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City Planning Commission

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[Agency: Cleveland City Planning Commission](#)

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Summary

- Cleveland Clinic Fairview Hospital's [proposed design plan](#) was postponed until the institution reaches a greater consensus with the community and presents adequate research that they have to place their new parking garage on West 179th Street. The surrounding area was redesignated as an institutional research zone in an attempt to grant the City Planning Commission greater authority over the hospital's development plans and promote its transparency. Many residents are opposed to the hospital's expansion, which they argue is forcing them out of the neighborhood and disrupting their lives.
- The Cleveland Moves [five-year plan](#) was approved. This plan highlights bike paths as a solution to serious car crashes and seeks to make biking a more accessible option for Clevelanders. The plan also aims to address resident concerns about accessibility, lighting and safety.
- Parts of Ohio City have been rezoned to include an institutional research area and a limited retail business area. This action aims to help the district seamlessly develop and integrate with the surrounding neighborhoods. Both the commission and the chief zoning administrator stressed that pedestrian walkability motivated this change.

Follow-Up Questions

- How will joining the National Association of City Transportation Officials impact Cleveland's city planning?
- What will Cleveland Clinic Fairview do to address residents' concerns?

Notes

- Commission Member Isabella McKnight was not present for this [meeting](#).
- This was Calley Mersmann's first meeting as planning director.
- Mersmann read the preamble.

- Error on pg. 6 of March 21 meeting minutes (Commissioner Andrew Sargeant was not present); minutes were then approved.
- Here's today's [agenda](#).

Zoning map amendments:

- Map Change 2670: Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue between Columbus Road and West 32nd Street
 - Shannan Leonard (chief zoning administrator) presented: Two-phase rezoning in Ward 3 aimed to increase the walkability of the area and various housing types in alignment with the [Connecting Cleveland 2020 plan](#). Supported by City Council Member Kerry McCormack. This zone is near the West Side Market and is in the historic shopping district. The changes would divide this area into an [institutional research area](#), a limited retail business area, and add a [pedestrian retail overlay section](#).
 - Questions: Commission Member Erika Anthony asked a clarifying question about whether the institutional research zone would include non-academic research. Leonard answered that this type of zone can include medical research, but in this case the zone would apply to the St. Ignatius High School campus. This prompted an observation from Commission Member August Fluker that hospitals and educational campuses imply different levels of pedestrian engagement. Leonard answered that this category of zoning promotes pedestrian-friendly environments. A commission member asked what the reasoning was for this rezoning. Leonard answered it was to promote seamless development. The map change was approved.
- Map Change 2688: Presented by Xavier Bay (a zoning planner with City Planning): Rezoning in Ward 16 aimed to increase the walkability of the area and various housing types in alignment with the Connecting Cleveland 2020 plan. Supported by City Council Member Brian Kazy. Big changes: Transitioning many areas from single-family to two-family (would bring many existing homes into compliance); establishing a multi-family district (buffer between two-family zone and industry zone); consolidating a limited retail district; transitioning general industry areas to semi-industry (promoting walkability).
 - Public comments: Melissa Miller Sedlock (assistant director of the Jefferson Puritas West Park Community Development Corp.) spoke in favor of the rezoning due to its consolidation efforts and coordination with current establishments.
 - The motion was accepted as proposed.
- Map Change 2679 and related new construction plans and demolition: Includes a zoning matter, a design review case, and a demolition for the Cleveland Clinic

Fairview Hospital expansion.

