

MINUTES OF MEETING
PLANNING COMMISSION
DECEMBER 19, 2023

Members Present: McAleer, Capka, Allen, DeMarco, Bishop

Presence Noted: Ray Reich, Building Commissioner
Kate Straub, Planning and Zoning Coordinator

Council Members Present: Jeanne Gallagher, Ward 3
Christina Morris, At-Large Council Member

Chairman Bishop called to order the December 19, 2023 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 are any corrections to the Planning Commission meeting minutes of November 14, 2023. Mr. DeMarco moved to accept the minutes as written. Mr. Allen seconded.

5 Ayes – 0 Nays
Passed

1. CITY OF ROCKY RIVER SENIOR CENTER – 21014 Hilliard Blvd. – PRE-PRELIMINARY REVIEW – Senior Center Additions. Mr. Timothy Wagner and Mr. Don Rerko of Makovich & Pusti Architects, Inc., came forward to present the project. Also present is Facilities Director, Michael Balla.

Project overview: Additions to the front of the existing building for a lecture hall to seat approximately 96 people and to the back for a fitness center/dance studio and new restrooms. A lot consolidation of two city-owned properties is required for this project. He explained how they will tie the existing building together with the additions. The exterior elevations were presented and explained.

The landscaping plan was briefly discussed. They will keep as many trees as possible and replace those that will be removed. The Courtyard will be moved slightly to make room for the addition in the front. The parking areas are highlighted in yellow on the presentation and would accommodate the worst case scenario, should the events spaces of the senior center all be happening at one time. The required accessible parking is highlighted in green.

Mr. Bishop thanked the applicants for a fairly complete pre-preliminary submission. His parking comments included the break-out of the parking for the additions with the 27 spaces that is shown on page 1, as well as 96 that are shown for the existing building. However, they did not include the calculation of how they came to the number of spaces that are required for the entire building. He asked them to lay out the calculations to show how they arrived at the 123 parking space requirement for the senior center. He added that they do take into consideration the corridors and the restrooms in the calculation and asked the applicant to include those spaces to show the overall gross square footage. He would like to keep using sheet C-1.1 as the site plan

and they can eliminate the aerial site plan they provided so all the information is on the site plan. He asked them to add a dimension from the northeast corner of the building to the Katherine Boyd property, even though they are certainly well out of the setback that is required. He would like to see the counts on each parking bank in a circle and the handicap spaces identified. He would like to see the rendering of all elevations and suggested they go to Design Board for pre-preliminary review. Mr. Bishop has no comments on the landscaping.

Mr. DeMarco thanked the applicants for the completeness of the package. He asked what the impetus is for adding the new lecture hall and Mr. Balla responded that the existing auditorium has 300 seats but when there are only 50 people in attendance, the space is too large. This will also allow them to set up one event in the existing auditorium and still have a lecture that same day in this new lecture hall without having down time. Regarding the floor plan, they have a very nice, pronounced entry piece clad with nice materials that has some prominence because it is taller than the rest of the building. He wonders if they could flip the gift shop and the existing entry to make the entry piece to really give it some prominence. He said that the entry now is kind of tucked away under the big eave and there is a big box in front of that. He said that the new box they are creating really could be the entry piece, to act as a jeweled crown for the new addition to the senior center. He is not sure that his suggestion is feasible based on the floor plan, but he would like them to examine that. If that is not possible, then he would like to see the signage be a little more creative on the front of the building.

Mr. Allen asked about whether there will be additional landscaping to the north of the building. Mr. Rerko said that there are woods back there and it would be difficult for plants to survive all of the shade. Mr. Allen said that there seems to be confusion with the square footage of the multi-purpose space and the activities court because the multi-purpose space looks much bigger. He asked them to double check the square footage of those two spaces. He asked them to also check the underlying parking count with the number of regular spaces and handicap spaces that are reflected in the count. He also asked them to check the parking requirements as they relate to square footage because he calculated something slightly different.

Mr. Capka asked if there could ever be an overlap due to programming in the senior center and the rec center. Mr. Balla said that it would be very rare if they ever overlapped. Mr. Capka asked for confirmation that the door by the new gym is a fire door only for egress and Mr. Wagner responded that the door he is referring to is for emergency egress.

Mr. McAleer asked if they have any traffic concerns because of the increased capacity of this building along with the operations of the existing buildings on the property and was satisfied on-site traffic would not cause a problem. In order to control any on-site inconvenience for access to the building, the project will be done in phases,. They hope to start this project in the early spring. Mr. McAleer said he likes the proposed exterior elevations very much.

The applicant thanked the Planning Commission for their time.

3. **ORDINANCE 80-23** – A meeting date of January 18th was set for the Planning Commission public hearing for Ordinance 80-23.

The meeting adjourned at 7:30 pm.

William Bishop, Chairman

Michael DeMarco, Vice-Chairman

Date: _____