. The motion carried.**

4. CPL Woodland Branch Rotating Art Wall: Seeking final approval

Location: 5906 Woodland Avenue

Presenter: Erin Guido, [LAND Studio](#)

Guido described a rotating mural installation by Maria Uhase using a tension system of vinyl.

**The commission recommended approval for the mural with consideration that LAND Studio paint the wall as well. The motion carried.**

5. Facing History Mural: Seeking final approval

Location: 2050 W. 47th Street

Presenter: Ahlon Gonzalez, [LAND Studio](#)

Gonzalez described a mural by Isaiah Williams, a mix of spray paint and latex paint on vinyl siding.

Petras expressed concern with the paint and how it will work but said the city did approve a similar piece.

**The commission recommended approval for the mural. The motion carried.**

## **SPECIAL PRESENTATIONS**

Huang said that public meetings about [form-based zoning code](#) are coming up Wednesday, Sept. 20, and Tuesday, Sept. 26 and that the next meeting of the Planning Commission will be Friday, Oct. 6.

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