

MINUTES OF MEETING  
PLANNING COMMISSION  
October 28, 2025

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Members Present: Coyne, Allen, DeMarco, Bishop

Presence Noted: Ray Reich, Building Commissioner  
Michael O'Shea, Law Director

Council Members Present: Michael O'Boyle, Ward 2

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Chairman Bishop called to order the October 28, 2025, meeting of the Rocky River Planning Commission at 6:00 P.M. in City Council Chambers of Rocky River City Hall.

Mr. Bishop asked if there were any corrections to the Planning Commission meeting minutes of September 3, 2025. Mr. DeMarco moved to accept the minutes with the comment that the minutes reflect that it was a special meeting, and the date in the header should be corrected from August 3<sup>rd</sup> to September 3<sup>rd</sup>. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop asked if there were any corrections to the Planning Commission meeting minutes of September 23, 2025. Mr. DeMarco moved to accept the minutes with the comment that Rehorce be updated to Reehorst. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

**1. Terra Hilliard Bluffs – 18545 Hilliard Blvd – Sign Review – New monument sign**

Present – Beverly Barich, Cesco Imagining

Mrs. Barich said the plans have changed, and they are taking the top of the sign that was originally proposed and changing the size and placing it on top of a brick decorative wall on top of the stone cap. She said it still meets the code requirement; they just made it a little taller and a little shorter. Mr. Bishop asked if there is a code requirement for the size of the address numbers. Mr. Reich said 3 or 4 inches; they can verify that. Mrs. Barich said these are 5.5 inches. Mr. DeMarco wanted to confirm that, per the original submission, the letter set will be internally illuminated. Mrs. Barich confirmed. Mrs. Barich said the numbers will be white acrylic, stud-mounted, and non-illuminated. Mr. Reich said there is no issue with that. Mr. Allen asked what the height of the wall is. Mrs. Barich said it is 34.5 inches tall with a 24" stone cap.

Mr. DeMarco moved to grant final approval to Terra Hilliard Bluffs, 18545 Hilliard Blvd, for a new monument sign. Mr. Coyne seconded.

4 Ayes – 0 Nays  
**APPROVED**

**2. Jerry Hammerschmidt – 20244 Detroit Rd – Final Review – Garage replacement with surface parking at a 3-family dwelling**

Present – Tim Flury, High Tech Pools

Mr. Bishop wanted to make a note that the stripping is shown, it's just not labeled. The stops are present for spaces one through four; they are shown and not labeled. Mr. Bishop said the plans reflect what was stated last submission. They have received the three variances. Mr. Bishop asked, other than the arborvitae, is it just a lawn area. Mr. Flury confirmed. Mr. Bishop said everything from the previous meetings has been addressed.

Mr. DeMarco moved to grant final approval to Jerry Hammerschmidt, 20244 Detroit Rd, for a garage replacement with surface parking at a 3-family dwelling. Mr. Allen seconded.

4 Ayes – 0 Nays  
**APPROVED**

**3. Full Circle Brazilian Jiu Jitsu – 19632 Center Ridge Rd – Public Hearing: Preliminary Review – Occupancy for a Brazilian Jiu-Jitsu training club**

Present – Forrest Paige, HSB Architects

Mr. Bishop asked if TFit ever came forward to get their occupancy. Mr. Reich said they did not. Mr. Bishop said the previous submission included a space between Brazilian Jiu-Jitsu and Casey's; now it is not included. Mr. Paige said that is TFit, and the square footage in the calculation includes the space on street level and the lower level. Mr. Bishop said that is not how it was presented the first time. It was separate from one another; he asked Mr. Paige if he knew that square footage. Mr. Paige said he does not.

Mr. Bishop wanted to focus on the parking calculation. Heidi's and River Clouds are good on parking. Big Bear is actually retail or professional service and should be 4 space/1000 sf. So, the required spaces would be 6, not 5. For Emo Boba Tea, it would not be based on the customer service area if you were to look specifically at the code. However, Mr. Bishop said that is something the new development code needs to address. If they are to look at the customer service area, they are positive 5 spaces. Mr. Bishop said that would require the variance to be adjusted. He thinks the numbers are still a little short. Mr. Bishop said he would support a variance for 10 spaces for that space based on practicality. The calculation is correct for Shanerock, Full Circle, Casey's, Rania, and TFit. Mr. Bishop said that based on his calculations, the variance would be for 15 spaces versus the 5 they were granted. Mr. Bishop said he would support a variance for 10; he is not sure how the other members feel.

Mr. DeMarco said, regardless of whether the variance is granted for 5 spaces or 15 spaces, the property can only provide 49 spaces. Mr. Bishop said the variance just has to be accurate. The spaces provided are actually only 46 because they can't count the designated Big Bear spaces and the drive aisle. Mr. Bishop said they would be required to have 61 spaces, and they have 46. He would support a 10-space deduction simply based on Emo Boba Tea. Mr. DeMarco wanted

to make it clear that it would be the responsibility of the business owner to keep this up to date moving forward. Mr. Bishop wanted to point out that the landlord claims TFit is closed on Saturday and Sunday, and according to their website, they are open. Mr. DeMarco said he would like to see the variance represented accurately. Mr. Bishop said he agrees. He does not want to penalize Full Circle because TFit does not have permission to occupy. Mr. Bishop said TFit needs to come in for occupancy and then go for the variance. The Commission is not sure that they can even recognize them as a tenant until the occupancy is granted.

Mr. Bishop said they could recommend a variance for at least 10 spaces. That would allow Full Circle to move forward. Then get TFit in front of the Planning Commission to wrap it up. Based on the TFit numbers presented, they need a variance for 15 spaces. Mr. DeMarco said a shared parking agreement would help alleviate some of the parking issues. Mr. Coyne asked Mr. O'Shea if they should omit TFit from the calculation. Mr. O'Shea said he is not sure what their ask is. Mr. O'Shea said he doesn't want to hurt the business, but he thinks they should table this and get Mr. Assad in here. He is concerned that without consistency, they are sending the wrong message. Mr. Bishop asked if Full Circle is under a Cease and Desist. Mr. Reich said they are, and it's just hanging there; it hasn't been dropped.

Mr. DeMarco said they need to be clear on what the variance is for. Mr. Bishop said they need a variance for 15 spaces based on TFit's occupancy. That is a 30% + variance. Mr. Reich said TFit is the break-even between the required and provided spaces. Mr. Reich said to keep moving Full Circle along with their Cease and Desist and focus on TFit separately. Mr. Bishop would agree to granting Full Circle temporary approval and have the Building Owner come in for TFit's occupancy.

Mr. Bishop moved to open the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop moved to grant a temporary 90-day change of Use approval for Full Circle Brazilian Jiu-Jitsu, 19632 Center Ridge Rd, conditioned on the landlord coming forward and gaining an occupancy certificate for the lower-level space occupied by TFit. Mr. Allen seconded.

4 Ayes – 0 Nays  
**TEMPORARILY APPROVED (90 days)**

**4. Wald & Fisher, Inc. – 20001 Center Ridge Rd – Public Hearing: Preliminary Review  
– Lot-split at Rockport Shopping Center**

Present – Marc Glick, Wald & Fisher, Inc

Mr. Bishop has no objection to the lot split, just cautions that any development plan that parking is highlighted and there is a plan on how they plan to handle it on the site. Mr. DeMarco asked about the third access point off of Center Ridge. Is the intent to keep that, or is that for the future tenant to decide? Mr. Glick said that it will be determined by the future tenant.

Mr. Bishop moved to open the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. DeMarco moved to grant preliminary approval to Wald & Fisher, 20001 Center Ridge Rd, for a lot split at Rockport Shopping Center. Mr. Bishop seconded.