- Zoning matter: Leonard presented again. Changes would consolidate future development and zoning in residential mixed-use area. Would change to an institutional research D3 zone (would be able to cater to the community through doctors' offices, supply shops, barber shops, etc.), an institutional research D2 buffer zone, and a local retail district. It would consider institution's development plans.
- Design review: Cleveland Clinic architect Matt MacRaidl represented the hospital. Andy Lane represented design firm CannonDesign. Reviewed the commission's conceptual design submission comments and addressed the parking (best case for parking on campus), underground study, landscape/site enhancements, and design evolution. Collaborating with the city's transportation office. Adding green spaces as buffer zones. Have to make sure construction does not affect patients and people trying to navigate the campus. Adding "warmer" (as in color) materials on outside. Building with river/rock edge in mind. Materials: glass, concrete, metal (working with materials at current hospital). Glass bridge over main road (Lorain).
- Demolition: Needs to be a phased demolition (first Family Medicine Building, which would be replaced by the new building, then the Moll Cancer Center, which would become parking).
- Public comments: David Robinson (executive director of West Park Kamm's Neighborhood Development) spoke in favor of zoning changes (will comply with current buildings).
 - A resident, Wally Grossman (spelling unconfirmed), opposed the expansion, speaking of promises he said the hospital failed to live up to after the last expansion 14 years ago and addition of helicopter pad). West 179th Street is the only safe street to exit his subdivision onto Lorain Avenue, he said, and the hospital wants to use it as a driveway for a new garage. Taxes will be going up, but desirability of property will be going down, he said. Hospital acquired most properties in the area (some by stealth, he said). Brought petitions signed by residents.
 - Douglas Baird (spelling unconfirmed), a business owner, said the proposed parking structure is too large for the land. Wants south side of West 179th Street to be excluded from zoning changes. Referenced [long-standing battle between residents and the hospital](#).
 - A resident, Christopher Gnall, spoke against the scope and structure of the project (he said it was too tall). Also took issue with using

179th as entry to new parking garage (traffic is already a struggle with patients parking on residential streets). Wants them to put in mature trees.

- A resident and business owner, George Gorze, argued that the hospital proposes “preposterous plans” to then get the community to agree to its true end goal. Started an email chain called Neighborhood Accountability in order to track evidence. Also spoke against parking garage, with fears that people would cut through his business’ parking lot. Argued that creating traffic problems is a common tactic the Cleveland Clinic uses to drive communities out.
- Ian Andrews, a long-time resident, asked the commission to table the order or oppose the rezoning as proposed, as the hospital has broken the community’s trust.
- Barbara Hass, a resident, also spoke in opposition due to concerns over privacy and safety. She said she feels forced out of her home.
- [Here’s more about the history between this hospital and the community.](#)
- Questions: Commission Member Charles Slife spoke in favor of the institutional zone as it will allow the commission to make sure the clinic is forthcoming about planned actions. Commission Member Fluker expressed his concern for the future plans for this campus and collaboration with the community. Commission Member Anthony also expressed her concern.
- Nate Lull, a neighborhood planner for City Planning, presented the design review committee feedback, which put a number of conditions on the design, including adding green spaces, further screening for the parking garage, opportunities for public art, and a broader material pallet. The hospital needs to submit a transportation plan, a lighting plan and a landscape plan before approval.
- Slife addressed the green space concern and suggested that a traffic light could be put in to mitigate concerns about the parking garage. He also voiced his own concerns about the invasive potential of the mostly glass construction and lighting in the parking garage bleeding into the neighborhood. He emphasized that the helicopter pad issue at the hospital is ongoing. He stressed the need for a landscaping plan that takes growth into account.
- Fluker moved to approve the zoning change. He also moved to approve the design review with the caveat that the hospital must come back with a campus plan that suits the community and consideration of how cars will enter and exit the campus. Sargeant added that the hospital should include

a Lorain Avenue egress study and a wildlife study. These motions were approved. The demolition was postponed.

