

MINUTES OF MEETING
PLANNING COMMISSION
May 7, 2026

Members Present: Coyne, Allen, DeMarco, Bishop

Presence Noted: Kathryn Kerber, Director of Planning and Community Development
Dylan Minek, Planning and Community Development Administrator
Raymond Reich, Building Commissioner

Chairman Bishop called to order the May 7, 2026, 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 February 18, 2025. Mr. DeMarco noted that on page 9, there is some incomplete information regarding one of the residents present for the public hearing. Mr. DeMarco moved to approve the minutes with those additions. Mr. Allen seconded.

4 Ayes – 0 Nays
Approved

1. University Hospitals – 20914 Center Ridge Rd – Final Review – Signage –

Present – Marie Cipolletta, Signarama
Eric Placek, WellStreet

Mr. Bishop said it looks like the sign complies with everything the Commission had spoken about previously.

Mr. Bishop moved to grant final approval to University Hospitals, 20914 Center Ridge Rd, for signage. Mr. Allen seconded.

4 Ayes – 0 Nays
APPROVED

2. WXZ Development – 19350 Detroit Rd – Final Review – Modification of a Previously Approved Plan: New cookie shop and Pilates studio –

Present – Dave Budge, WXZ Development

Mr. Bishop said that both signs are compliant as they are under the 40% requirement. The property is a corner lot, so the west wall sign is permitted. Mr. Bishop asked if there would be any lighting on the west signage. Mr. Budge said yes, and it will match the lighting for the signage on the front elevation. Mr. DeMarco said he is good with the signage, and all of it is externally illuminated. He said they spoke about parking last time, and they spoke about them needing to obtain a variance. Mr. Minek and Mr. Bishop said they received the variance. Mr. DeMarco also asked about the leasing plans. The bottom floor is not necessarily correct. He asked if the tenants on the ground floor, more or less, align with the spaces on the bottom floor. Mr. Budge said that is correct.

Mr. Bishop moved to grant final approval to WXZ Development, 19350 Detroit Rd, for a modification of a previously approved plan with the approval for a new cookie shop and Pilates studio. Mr. DeMarco seconded.

4 Ayes – 0 Nays
APPROVED

3. Playa Bowls – 19575 Detroit Rd – Public Hearing: Preliminary Review – New fruit bowl restaurant –

Present – Sean Reali, Business Owner

Mr. Reali said it is meant to be a healthier, quick-service restaurant. They offer four different fruit bowl bases that you can add different toppings to. Mr. Bishop said the parking is compliant. He also said it looks like they would be eliminating the drive-thru. Mr. Reali said that is correct, they are going to make it a patio area for outdoor eating. Mr. Bishop asked if they were going to remove the roof and leave it as it is. Mr. Reali said they are not touching the roof, but they will add fencing and curbing. He said his wife is going to buy some planter boxes and plant some flowers. They will also have outdoor seating, either a picnic table or some other seating option. Mr. Reali said they are looking to do a fence similar to the example provided. He said he had the signage and wood backing, to match Woodhouse Spa, approved by the Design Review Board. They also reviewed the fence and had no issue with it.

Mr. Bishop said that on the patio, they should consider doing the bollards and planters similar to what Scrambler's did on Center Ridge. He said the fence is really strong there, just not in terms of protection. Mr. Reich said that will be a part of his review when it comes to vehicle impact and safety. The Building Code will trump either of these two boards' determinations. Mr. Reali said he is totally open to changing these; the fence was just the general idea. Mr. DeMarco said he does not have a problem with a combination of both the bollards and the fencing. Something similar to what Scrambler's did.

Mr. Bishop asked if they are removing the drop-off signage in the photo. Mr. Reali said that it has already been removed. Mr. Bishop said they never received any documents showing the exterior work. Mr. Coyne asked if the wood would match Woodhouse Spa. Mr. Reali said it is the same material, and he passed them a rendering. Mr. DeMarco said at least there is some sort of consistency on both sides of the shopping center. Mr. Coyne asked about the drawing; there is a roof over the patio, and whether that is existing. Mr. Reali said that is correct and they won't be touching that. Mr. DeMarco asked if the wood material was wrapped around the side. Mr. Reali said no. Mrs. Kerber said that the Design Review Board had already approved the signage and the wood material.