4 Ayes – 0 Nays  
**PRELIMINARILY APPROVED**

**5. Tomorrow's Salon – 20160 Center Ridge Rd – Public Hearing: Preliminary Review  
– Termination of a Previously Approved Parking Agreement**

Present – Anci Brennan, Business and Property Owner  
Rezso Molnar, Business and Property Owner  
Marc Glick, Wald & Fisher, Inc

Mr. Bishop said the agenda item states the parking agreement was terminated; however, everything submitted indicates it was just postponed until you get a tenant for the second floor. Mr. Glick said the parking agreement was initially two years with multiple renewals. That agreement is no longer in place, so there is nothing legally binding on Wald & Fisher's end that would give Tomorrow's Salon parking. From their perspective, it is no issue as long as the site is what it is. Mr. Glick said that with the lot split they are planning, they will become more concerned with their own parking needs rather than those of external parties. Mr. Glick said they could get another agreement; it would just be under other terms or conditions.

Mr. Bishop asked if the salon still has the same number of chairs. Mrs. Brennan said yes. However, Giant Eagle is no longer a tenant in the space, which eliminated the need for their 14 spaces. So, they terminated the parking agreement indefinitely. Mrs. Brennan said the dentist next door shares 8 spaces with them. Mr. Bishop asked if they could get that in writing. Mrs.

Brennan said she can. Mr. Bishop said that until that space is rented, there is not much to talk about. They are overparked currently. He recommends withdrawing the item from the agenda until that space is rented. Mr. Reich said to let the Building Department know when they have a tenant, and they'll go from there. Mr. Bishop brought up the dumpster enclosure. Mr. Reich said he is meeting up with Mrs. Brennan on Thursday to discuss that.

**WITHDRAWN**

**6. Tone House Coffee – 20033 Detroit Rd. Ste 103 – Public Hearing: Preliminary Review – Change of Use from a retail establishment to a coffee shop**

Present – Mark Razzante, Business Owner  
Christina Razzante, Business Owner  
Kelly Martin, Property Owner

Mr. Bishop said the Commission's only concern is parking. Mr. Bishop asked Mr. Martin if he could write a letter saying that all his tenants can park in the lot across the street. A letter that says 17 spaces in the northern lot can be utilized by tenants in the southern buildings. Mr. Bishop said they have enough parking, considering those 17 spaces. Mr. DeMarco said the space is sort of tucked into the building. He asked where the entrance point would be from the parking lot, and whether customers would park on the lower or upper level. Mrs. Razzante said either one, the stairwell is directly adjacent to their front door. They only have one ingress and egress point. Mrs. Razzante said it allows for enough space to have a line indoors. She said they are expecting parking on the upper level or tucked into the corner on the lower level. Mr. DeMarco asked if there would be chairs in the space or if it is a grab-and-go. Mrs. Razzante said there will be chairs in there for people to wait. The idea is to be a higher-end coffee establishment, so the wait time may be a little longer.

Mr. Bishop moved to open the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. DeMarco moved to grant preliminary and final approval to Tone House Coffee, 20033 Detroit Rd. Ste. 103, for a change of Use from a retail establishment to a coffee shop, contingent on the landlord providing a cross-parking agreement letter and the applicant reviewing signage requirements with the Building Department. Mr. Allen seconded.

4 Ayes – 0 Nays  
**APPROVED**

**7. The Back Nine – 21633 Center Ridge Rd – Public Hearing: Preliminary Review –  
Change of Use from a tanning salon to an indoor golf simulator**

Present – Charlie Hanna, Business Owner

Mr. Bishop said they are required to have 11 parking spaces. The shopping center is stated to have 243,275 square feet. Taking the higher requirement of 4 spaces/1000 square feet, they would be required to have 1,054 spaces. A 20% discount would put them just over 800 spaces required. There are currently 1,063 spaces. Thus, there is no parking issue. Mr. Bishop asked Mr. Reich about the dumpster behind the building. He said the plans propose to have it back there without an enclosure, and when he visited the site, there were numerous dumpsters back there that don't meet the code requirements. Mr. Reich said that it has been like that since he was a kid; he is not sure what they can do about that. Mr. Bishop asked if they get any complaints from the neighboring building. Mr. Reich said the neighboring building is Fairview Park. The only complaint he gets about Westwood is when they discharge the fire line at Home Depot, it floods over the curb and onto the neighboring lots. Mr. Bishop said to Mr. Hanna that he is required to get signage approval as well.

Mr. DeMarco asked about the hours of operation. Mr. Hanna said it is a 24-hour membership establishment. There is an app on the phone, you pre-book a time, and the doors open 5 minutes before the reserved time, unless ownership lets them in earlier. Mr. Hanna said in practice it is 24 hours, but in reality, they expected most of the bookings to be early morning or late at night. Mr. DeMarco asked about the lounge and vending area. Will it be vending machines, or will there be any type of servery? Mr. Hanna said the intent is to support a team-building scenario. There will be surfaces they can put food on, but they do not provide food, aside from bottled water for the members. Members can bring in food and/or alcohol. Mr. Hanna said they do not promote alcohol, but it is allowed, and they have an alcohol writer in their insurance. It has to be approved beforehand, and sign a waiver. Mr. Allen wanted to acknowledge that the number of required parking spaces decreased from the previous Use, the tanning salon.

Mr. Bishop moved to open the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop moved to grant preliminary and final approval to The Back Nine, 21633 Center Ridge Rd, for a change of Use from a tanning salon to an indoor golf simulator, conditioned on sign review. Mr. DeMarco seconded.

4 Ayes – 0 Nays  
**APPROVED**

**8. Rocky River Sunmart – 20045 Lake Rd – Public Hearing: Preliminary Review –  
Dumpster enclosure review**

**APPLICANT NOT PRESENT**

**9. Bearden's Steakburgers – 19985 Lake Rd – Public Hearing: Preliminary Review –  
Dumpster enclosure review**

Present – Ben Harrison, Managing Partner for Bearden's Steakburgers

Mr. Bishop said the dumpster enclosure is not shown on the survey with any dimensions. Mr. Harrison said the first page of the packet the survey company did draw where the enclosure would be. Mr. Bishop asked if that was the square on the plan; Mr. Harrison confirmed. The dimensions are included in the package. Mr. Bishop said it is not included on the survey, and the issue they have is that they are required to be 15 feet from a residential property. Mr. Harrison said the dumpster currently sits 12 feet from the property, and they plan on moving it and enclosing it to be 15 feet away. Mr. Bishop said that is not being demonstrated. The 15-foot setback is not being shown. They are also required to be 10 feet from the south property line. Mr. Coyne asked what the distance is from the back of the fence to the west property line. Mr. Harrison said the plans show 7.6'. Mr. Bishop asked what the distance is from the south property line. Mr. Harrison said the distance is 16.7' from the property line to the rear corner of the building. Mr. DeMarco said it is less than a foot from the south property line. The dimensions provided for the enclosure said it was 16' off the rear of the building and 17' across.

Mr. Bishop asked why they needed the enclosure so big. Mr. Harrison said to prevent trash from escaping and to address the concerns of the neighbors. They want to provide privacy and be neighborly; they have been in the community for 70+ years and would like to continue positively. Mr. Bishop said the issue is that the code requires 10' from the south property line and 15' from the west property line for the dumpster enclosure. They would need to reduce the enclosure size to meet code requirements. Mr. DeMarco is concerned that if they were to shrink the size of the enclosure to meet code requirements, the dumpster wouldn't fit. Mr. Harrison does not know the dimensions of the dumpster. Mr. Bishop and Mr. DeMarco don't think depth is the issue; it's the width. Mr. Bishop said a variance for the width wouldn't impact much.

Mr. Allen asked if there is any parking to the east of the proposed dumpster corral. Mr. Harrison said that is where their food truck is. There is no permanent parking east of that. Mr. DeMarco asked about the trellises and plantings. Mr. Harrison said that, to his knowledge, the neighbors put those up. They had foliage back there, but they cleaned it up; however, they are happy to replant if need be. Mr. DeMarco said it was demonstrated to the commission that there is a littering issue back there, and he wants to know what they are doing to mitigate that. Mr. Harrison said that is part of their closing checklist to go back there and clean up that area of the property. Mr. Harrison said it was totally inadvertent and takes full responsibility. He said they will continue to train staff and emphasize the importance of intentionality when it comes to waste management. Mr. DeMarco asked if the employees sit at the picnic table and eat lunch back there. Mr. Harrison said that is an old picnic table and they will be disposing of it. Mr. Bishop asked if the issue is the dumpster or the trash receptacles. Mr. Harrison said he believed

that the issue was that the dumpster and the trash receptacle were just for excess waste. Mr. Bishop said those will have to be in the enclosure as well.

Mr. Bishop moved to open the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop recognized two correspondents from the unit owner at 3 Astor Place.

Present: Susan Williamson, 1 Astor Pl.

Mrs. Williamson does not have the same concerns as Unit 3. She wanted to publicly say that they appreciate their willingness to do something about the trash issue. Mrs. Williamson said it has worked really well. There are no issues with what is being proposed.

Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop asked what the enforcement is for litter going onto neighboring properties. Mr. Reich said he would need to review the Ordinances. He told Mr. Harrison to read the letters from the neighbor at 3 Astor Pl; it is more than just litter; it is also cigarette smoke. Mr. Harrison said he will address that and do everything that he can. Mr. Reich said he will reach out to Mr. Harrison. There is also a separate conversation that needs to be had when it comes to the food truck. Mr. Bishop said the neighbor from 3 Astor Pl said someone from Bearden's was trimming the pine trees. Mr. Harrison said that is hearsay from his perspective; he has not instructed anyone to trim those trees. Mr. Bishop thinks the dumpster will do a lot for resolving the litter. Mr. Harrison said they do everything they can for odor mitigation. They have been there for a long time, and trash and litter are an emphasis for them, and they train staff accordingly.

Mr. Allen would support the south property line variance. Mr. Bishop agreed, and he would not support a variance on the west property line. The Commission agreed, and they think there is enough depth for the enclosure to respect that 15-foot setback. They could go 9.5' deep and 9.5' wide. That would put them a little over 7' from the south property line, or a 3' variance. Mr. Bishop said if they go with a 9.5' by 9.5', Mr. Harrison's job is to make sure that it works. The dumpsters and receptacles need to be able to fit in that enclosure. Mr. Reich said they would need to maintain the space between the enclosure and the property lines. Mr. Harrison agreed. Mr. Bishop said this needs to be drawn on the survey. It should show the 15' setback from the enclosure to the west property line and the difference between the enclosure and the 10' setback to the south property line.

Mr. Bishop moved to grant preliminary approval to Bearden's Steakburger, 19985 Lake Road, for a dumpster enclosure that is 9.5' by 9.5', being 15' from the west property line and 7' from the south property line. The 7' will require a variance as the Development Code requires a 10'

setback from the south property line. Conditioned on this being returned for final review, demonstrating on the survey that this will be sufficient. Mr. DeMarco seconded.

4 Ayes – 0 Nays  
**PRELIMINARILY APPROVED**

**10. GKHE Properties – 19800 Detroit Rd – Continuation of a Preliminary Review –  
Removing the ingress and egress on Linda Street. Replacing the curb cuts with  
landscaping and a fence**

Present – Gregg Mylett, Property Owner  
Jill Brandt, Architect

Mr. Bishop moved to amend the agenda item to read as a continuation of a preliminary review. Also, noting that the public hearing was opened and closed in the previous meeting. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

Mr. Bishop said they provided all the information and reiterated it in this submission. He asked if anything had changed with the landscaping plan. Mrs. Brandt said the only thing that changed with the fence layout is on the north property line; originally, they had it running 30-40 feet and terminating it at the building to the north. Now, it goes back 20 feet, and they have landscaping there now. It does not attach to the building to the north; they hope the landscaping will stop anyone from going through. Mr. Mylett said there is a telephone pole there as well.

Mr. Bishop said there were two safety concerns. One was diverting all the traffic to Detroit Road, and the other was all of the jaywalkers going over to Mitchell's and Tommy's. These conflict with one another. Mr. Bishop said he hopes the proposal would eliminate or greatly reduce the number of jaywalkers, which he feels is a greater risk than the traffic. They did get the blessing of the Safety Service Director. Mr. Bishop said he is not convinced the proposal will solve all the problems. However, he understands the dilemma Mr. Mylett is facing as the property owner. Mr. Mylett said his biggest concern is the cutting through. There are a lot of children at the Cleveland Clinic. He is worried that someone is going to cut through the parking lot at hit them, or the employees who work there. The Cleveland Clinic shared the same concern and was also concerned with children walking into Linda St. from the parking lot.

Mr. Bishop said the other concern was parking; he is close to the requirement. The requirement increased when the building went from office to medical. Mr. Bishop said this would be the time to get a variance if they already have to go for the fence. He asked what Blushing Beauty's services are. Mr. Mylett said it is a hair salon, the same as the previous, they just changed the name. Mrs. Brandt said there are 6 chairs, so they would be required to have 12 spaces. Mr. Bishop said they had 4 spaces to spare, and they would need 4 more spaces per the code requirements, so they would meet the required number of spaces. Mr. Bishop said Mr. Mylett is being harmed either way, and it's hard to monitor the parking 24/7. He is not required to provide

parking for the non-tenants. He hopes that the proposal will not impact his tenants. Mr. Mylett said his tenants are all for the closure. Mr. Bishop also said he believes he is being penalized because he is on a corner lot. After all, if he had properties on both sides of him, this would be a non-issue. He said the problem is that everyone is so used to it, it is hard to imagine it without it. However, that is not a reason to dismiss the proposal.

Mr. Bishop said that under the code, both ingresses and egresses would not follow the code requirement of the distance from both Linda St. and Smith Ct. intersections. Mr. Bishop is not sure that if adding another ingress and egress would help along Detroit. Mr. Mylett said he met with Mr. Snyder, and he is fine with any possible solutions to the traffic concerns. Possibly adding an ingress and egress on Smith Ct., essentially what is on the Linda St. currently, he just would not have to deal with Mitchell's or Tommy's customers. Mr. Mylett said he is open to helping the city, but it is hard to understand who to talk to. Mr. Mylett asked about the 17 parking spots the Planning Commission just approved for agenda item 6; are those behind the office building? Mr. Bishop said yes, but that is for employee parking. Mr. Mylett asked if the property owner has enough parking because that lot is always full. Mr. Bishop and Mr. DeMarco said he demonstrated that there was enough parking.

Mr. Mylett said he is open to having left-only and right-only turning lanes to help alleviate the traffic. He does think an ingress and egress in the middle of his property, almost where Whole Foods' westernmost drive aisle is. Mr. Bishop said the code does require them to be offset. Mr. Mylett said he may lose some spaces, but hopefully, a lot fewer people who are not supposed to park there will park there. Mr. Bishop said there will still be people who park there. Mr. Mylett said he is aware of that. He said it is unfortunate because he gets along with the property owners in the area and wishes he could get the city involved in addressing the issues.

Mrs. Brandt, the reason why the one curb cut is so close to the Linda Street intersection is that there are two properties here, and that allows the eastern property to have separate ingress and egress. Mr. Bishop said someone from the city said that it becomes a civil matter if they sold one property and kept the other. However, he does not believe that it is a civil matter because it goes back to parking per parcel, or you would have an agreement when you sell. They want it in writing because it is still a Planning Commission issue.

Mr. DeMarco has no issue with the fence or the landscaping; he thinks it will look nice from a streetscape perspective. He thinks the traffic pattern will be paramount to watch over the next few months. Mr. DeMarco doesn't want to hold anything contingent on a future development; he does not believe that the Commission can do that. Mr. Allen had questions about the letter that was submitted, dated October 13<sup>th</sup>. He said the letter highlights four bullet-point reasons for the proposal. He said the second and third bullet points highlight the cut-throughs. Mr. Allen asked if blocking off the south entrance had stopped the cut-throughs. Mr. Mylett said no, they primarily cut through the north entrance even when they were both open. He said the issue with the south entrance was that it is directly across from Mitchell's, so people would try to park there. If it were full, they would go directly across the road and park in his lot; thus, the reason for blocking that entrance off. It was for parking, not the cut-throughs. Mr. Mylett said even what he puts on the north side now does not work; the cones and chains get taken down. He is not sure who does it, and he isn't concerned; it just takes a lot of his time. Mr. Allen said it creates a parking issue across the street. Mr. Mylett talked to the owners of the bars across the street, and he feels that he

has enough parking and is in support of Mr. Mylett installing the fence. He was willing to come to the meeting and speak if need be.

