



CITY OF CLEVELAND
Mayor Justin M. Bibb

City of Cleveland

2026 Budget Hearings

City Planning Commission

*Calley Mersmann, Director
Erika Anthony, Chair*



City Planning Commission Overview (Charter 76-6)

Chartered Purpose: *The Planning Commission is responsible for **adopting and maintaining a General Plan for the City, maintaining the City's Zoning Map and Code, undertaking capital improvements planning, and conducting design review in neighborhood and downtown districts.***

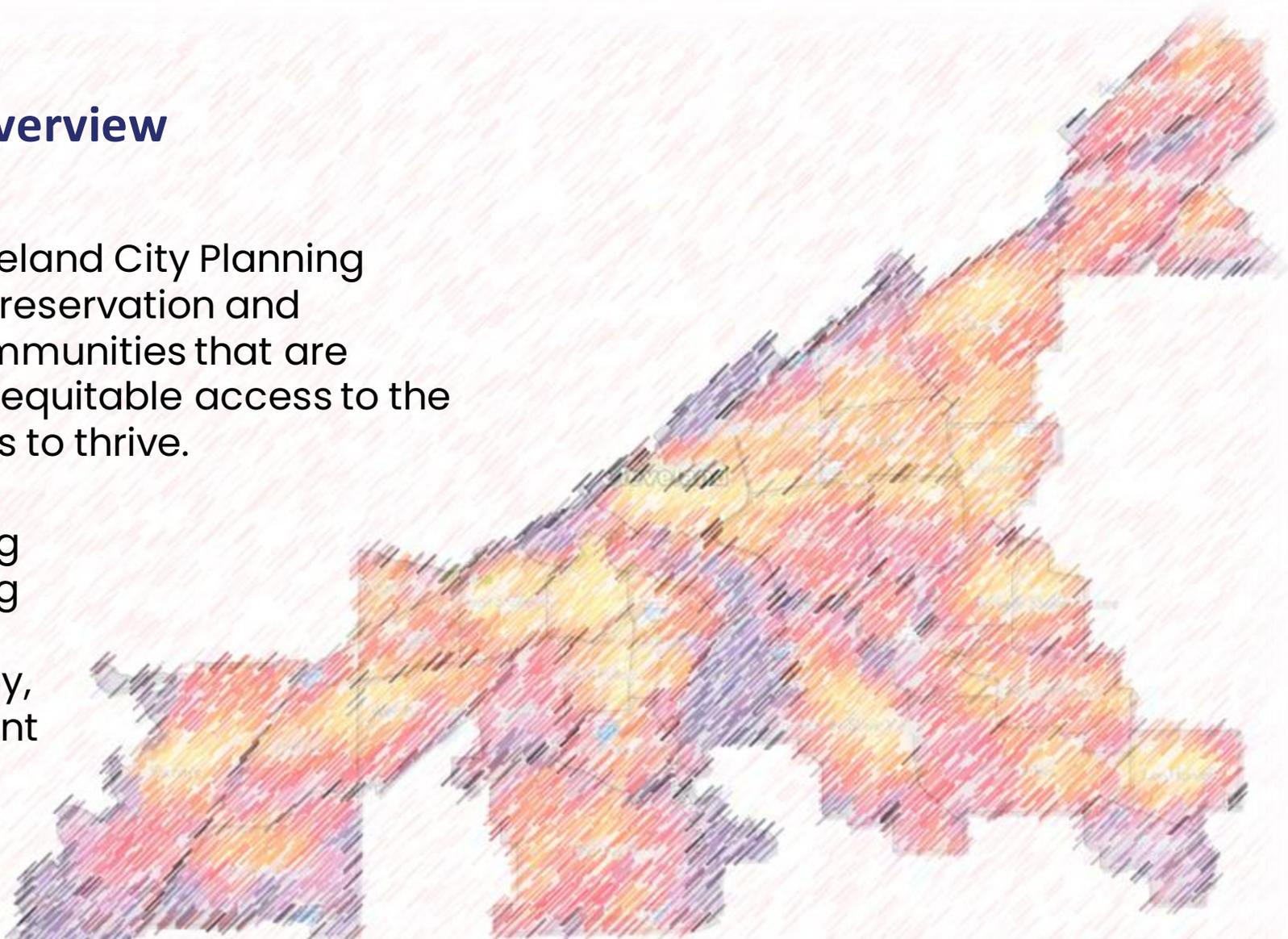
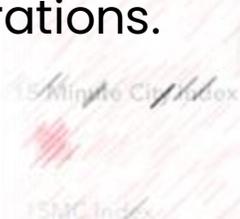
The Commission is responsible for reviewing and acting upon all legislation regarding planning, zoning, capital improvements, and physical development.



City Planning Commission Overview

Departmental Mission: The Cleveland City Planning Commission advocates for the preservation and establishment of prosperous communities that are authentic and diverse, providing equitable access to the resources necessary for residents to thrive.

We accomplish this by enhancing physical development, preserving the City's history, and creating places for people that are healthy, sustainable and vibrant for current and future generations.



City Planning Commission Members

Erika Anthony, MPA
(Chair)



August L. Fluker,
AIA, LEED AP (Vice Chair)



Charles J. Slife, MPA
(Council Member)



Andrew Sargeant, ASLA



Denise McCray-Scott,
Ph.D., M.S.



Anthony Whitfield



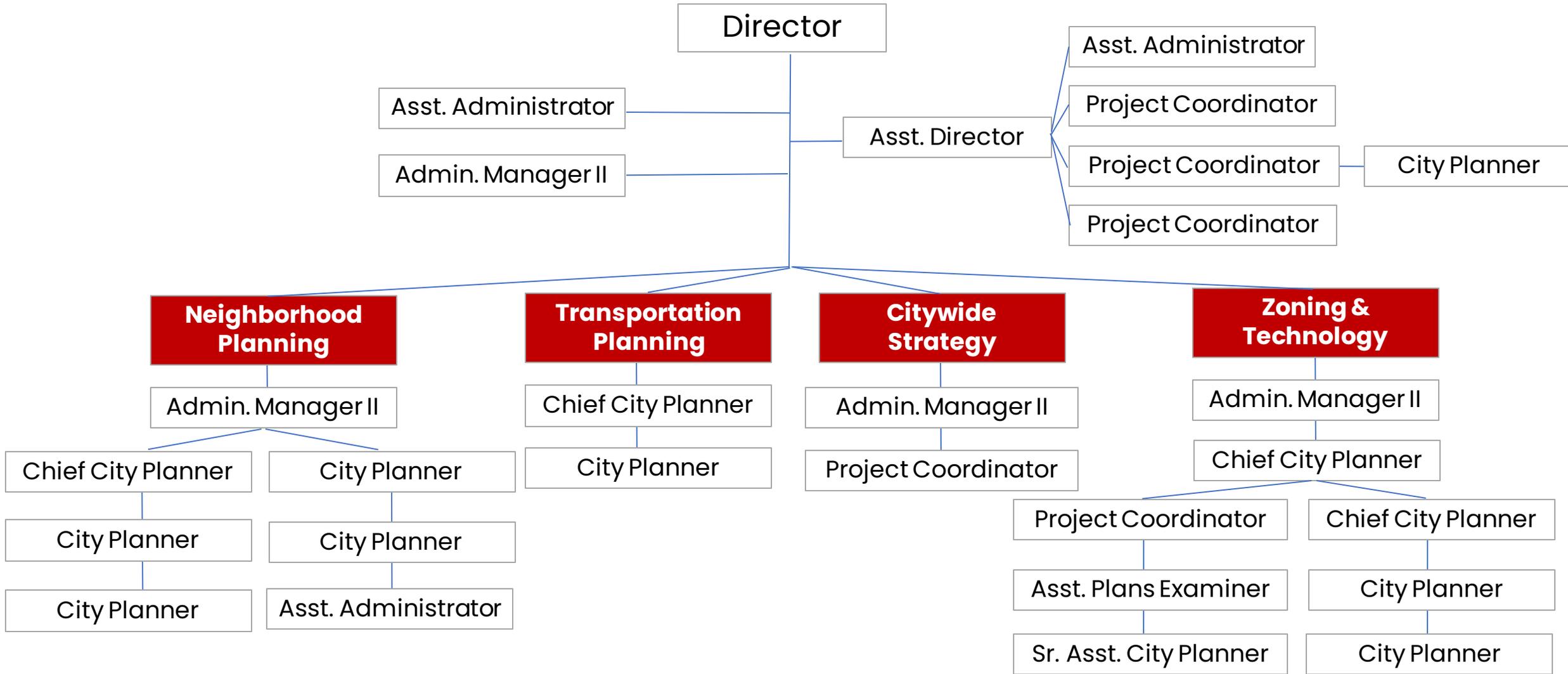
Member (Vacancy)



Alternates
(2 Vacancies)



City Planning Commission Departmental Organization



- **2026 Budgeted Positions:** 28 FTE + 6 commission members + 2 alternates

Responsibilities and Priorities

Citywide Strategy

Objective: To develop key citywide policies, projects, and frameworks that will enhance the City's livability, equitable development, sustainability and culture as a 15-minute city, including the citywide comprehensive plan update and citywide transportation planning.

Neighborhood Planning

Objective: To prepare comprehensive land use and transportation plans for the city and its districts, and to provide ongoing planning services necessary to facilitate appropriate development and revitalization according to the citywide plan.

Zoning Administration & Strategic Zoning

Objective: To ensure that the City has a strategic approach to the Zoning Code and Map that aligns with the goals of the comprehensive plan, and to provide professional advice to the City Planning Commission, the Board of Zoning Appeals, and the City Council regarding matters pertaining to the Zoning Code and Zoning Map.



Responsibilities and Priorities

Special Projects

Objectives: To promote and facilitate the installation of public art; oversee the design of major projects; lead community engagement; and provide policy research

Departmental Operations

Objectives: To ensure effective management of fiscal and payroll operations, human resources, contracts, scheduling, Commission administration, and office oversight to promote efficient operations and strong departmental culture.



2025 Accomplishments

- Departmental structure update
- Construction permit portal permitting and testing
- Cleveland Moves multimodal transportation plan adoption
 - \$13 million in grant funding leveraged
 - Continuation of key transportation projects, in partnership with other departments (Payne Avenue, Superior Midway, Lorain Midway, E. 55th Street, St. Clair Avenue)
- Citywide comprehensive plan preliminary initiation
- Smart traffic signal pilot
- Chapter 457 (parking place for hire) application reviews
- Groundtruthing future land uses for land bank lots
- Major development plan approvals
- Updated Rules of the Planning Commission



2026 Major Goals

- Comprehensive plan public launch
- Cleveland Moves implementation
- Zoning reform (form-based code and Euclidian updates)
- Construction permitting reform refinements
- Design review trainings and streamlining
- Public space enhancements



Partnership with City Council

- Euclidean zoning—small code changes
- Strategic zoning updates (Euclidean and Form-Based)
- Contracting authority for:
 - Form-Based Code expansion,
 - Citywide plan,
 - Transportation design,
 - On-call planning services
- Collaborative discussions on citywide plan, neighborhood planning priorities, design review advisory committees, upcoming projects, and resident needs



How do we help the City and our residents?

Guide vision and strategy for city building

Engage residents and communities on their neighborhood priorities

Reform zoning to promote quality of life

Data-driven policy making (GIS mapping)

Secure grant funding to implement projects

Provide technical and professional planning resources

Responsive land use & transportation planning

Streamline processes

Bring together people and resources

Advocate for fairness and opportunity

Inform policies and projects across departments

Research and promote innovative ideas