- At this point, Commission Chair Lillian Kuri left the meeting to catch a flight.
- Townhomes in a Two-Family District (Fox & Mound Townhomes):
 - Conditional use proposal: Leonard presented again. Slavic Village neighborhood, proposed scattered townhouse project (seven units, selling for just over \$200,000, according to project representatives). The units are designed to match the building types of the street they are located on and contain open space on their lots.
 - Design review: Alix Ogilvie from LDA Architects introduced the project. Her colleague, Chad Summe, presented the design plans. They will meet with the fire department in mid-April. Each unit will include yard space. Waste management will take the form of cans stored in the garage. Some lots have guest parking. They have conditional approval, with one of the conditions being they improve pedestrian lighting areas. Another colleague talked about the materials (mostly vinyl, four different color schemes). Summe presented the color schemes.
 - A Southeast Side neighborhood planner with City Planning presented the staff report, which supports the plan.
 - Both items were approved.

Central Southeast Design Review:

- 8017 Rawlings Ave. Demolition: Jillian Bolino from Cleveland's demolition bureau spoke on behalf of the city. This is for the demolition of an old church owned by the City of Cleveland and surrounded by vacant land. This was approved.
- 2796 E. 73rd St. Demolition: This property was purchased by the [Industrial Commercial Land Bank](#) with the intent to demolish. This was approved.
- 2804 E. 73rd St. Demolition. This was also purchased by the Industrial Commercial Land Bank with the intent to demolish. This was approved.

Special presentations:

- Inspire Your City 2025 Mural: 9178 Buckeye Rd. [Mr. Soul](#), the artist, presented. This work is part of a larger project of his to promote literacy (three of his murals have already been approved). This project includes community engagement. This project was approved.
- Line of Sight temporary sculpture installation: 15813 Waterloo Rd. Would be installed from May-September in the Waterloo Arts District, according to Tarra Seifullah Petras, public art coordinator at City of Cleveland. The artist, [Bob Peck](#), also joined the meeting. Sargeant suggested moving the sculpture so that the base is not obstructed, which the artist will look into. This art was approved.
- Cleveland Moves: Five-year multimodal transportation [plan](#). Project was presented

by Sarah Davis, a transportation planner with Cleveland. The vision is “Clevelanders deserve safe streets.” Engaged with the community while developing the plan. They determined that people want more speed tables/raised crossings, traffic calming, trees/shade, better ADA accessibility, better street maintenance, working streetlights and secure bike parking. They are working to eliminate fatal/serious crashes. Two infrastructure recommendations: A bicycle network and systemic practices (signaling/crosswalk/bike/intersection upgrades). They will use [road diets](#) to reduce the number of lanes. To reduce signals, they are implementing mini roundabouts. They are emphasizing high comfort bike lanes with quick builds (separating bike lanes, repainting) and are committing to building 50 miles of bike paths. This presentation was approved.

Mandatory referrals (City Council legislation):

- Stones Levee Pump Station: Central Avenue & W. 3rd Street. The current pump station is in the development footprint. This request would let the sewer district encroach onto the Central Avenue right-of-way. This was approved.
- Ord. No. 328-2025: Authorizing the Director of Capital Projects to issue a permit to the Cleveland Public Library to encroach into the public right-of-way of Superior Avenue by installing/maintaining an Ohio historical marker. Rick Switalski, engineering construction manager in the Mayor’s Office of Capital Projects, presented this ordinance. This was approved.
- Ord. No. 329-2025: This would allow Capital Projects to issue a permit to Nautica Entertainment, LLC to encroach into the public right-of-way of Elm Street by installing an egress stairway/canopy. Switalski presented again. This was approved.

Administrative approvals:

- The administrative approvals on the [agenda](#) were approved.

Final comments from Mersmann:

- Available job postings: zoning city planner position, traffic engineer with Public Works, design section chief at Capital Projects.
- Matt Moss, the previous manager of the Strategic Planning Commission, is now a senior strategist in the mayor’s office.
- Their offices are undergoing renovations.
- The city is joining the National Association of City Transportation Office ([NACTO](#)), which will give Cleveland officials access to peer resources.
- The next meeting will be April 25.

If you believe anything in these notes is inaccurate, please email us at clDOCUMENTERS@gmail.com with "Correction Request" in the subject line.