Mr. Allen also asked about the letter's reference to numerous conversations with the Mayor and the Planning Commission, with no results. He asked Mr. Mylett if there were any conversations from a Planning Commission perspective that they had not closed out. Mr. Mylett said he had met with the Mayor and Mrs. Kerber, and there was no resolution. Mr. Allen asked specifically about the Planning Commission, if there is anything that has not been closed out. Mr. Mylett said no. Mr. Allen would agree that the landscaping and the streetscape look very nice. However, he believes that there is a more elegant solution, and maybe a collaboration could take place, but that is not Mr. Mylett's requirement; that's the City's. That should not be the burden of Mr. Mylett. Mr. Allen said he has presented solutions to the Commission, the City, and the Council on numerous occasions over the course of 5 years. In 2021, and again in 2024, to address the Marion Ramp before the Hilliard Bridge timeline. It is scheduled to be redone after the Hilliard Bridge comes down, but we need to address it before that, in the context of additional traffic. Mr. Allen also said they need to address the parking in this area. He has actually provided site plans previously, as early as 2021, to address the parking with a parking lot, paid for by the City. They have even discussed recommendations on how to pay for it, using examples of other municipalities and how they pay for things. Mr. Allen said they have done their best in the meantime to prepare the code for these evolving landscapes in this area and the proposed development that they believe is to come. Mr. Allen said that is evident in the 13 different zoning changes last year. He believes this is another example of how these requests go unaddressed by the City. The petitioner has even made comments that this is part of the Master Plan. Mr. Allen said he cannot delay the property owner because of the City's lack of activity. He said he is looking for two things: (1) activity performed by the city since these things have taken place, and since these recommendations have been made, and (2) for this group to be posted on the future plans so they can incorporate it into their reviews of plans, like what is being proposed tonight. Mr. Allen ultimately echoes the comments of Mr. Bishop and is supportive of a variance.

Mr. DeMarco moved to grant preliminary approval to GKHE Properties, 19800 Detroit Rd, for the modification of an existing parking lot. Mr. Bishop seconded.

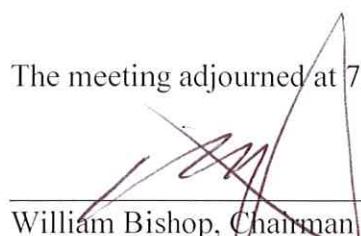
4 Ayes – 0 Nays  
**PRELIMINARILY APPROVED**

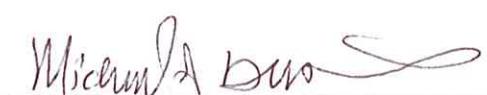
Mr. DeMarco asked if there is anything they can do as a Planning Commission to accelerate what Mr. Allen said and what Mr. Mylett is trying to do. As a Planning Commission, can they sponsor things that will help those initiatives? Can they sponsor things that help accelerate or help make a decision on the Marion Ramp? What can they do as a Planning Commission? Mr. DeMarco would agree that there is a lack of activity on any of the core projects in the Master Plan. Mr. O'Shea said to propose a resolution just as they would with an ordinance. Mr. Bishop said they should have a special meeting, and that is the only topic. Mr. DeMarco said it should be continual. Mr. Bishop would like to take it to that resolution of this is what the Planning Commission is proposing or suggesting to happen.

### **11. Planning Commission – Updating the Development Code**

Mr. Bishop said he and Mrs. Kerber met for two and a half hours yesterday and covered a good amount of ground. He said they will meet the following week to keep this moving along. Mr. O’Shea said from the Law Department standpoint, he commends them for the work that they are doing.

The meeting adjourned at 7:45 pm.

  
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William Bishop, Chairman

  
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Michael DeMarco, Member

Date: 11/24/25