

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, MARCH 11, 2025 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1.

Owner

Dory Energy Inc.
11201 Cedar Avenue, #600
Cleveland Ohio 44106

Applicant

Yingchun Yuan, President
38145 McDowell Drive
Solon Ohio 44139

RE: 2025-UDE-02 ([case files](#))

PP# 646-20-004 ([county auditor data](#))

1490 East 191 Street ([property lookup map](#))

Use District Exception

Located in Ward: #1 - Councilperson Wallace Tanner

Property Information

Lot Size: 236,966 square feet

Zoning: (site) U8-Office Building

Downtown Overlay District

Adjacent Zoning: North: U6-Industrial and Manufacturing

East: U3-Apartment House

South: CI-Campus Institutional

West: U3-Apartment House

Yingchun Yuan, on behalf of Dory Power Inc., has submitted an application requesting a use district exemption to operate a light industrial facility on a property located at 1490 East 191 Street, a U8-Office Building District. One motion requested. *

1. A motion to approve and offer a positive recommendation to Euclid City Council a use district exception to the Uses Permitted section of Chapter 1363 U8-Office Building District of the Euclid Codified Ordinances to establish to operate a light industrial facility on PP#646-20-004.

[ECO 1363.04 & 1375](#)

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

2.

Owner/Applicant

Euclid Public Library, David Piskac, Financial Officer
631 East 222nd Street
Euclid Ohio 44123

Consultant

Bialosky, John Guzik
6555 Carnegie Avenue, Suite 200
Cleveland Ohio 44103

RE: 2025-VAR-01 ([case files](#))

PP# 643-06-006 ([county auditor data](#))

631 East 222nd Street ([property lookup map](#))

Variance

Located in Ward: #8 - Councilperson Angela K. Steele

Property Information

Lot Size: 95,832 square feet

Zoning: (site) CI-Campus Institutional

Downtown Overlay District

Adjacent Zoning: North: CI-Campus Institutional

East: CI-Campus Institutional

Adjacent Zoning:

South: CI-Campus Institutional

West: U2-Two Family

David Piskac, on behalf of Euclid Public Library, has submitted an application requesting a variance to install a four foot, six-inch-tall (4' 6") electronic message center type ground sign on a property located at 631 East 222nd Street, a CI-Campus Institutional District. The applicant is requesting relief from a section of the Euclid Codified Ordinances requiring electronic message center type signs be oriented so that no portion of the sign face is visible from a residential structure within 150 feet. One motion requested.

1. A motion to grant a distance variance to a section of the Euclid Codified Ordinances and permit the visible portion of an electronic message center sign face to be approximately 111 feet from an abutting residential property – a variance of 39 feet – for a property located on PP# 643-06-006.

[ECO 1390.09\(a\)\(4\)](#)

3.

Owner

Pro-Nan VII LLC
PO Box 3165
Harrisburg Pennsylvania 17105

Applicant

Euclid Public Library, David Piskac, Financial Officer
631 East 222nd Street
Euclid Ohio 44123

RE: 2025-VAR-02 ([case files](#))

PP# 641-10-029 ([county auditor data](#))

475 East 185th Street ([property lookup map](#))

Variance

Located in Ward: #4 - Councilperson Greg Cosgriff

Property Information

Lot Size: 76,927 square feet

Zoning (site) U4-Local Retail or Wholesale

Downtown Overlay District

North: U4-Local Retail or Wholesale

East: U2-Two Family

Adjacent Zoning:

South: U4-Local Retail or Wholesale

West: U4-Local Retail or Wholesale

David Piskac, on behalf of Euclid Public Library, has submitted an application requesting a variance to allow for a temporary sign package to remain installed indefinitely on a property located at 475 East 185th Street, a U4-Local Retail or Wholesale District as part of the Euclid Public Library renovation project. The applicant is requesting relief from a section of the Euclid Codified Ordinances requiring temporary signs to be in place for only 30 days over a ninety-day period. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the display of a temporary sign pack indefinitely for a property located on PP# 641-10-029.

[ECO 1390.07\(a\)](#)

4.