Mr. DeMarco asked if he would be sharing a dumpster with the rest of the building. Mr. Reali said the landlord said he would have his own, and it would be behind his building. Mr. DeMarco asked if there would be any lighting in the patio space. Mr. Reali said the Design Review Board suggested maybe some string lights, but he didn't plan on having it lit. They close at 8 pm during the summertime anyway. Mr. DeMarco asked if they were going to have a gate somewhere in the fencing. Mr. Reali said there will be access from the building and then a gate towards the front of

the building so people can leave that way. Mr. DeMarco asked when they are planning on opening. Mr. Reali said if everything goes smoothly, they were hoping for the end of July.

Mr. Allen said he did not like that they received the sign renderings tonight. Mr. DeMarco said he doesn't like that the wood doesn't go around the corner of the building. Mr. Minek said that the Design Review Board would be the only Board responsible for the signage. They received the signage because Mr. Reali had copies to pass around to them. Mr. Minek also said that the Design Review Board wanted to have that wood material wrap the corner of the building; however, they did not want to push that cost onto Mr. Reali. They told him to ask the landlord to pay for it. Mr. Allen asked if the signage was confirmed to be code-compliant. Mr. Minek confirmed. Mr. Allen said his other comment was to make sure that the bollards, fencing, or a combination of both would be accepted by Mr. Reich. Mr. Reich said that review would be done in conjunction with the Fire Department. Mr. Coyne and Mr. Allen said they are okay with the fence as long as there are bollards.

Mr. Reich said they have been working with the Police Department recently, and there have been many noise complaints about that shopping center. He said to make sure their deliveries are between 7 am and 9 pm. Mr. Reali said that will not be an issue because they are not even open during those hours. Mr. Reich said that goes for trash pickup and deliveries, so he just wanted to make sure that Mr. Reali was aware.

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

4 Ayes – 0 Nays
Passed

Susan Brandy, 1524 Bidwell Ave, came forward. Mrs. Brandy said a lot of her concerns and questions have been answered. She said it is a lovely idea. However, her concerns are trash and noise. She distributed a photo of the rear of the building where the dumpster would go, and she does not believe there is enough room back there for the dumpster; the only location she can see would be on the side of the building where the patio is going. The Commission members said the dumpster could not go there. Mr. Reali said he would not want it near the patio at all. Mr. DeMarco said there is a transformer behind the building that would take up half of his space. Mr. Reich said the dumpster still has to go behind the building; it can't go along the east wall. Mr. DeMarco asked if Mr. Reali knows what size dumpster he needs. Mr. Reali said he has not looked into that yet; however, the Playa Bowl location near him is in a similar location and situation, and they have not had any issues with trash. He said the landlord asked him to get his own dumpster and put it behind the building; however, he is not sure exactly how the spacing would work back there. Mr. Reali said he could even go next door to the tanning salon and see if they would want to share a bigger dumpster. Mrs. Brandy said that on the backside of the building, a lot of the dumpsters are fenced in, and she asked if that is a requirement. Mr. Bishop said it is a requirement in the code; however, with these shopping centers, it is hard to get them all enclosed. Mr. Reich said that Westwood Town Center is a perfect example. Mrs. Brandy said the ones behind the building are enclosed. Mr. Reich said maybe the applicant will need to look into getting a larger enclosure and dumpster with the neighboring tenant, and that will solve that. Mrs. Brandy said there are already rodents in the area, and now there will be fresh food at this location, which could exacerbate that. She said there will be a lot more deliveries as well. Mr. Reich said the new signage is up, and people are aware of the time requirements for deliveries.

Mrs. Brandy thanked Mr. Reich for that because it has already improved. She said she expects noise living behind a shopping center, but at night, there is a restriction in place for a reason, and she appreciates the city for enforcing it. Mr. Reich said the ownership has been pretty responsive.

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

4 Ayes – 0 Nays
Passed

Mr. Bishop said he would like to see a little more detail on the patio, where the fencing, bollards, and planters would be. Mr. Reali said the patio is going to occupy the space of the existing drive-thru and will not encroach on the parking lot or affect the traffic patterns. The planters would go inside the fence. They will continue the curbing around the patio to match the existing. Mr. Allen asked if the patio is going to be raised. Mr. Reali said no. The drive-thru window will be removed and turned into a normal window, and the deposit box will be removed and bricked to match. Mr. DeMarco asked if curbing would be enough for vehicle impact safety. Mr. Reich said he would have to review the plans and look through the Building Code. Mr. Bishop asked if Mr. Reali thinks he could resolve the trash issue quickly. Mr. Reali said he could try; he wasn't aware that it was going to be an issue. Mr. Allen would like to know the distance from the patio to the nearest residential property line.

Mr. DeMarco moved to grant preliminary approval to Playa Bowls, 19575 Detroit Rd, for a new fruit bowl restaurant. Mr. Allen seconded.

4 Ayes – 0 Nays
PRELIMINARILY APPROVED

4. BKB Properties INC – 21808 Center Ridge Rd – Public Hearing: Preliminary Review – New nail salon –

Present – Leslie Bazel, Property Owner

Mr. Bishop wanted to confirm that there are only 3 stations. Mrs. Bazel said that is correct. Mr. Bishop said the parking requirement would be 40 spaces, and it looks like they only provide 26 spaces. He said they would need a variance for parking, and he would personally support it because the Code requires Gunselman's to have 31 spaces, and judging by their operation, they do not need nearly that many parking spaces.

Mr. DeMarco asked if they would be removing the current signage for the dry cleaner and what the new signage would look like. Mrs. Bazel said it would be in the middle of the wall, but no design yet. Mr. DeMarco said Gunselman's primary business is drive-thru, but he asked if there is a fair number of people who go into the building. Mr. Reich and Mrs. Kerber said no. Mr. Allen said it is just counter service; there are no tables or chairs inside. Mr. DeMarco would agree with Mr. Bishop that Gunselman's parking requirements are grossly out of scale for what the operation is. He said the variance would be to reduce the required number of parking spaces for Gunselman's to correspond with the number of parking spaces the shopping center is short of. Thus, the variance would be 14 spaces.

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. Allen moved to grant preliminary and final approval to BKB Properties INC, 21808 Center Ridge Rd, for a new nail salon, subject to the applicant receiving Design Board approval for signage and receiving a variance for 14 parking spaces from the Board of Zoning and Building Appeals. Mr. DeMarco seconded.

4 Ayes – 0 Nays
APPROVED

**5. Linda Road Properties – 1320 Linda St – Public Hearing: Preliminary Review –
Demolition of an existing building and the addition of 17 parking spaces –**

Present – Dave Rudiger, Property Owner

Mr. Bishop asked the other members if they were in favor of modifying the agenda from a preliminary to a pre-preliminary, mainly because of the lack of information. Such as site plan dimensions, drive aisle spaces, and setbacks. Mr. Minek said that it is an existing parking lot and he is not expanding on the out fringes of the parking lot. He said the size of the drive aisle and the parking spaces are on the plans. Mr. Bishop said he was not sure exactly what was being proposed. Mr. DeMarco said it wasn't clear to him either, but he has no problem with letting it proceed as is and seeing how it goes. Mr. Coyne agreed with that. Mr. Rudiger said the red-highlighted part on the plan is what is being demolished, and the rest of the building will remain. Only 1,308 sf will be removed. Mr. Rudiger said #1 is 2,144 sf and that will remain and is his office space. #2 is a tenant that has been there for 40 years, and it is a recording studio. #3 is a locksmith, and he also wants to expand his space into #4. He said #5 and #6 are vacant, and they will be rented, and he is not sure who will rent those spaces. Mr. Rudiger said he is just trying to remove that small portion of the front of the building to pick up 17 parking spaces, which are desperately needed in that area. That hole will be bricked up and painted to match the existing building.

Mr. Allen said he was under the impression of why they even needed to see this. Mr. DeMarco agreed with him. Mr. Bishop and Mr. Reich said that any modification to a parking lot is required to be reviewed by the Planning Commission. Mr. DeMarco said the biggest piece of information that was missing, which Mr. Rudiger just verbally explained, was the uses in that space. He said that even if it were all office space, he would need 45 parking spaces minimum. If it were retail, it would require 60 spaces. They are only showing 42 parking spaces. Mr. Rudiger said they would only get to the 42 spaces by adding the 17 spaces. Mr. DeMarco said it's hard to

calculate the parking requirement without knowing what the uses are. Mr. Bishop said, regardless, he is adding 17 more spaces. The parking lot is noncompliant as is, and there is no change of use. Mr. DeMarco asked if he was creating a nonconforming condition. Mr. Bishop said he already has a nonconforming condition, and he would be bringing it into more compliance.

Mr. Rudiger said he does not want any tenants who will create a parking issue. Mr. DeMarco asked if they are seeing more parking issues now since the neighbor to the south blocked off that side of his parking lot. Mr. Rudiger said yes, because he picked all of the parking that his neighbor blocked. Mr. DeMarco asked if he had any plans to prevent that. Mr. Rudiger said no, he's going to be a friendly neighbor and let people park there. Mr. Bishop said he is helping the situation. Mr. Allen said he is taking down a shed to park his own customers. Mr. Coyne commended it. Mr. DeMarco said if he leases spaces #5 and #6, then he will need to come back in front of the Commission. Mr. Allen asked if the parking spaces along Linda are existing. Mr. Rudiger said that is correct. Mr. DeMarco has no issue with the intent of what Mr. Rudiger is intending to do, as long as he comes back in front of the Commission when he finds prospective tenants for spaces #5 and #6. Mr. DeMarco would agree that it is an improvement to what is currently there. Mr. Reich asked Mr. Rudiger if he could let the City know when he finds tenants for that space. Mr. Rudiger said he can do that.

Mr. DeMarco wondered if there could be better circulation through the site. He asked if he could eliminate four parking spaces and allow traffic to be able to navigate more easily and safely. Mr. Rudiger said they need the parking spaces more than they need the circulation. He said the site is wide enough that someone could back out of every parking space without having to go into the street. Mr. Allen asked if a parking garage, paid for by the city, would be helpful in this area. Mr. Rudiger said that would be huge.

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 Linda Road Properties, 1320 Linda St, for the demolition of 1,308 square feet, which is being replaced by 17 parking spaces, as presented. Mr. Allen seconded.

4 Ayes – 0 Nays
APPROVED

**6. Riverdale Homes – PPN: 301-09-121 – Public Hearing: Preliminary Review –
Modification of a Previously Approved Plan: Detached single-family grouped
dwelling development –**

Present – Angelo Corna, Prospective Buyer

Mr. Bishop thanked him for the maintenance agreement. Mr. Bishop said the setbacks are now compliant. He asked if the southeast corner cantilevers out over the parking easement. Mr. Corna said yes, it is a 4-foot overhang. Mr. Bishop and Mr. Reich recommended getting a legal opinion on that to make sure there is no legal concern. Mr. Corna understands. He asked if the foundation and first level were okay, though. Mr. Bishop said yes; however, he is not a fan of the first floor touching the parking easement because it is pavement. He said his concern is that there is nowhere to landscape across the front area at all. Mr. Corna said the entire area down there is paved, and the landscaping starts in the side yards and goes to the rear yard. Mr. Bishop said landscaping would help soften. He asked if the home could be turned. Mr. Corna said the site is extremely difficult to build on. The rear corner of the house is a crucial point, and if you move it, you start to get into the hillside more, and the engineer advised not to exceed going into the hillside at the back wall more than 9 to 9.5 feet. If they were to shift it, that number would jump to 13 to 14 feet. Changing the entire foundation.

Mr. Bishop asked if he is saving the 4 existing parking spots to the south. Mr. Corna said yes, that is a separate parking agreement. Those are to the benefit of 423 Riverdale. Mr. Bishop said it looks like he is adding one parking space to the north of the house. However, there looks to be a discrepancy because on the pavement layout, it shows the whole space filled in, while the other plan just shows the parking space. Mr. Corna said that is just to demonstrate that there is a legal 9' by 18' parking space. He said paving it all in allows him to squeeze two cars in that area. Mr. Corna said he does not have access to the four other parking spaces. Mr. DeMarco asked if the 4 parking stalls to the south are under the exclusive use of 423 Riverdale. Mr. Corna confirmed. Mr. DeMarco asked if 423 Riverdale reserves the requirement for maintenance, or if that is common to all parties in the HOA. Mr. Corna said when 423 was sold, those 4 spaces came with it. He said there are no agreements in place for those parking spaces in particular, but they would fall under the maintenance agreement provided. Mr. DeMarco asked if the 2 parking stalls are exclusive too. Mr. Corna said that is correct, he can't park there. Mr. DeMarco asked why he has that parking stall adjacent to the house since it is not required per the code. Mr. Corna said he thought it would be nice to have one outdoor parking space, for convenience and to keep the cars off the street. Mr. Bishop asked if they could make the triangle spot between the driveway and parking space landscaped. Mr. Corna said it could be possible. Mr. DeMarco said it would be nice to soften it up a little bit. Mr. Corna said they will be adding the four large shrubs right next to 416 Riverdale.

Mr. Bishop asked Mr. DeMarco if he thought this home should be compatible with the other two homes in the development. He said the Design Guidelines say that developments like these should be compatible in style. Mr. DeMarco said every house in the Yacht Club Basin is different from the next. He has no issue with the design. Mr. DeMarco said he will defer to the Design Review Board.

Mr. DeMarco asked if Mr. Corna is designing this himself. Mr. Corna confirmed. Mr. DeMarco asked if the room noted as office/rec would be used as a home office. Mr. Corna said it is more

of a flex space. Mr. DeMarco said his concern would be Mr. Corna working out of his home and having clients over. Mr. Corna said that would not happen as he has his own office space on Center Ridge.

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

4 Ayes – 0 Nays
Passed

Marcel Mylen, 421 Riverdale Dr, came forward. Mr. Mylen said he appreciates the building being pulled away from his parking spots. He asked what the space is between the south end of their parking spot and the corner of the dwelling. Mr. Mylen said, looking at the photos, it looks like his cars will be right in front of his front door. He wonders if that would be an issue with that. Mr. Bishop said the easement actually touches the house at one point. Mr. Mylen asked if the overhang would be 10 feet tall. Mr. Corna confirmed. Mr. Mylen asked if the landscaping proposed is where the fire hydrant is. Mr. Corna said the fire hydrant is on the other side of the parking easement. He said the landscaping shown is just conceptual. Most of the landscaping is behind the house, and to the north, it will not block the hydrant. Mr. Mylen also asked, during the construction process, what the maintenance of their parking ability looks like. Mr. Bishop said that it is a civil issue that he and Mr. Corna will have to work out. Mr. Corna said they will try to work out some sort of agreement. During the excavation of the foundation and the framing, which is a period of a couple of months, it may interfere with their parking spaces. Mr. Corna said they are trying their best to interfere with the parking area as little as possible. Mr. Reich said that is something he needs to work out with Mr. Mylen; he does not want the Building Department to receive any calls because they cannot get along. Mr. Mylen asked what the distance is from the southern portion of the parking space to the wall of the building. Mr. Bishop said 0 feet. Mr. Mylen said the front door is right there. Mr. Corna said they have an alternative location for the front door that wouldn't interfere with that parking easement. Mr. Reich said they will need to work out the water connection between every party down there as well. Mr. Mylen also asked if they will be adding drainage or rely solely on the topography of the site. Mr. Corna said he has already engaged with an engineer and will have a final topography plan for the site by the end of the month. He said there is already a storm line that runs where the retaining wall is, and his goal would be to tap into that for all of the gutters. He said the pavement is already sloped that runs into Mr. Mylen's drains.

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

4 Ayes – 0 Nays
Passed

Mr. Bishop said he has to work out all of these details before the Design Review Board. He asked if it was going to affect his site plan. Mr. Corna said he would have to evaluate that because they have some time before the next Design Review Board. He said the footprint will not change for the project; it is just a matter of reconfiguring the front door. Mr. Bishop would still encourage him to get a legal opinion on the overhang above the parking easement, so it does not become an issue when it is too late. Mr. Allen said they should show the sidewalks on the site plan for their next submission so they can see the pathway from the street to the front door.

Mr. Corna said he does not believe there would be any sidewalks on this particular site. Mr. Bishop said he is showing a little sliver along the garage and in the corner there. Mr. Corna said it is existing pavement, and it will run right up to the building. He said there are no sidewalks down there currently, and he has no idea where they would put sidewalks on this site. Mr. Bishop said a walkway needs to be identified from the driveway over to the front door. Mr. Corna said they will probably reconfigure the front door arrangement.

Mr. DeMarco moved to grant preliminary approval to Riverdale Homes, PPN: 301-09-121, for a modification of a previously plan for a detached single-family grouped dwelling development with the conditions that the applicant obtain Design Review approval, a legal consultation on the overhang and the parking easement, and more details surrounding the extent of pavements as they approach the dwelling unit and landscaping. Mr. Allen seconded.

4 Ayes – 0 Nays

PRELIMINARILY APPROVED

7. Akron Children’s Hospital – 20220 Center Ridge Rd – Public Hearing: Preliminary Review – New medical office –

Present – Chris Petrone, Akron Children’s Hospital
Scott Radcliff, Hasenstab Architects

Mr. Petrone wanted to thank the Planning Commission for allowing them to present today and reiterated Akron Children’s mission within the community. Mr. Bishop thanked them for listening to and addressing the Commission’s comments from the last meeting. Mr. Bishop asked about the little building that they are keeping at 20350 Center Ridge. He asked if the 7,000 sf listed in the narrative is two levels combined. Mr. Radcliff said they have not been inside the building to measure, but that is an assumption based on the site plan, assuming the two floors. It is a 3,500 sf footprint. Mr. Bishop said if they were to finish the lower floor and lease it out, it would be included in the parking calculation; however, for now, they will look at the 3,500 sf. He said it is currently retail, which would be calculated at 4 spaces/1000 sf. If the tenants were to leave and they were to renovate, would it still be retail? Mr. Radcliff said they are not sure what they are going to do with that space. Right now, they are considering it as office space, but if that were to change, they are aware they would have to come in front of the Commission again. Mr. Bishop said for now, they will consider it at 3,500 sf as retail for the parking calculation. When he calculated the parking for the site, he felt they could apply the 20% discount rule because, in theory, a medical campus is very similar to a shopping center in terms of parking overlap and sharing. Mr. Bishop asked if they could show the curb cut to the west as their fourth curb cut. He also asked if they looked at connecting the far west parking area with the larger parking lot. Mr. Radcliff said if they were to do that, they would lose a couple of parking spaces. Mr. Bishop said they should be fine because they have few spaces to play with. He said the two spaces on the north end of that west parking area have a more reasonable grade to connect with the main parking area. Mr. Radcliff said they can look into that. They were not planning on doing any work in that area aside from the retention area. Mr. Bishop said he would hope to eliminate the two parallel parking spaces on the side of the building to create a two-way ingress and egress. Mr. Radcliff asked if they would be open to eliminating the curb cut entirely. Mr. Bishop and Mr. Allen said they would be open to that.

Mr. DeMarco also thanked them for everything they addressed from the last meeting. He would also be amenable to eliminating one of the curb cuts. Mr. DeMarco said the site circulation is a big improvement over what is currently there. He said it has better flow and better alignment of drive aisles compared to the previous submission. However, he is not a fan of having three ways into the site and only one way out of the site. Mr. DeMarco said that based on the positioning of the monument sign and people's familiarity with the site, there will be a lot of assumptions that the middle curb cut will be the primary access point. However, they are creating a wider access aisle second from the left. He wonders if that wants to be their primary ingress and egress. Mr. DeMarco said the other question is the potential ambulance and emergency circulation. That appears to be coming in from the easternmost curb cut. Mr. DeMarco said he likes how they have improved the site, but still worries that it would be confusing for people navigating the site. Mr. Radcliff said in emergencies, the fewer turns the better. They thought the three-lane curb cut to the left would be pretty straightforward to the emergency entrance. Mr. DeMarco asked if the emergency canopy would be for ambulances only or if people could drive their cars under there. Mr. Radcliff said the canopy will have striping and directional signage that would direct parents from the canopy. The intention is that emergencies enter through the primary entrance, entrance A. Mr. DeMarco said the signage package is extremely comprehensive and hopes that all the wayfinding will help direct people throughout the site.

Mr. DeMarco said he likes the landscaping plan. He said the signage plan is good and does not mind the location of the monument signage. Mr. DeMarco asked if any of the new construction in the building is occupiable space. Mr. Radcliff said, aside from the stair towers, no, it is all overbuilt. He said they will demolish the canopy and rebuild it. Mr. DeMarco asked the other members if there was an issue with the generators and transformers along the eastern property line. He said it is a commercial neighbor to the east, so he has no issue with it. Mr. Radcliff said they are diesel generators, and they are required to be tested once a month for a period of 30 minutes before or after working hours. Mr. DeMarco also wanted to note that their anticipated ambulance trips will be a little less in the first few years and then grow as they establish their footprint. He just wanted to confirm that the emergency department will be open 24 hours. Mr. Radcliff said that is correct. Mr. Allen said it is 24 hours, but there are no beds. Mr. Radcliff said that is correct.

Mr. Allen said the intentionality around the flow of the site is excellent. He is asked if the bypass lane would be bidirectional. Mr. Radcliff said that is not the intention. They will have a do not enter sign on the column of the canopy. Mr. Allen said he agreed with Mr. Bishop's comments about the connection between the outbuilding and the main building. Mr. Allen said the mechanical screening is great. He really appreciates the new ingress/egress with three lanes and thinks it makes a ton of sense. Mr. Allen asked the other members if there were any questions about the signage. Mr. Bishop said yes. The donor signage would be considered the primary signage. He said they are going to need to obtain two variances, one for the signage on the west wall and one for the signage on the east wall. Mr. Radcliff asked what the rationale is for that. Mr. Bishop said the code allows for one wall sign on the front along Center Ridge. If it were a corner lot, it would be permitted to have a secondary sign on the corner side. He said they are permitted to have one wall sign for the primary building. Mr. Bishop said it is not really a big deal because he does not see a reason why the Commission would not recommend the variance.

Mr. Minek said it is Section 1193.05 of the code. Mr. Allen and Mr. Bishop said all the other signage they have is informational, and there is no restriction on the amount of that.

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

4 Ayes – 0 Nays
Passed

Chuck Tisdale, 20415 Orchard Grove Rd, came forward. Mr. Tisdale said he is on the very last lot of Orchard Gross on the northwest corner of the parking lot. He said his neighbor's property is the one that floods all the time, which is why he appreciates that stormwater management is included in their scope of work. Mr. Tisdale asked if there is any plan to change or alter the fencing between his property and the property in question. Mr. Radcliff said the ordinance allows up to 6 feet, so they will be removing the existing fence and replacing it with a 6-foot fence. Mr. Tisdale said the current fence is 8 feet and runs on top of the retaining wall, which means the new fence would be quite a bit shorter. He said the current office building is relatively empty and shuts down at 5 pm. Now this will be a 24-hour facility, and the lighting will be on consistently. Mr. Tisdale hopes that whatever lighting they use will be blocked from entering the neighboring properties. He said he is also concerned with noise. Mr. Radcliff said the majority of the building will be 8 am to 5 pm, and then the front half, which will be open 24 hours, will only have 12 employees at night. Mr. Radcliff also said they did a lighting plan and modeled it. They are not allowed to throw any light onto the neighboring properties. Mr. Tisdale asked if the site would be lit the entire time. Mr. Petrone said they do lighting controls, which means the lighting stays on from dawn to dusk, mostly for the safety and security of their staff. He said the only portion of the building that will be open 24 hours is the emergency department and the lab, and they will park directly in front of the building or underneath the parking deck. Mr. DeMarco said there is shielding on the back of the lights so it would go directly into the neighboring properties. However, there is a height difference, and the lighting would be elevated above the neighboring residential properties. Mr. Tisdale said that is why it would be nice to have an 8-foot fence between the properties. Mr. Reich said he does not see why they cannot replace an existing fence. Mr. Bishop said or they just do another variance.

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

4 Ayes – 0 Nays
Passed

Mr. Bishop asked about the details on the fence and whether the intention was to make it 8 feet. Mr. Petrone said they can make that accommodation for the fence to be 8 feet. Mr. Bishop said that they may need an additional variance for the 8 feet, or there could be an existing variance that would allow them to replace it. He also said there were no details on the dumpster enclosure. Mr. Radcliff said they have the details, but they were not included. Mr. Bishop said they would need that show for the next submission. He also said the fence example needs to be submitted as well.

Mr. DeMarco asked if there was any other security feature, other than the lighting, on the campus, like an emergency phone. Mr. Radcliff said there is a blue light system with one at each

entrance to the building and another one on the site. None out in the middle of the parking lot, but they can provide clarity related to that. Mr. Petrone said the blue light system goes to public safety at the main campus in Akron. They can pull up all of the cameras in both the interior and exterior. He said there is also Public Safety positioned on the main level 24/7.

Mr. Allen asked Mr. DeMarco if he was asking about a potential diet for the middle entry. Mr. DeMarco said not necessarily. He was more focused on access restrictions. Mr. DeMarco said he thought that was the primary entrance for the ambulance; however, that is from the east entrance. He was wondering if there was any way to restrict access in or out on that middle drive. However, given the urgency of potential circulation through the site, they have demonstrated very clearly why they need it. Mr. DeMarco said the site is hard to navigate as is. The sign plan is comprehensive, and he said as long as it is clear enough on how to navigate the site, he has no issue with the proposed circulation. The location of the monument signage will identify the primary entrance to the site. Mr. Allen suggested narrowing down that middle lane. Mr. DeMarco said he is not opposed to that, but he doesn't think they will be able to do it down to 12 feet; it would be closer to 15 or 18 feet. Mr. Allen said he is thinking of ways to try to reinforce their intended traffic flow. He said this is just part of the discussion; it is clear that they have spent a ton of time going through potential traffic flow.

Mr. Bishop asked the members if they were in support of the 8-foot fence, conditioned on them either receiving a variance or if there was already a variance obtained. The other members said they were in support of the 8-foot fence.

Mr. Bishop moved to grant preliminary approval to Akron Children's Hospital, 20220 Center Ridge Rd, for a new medical office, conditioned upon obtaining three variances that the Commission is in support of: (1) to either obtain a variance or demonstrate that there is an existing variance for the 8-foot fence, (2) to obtain a variance for the west wall sign, and (3) to obtain a variance for the east wall sign. The applicants must also obtain Design Board approval. Mr. Allen seconded.

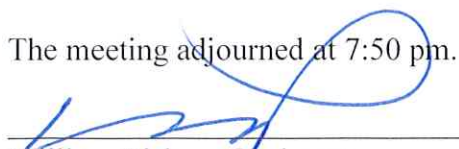
4 Ayes – 0 Nays

PRELIMINARILY APPROVED

8. Planning Commission – Updating the Development Code –

Mrs. Kerber told Mr. Bishop to give her a call tomorrow, and they could figure out a date for them to get together to go over the Development Code

The meeting adjourned at 7:50 pm.



William Bishop, Chairman



Michael DeMarco, Member

Date: 5/23/2026