Owner

City of Euclid
585 East 222nd Street
Euclid Ohio 44123

Applicant

Patrick Grogan-Myers, Director, Planning and Development
585 East 222nd Street
Euclid Ohio 44123

RE: 2025-DMC-01 ([case files](#))

PP# 643-05-045 ([county auditor data](#))

545 East 222nd Street ([property lookup map](#))

Zoning Change

Located in Ward: #8 - Councilperson Angela K. Steele

Property Information

Lot Size:	10,860	square feet		
Zoning:	(site)	U2-Two Family	<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North:	CI-Campus Institutional	East:	CI-Campus Institutional
	South:	CI-Campus Institutional	West:	U2-Two Family

Director Grogan-Myers, on behalf of the City of Euclid, has submitted an application requesting the rezoning of a parcel from a U2-Residential District to a CI-Campus Institutional District. The proposed rezoning is for a single, rectangularly shaped parcel being approximately 10,860 square feet (0.25 acres) in size. The lot is commonly referred to as 545 East 222 Street and is assigned the parcel number 643-05-045 as shown by the recorded plat in Volume 54 of Maps, Page 25 of Cuyahoga County Records. One motion requested*

1. A motion to approve and offer a positive recommendation to Euclid City Council a rezoning use district map change from a U2-Residential District to a CI-Campus Institutional District for PP# 643-05-045.

[ECO 1343](#)

5.

Owner	Applicant
City of Euclid	Patrick Grogan-Myers, Director, Planning and Development
585 East 222 nd Street	585 East 222 nd Street
Euclid Ohio 44123	Euclid Ohio 44123

RE: 2025-DMC-02 ([case files](#))
PP# 644-32-002 ([county auditor data](#))
541 Babbitt Road ([property lookup map](#))
Zoning Change
 Located in Ward: #8 - Councilperson Angela K. Steele

Property Information

Lot Size:	8,100	square feet		
Zoning:	(site)	U2-Two Family	<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North:	CI-Campus Institutional	East:	CI-Campus Institutional
	South:	CI-Campus Institutional	West:	U1-Single Family

Director Grogan-Myers, on behalf of the City of Euclid, has submitted an application requesting the rezoning of a parcel from a U2-Residential District to a CI-Campus Institutional District. The proposed rezoning is for a single, irregularly shaped parcel being approximately 8,100 square feet (0.19 acres) in size. The lot is commonly referred to as

541 Babbitt Road and is assigned the parcel number 644-32-002 by deed recorded in Volume 1246, Page 215 of Cuyahoga County Records. One motion requested*

1. A motion to approve and offer a positive recommendation to Euclid City Council a rezoning use district map change from a U2-Residential District to a CI-Campus Institutional District for 644-32-002.

[ECO 1343](#)

6.

Owner

City of Euclid
585 East 222nd Street
Euclid Ohio 44123

Applicant

Patrick Grogan-Myers, Director, Planning and Development
585 East 222nd Street
Euclid Ohio 44123

RE: 2025-DMC-03 ([case files](#))

PP# 648-25-012 & 648-25-013 ([county auditor data](#))

26399 & 26403 Euclid Avenue ([property lookup map](#))

Zoning Change

Located in Ward: #3 - Councilperson Donte Gresham

Property Information

Lot Size: 19,175 square feet

Zoning: (site) Choose an item.

Adjacent Zoning: North: U2-Two Family
South: U7-Light Industrial

Downtown Overlay District

East: U4-Local Retail or Wholesale

West: U4-Local Retail or Wholesale

Director Grogan-Myers, on behalf of the City of Euclid, has submitted an application requesting the zoning of portions of two parcels to a U4-Local Retail or Wholesale District. The proposed rezoning is for portions of two, rectangularly shaped parcels combined being approximately 19,175 square feet (0.44 acres) in size. The lots are commonly referred to as 26399 & 26403 Euclid Avenue and are assigned the parcel numbers 648-25-012 & 648-25-013 as shown by the recorded plat in Volume 90 of Maps, Page 16 and on the Vacation Plat for a portion of East 246th Street recorded in Volume 275, Page 27 of Cuyahoga County Records. One motion requested*

1. A motion to approve and offer a positive recommendation to Euclid City Council a zoning use district map change to a U4-Local Retail or Wholesale District for portions of PP#s 648-25-012 & 648-25-013.

[ECO 1343](#)

7.

Owner

Tangs Euclid LLC
937 East 222nd Street
Euclid Ohio 44123

Applicant

Patrick Grogan-Myers, Director, Planning and Development
585 East 222nd Street
Euclid Ohio 44123

RE: 2025-DMC-04 ([case files](#))

PP# 643-12-051 & 052 and 643-12-061 & 062 ([county auditor data](#))

937 & 923 East 222nd Street ([property lookup map](#))

Zoning Change

Located in Ward: #2 - Councilperson Richard Tolton

Property Information

Lot Size: 32,500 square feet

Zoning: (site) Choose an item.

Downtown Overlay District

Adjacent Zoning: North: U4-Local Retail or Wholesale

East: Choose an item.

South: U4-Local Retail or Wholesale

West: U4-Local Retail or Wholesale

Director Grogan-Myers, on behalf of Tangs Euclid LLC, has submitted an application requesting the zoning of portions of four parcels to a U4-Local Retail or Wholesale District. The proposed rezoning is for portions of four, rectangularly shaped parcels combined being approximately 32,500 square feet (0.75 acres) in size. The lots are commonly referred to as 937 & 923 East 222nd Street and are assigned the parcel numbers 643-12-051 & 052 and 643-12-061 & 062 as shown by the recorded plat in Volume 91 of Maps, Page 32, and on the Vacation Plat for a portion of East 222nd Street and East Miller Street recorded in Volume 339, Page 15 of Cuyahoga County Records. One motion requested*

1. A motion to approve and offer a positive recommendation to Euclid City Council a zoning use district map change to a U4-Local Retail or Wholesale District for portions of PP#s 643-12-051 and 643-12-052, and 643-12-061 and 643-12-062.

8.

Owner

Faith Community Baptist Church
26300 Brush Avenue
Euclid Ohio 44132

Applicant

Patrick Grogan-Myers, Director, Planning and Development
585 East 222nd Street
Euclid Ohio 44123

RE: 2025-DMC-05 ([case files](#))

PP# 648-25-040 & 648-25-041 ([county auditor data](#))

26398 & 26402 Brush Avenue ([property lookup map](#))

Zoning Change

Located in Ward: #3 - Councilperson Donte Gresham

Property Information

Lot Size: 15,925 square feet
Zoning: (site) Choose an item. Downtown Overlay District
Adjacent Zoning: North: U2-Two Family East: U1-Single Family
South: Choose an item. West: U1-Single Family

Director Grogan-Myers, on behalf of the City of Euclid, has submitted an application requesting the zoning of portions of two parcels to a U1-Residential District. The proposed rezoning is for portions of two, rectangularly shaped parcels combined being approximately 15,925 square feet (0.37 acres) in size. The lots are commonly referred to as 26398 & 26402 Brush Avenue and are assigned the parcel numbers 648-25-040 & 648-25-041 as shown by the recorded plat in Volume 90 of Maps, Page 16 and on the Vacation Plat for a portion of East 246th Street recorded in Volume 275, Page 27 of Cuyahoga County Records. One motion requested*

- 1. A motion to approve and offer a positive recommendation to Euclid City Council a zoning use district map change to a U1-Residential District for portions of PP#s 648-25-040 & 648-25-041.

8.

Owner Cleveland Metroparks
4101 Fulton Parkway
Cleveland Ohio 44144
Applicant Patrick Grogan-Myers, Director, Planning and Development
585 East 222nd Street
Euclid Ohio 44123

RE: 2025-SPU-01 ([case files](#))
PP# 649-28-001 ([county auditor data](#))
Euclid Avenue & Highland Road ([property lookup map](#))
Variance
Located in Ward: #1 – Councilperson Wallace Tanner

Property Information

Lot Size: square feet
Zoning (site) Choose an item. Downtown Overlay District
Adjacent Zoning: North: U4-Local Retail or Wholesale East: CI-Campus Institutional
South: U1-Single Family West: U3-Apartment House

Director Grogan-Myers, on behalf of the City of Euclid and Cleveland Metroparks, has submitted an application requesting approval for the formal vacation of Old Highland Road right-of-way vacated by Cuyahoga County. One motion requested.

1. A motion to approve and offer a positive recommendation to Euclid City Council formally vacating the right-of-way of Old Highland Road.

[ECO 1301.11](#)

OTHER BUSINESS:

RE: 2025-ZON-03 ([case files](#))
2025 Zoning Map

Review and accept the 2025 City of Euclid Zoning Map

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT