

MINUTES OF MEETING
PLANNING COMMISSION
SEPTEMBER 26, 2023

Members Present: Coyne, Wilson, DeMarco, Bishop

Presence Noted: Ray Reich, Building Commissioner
Steve Dever, Assistant Law Director
Kate Straub, Planning and Zoning Coordinator

Council Members Present: Jeanne Gallagher, Ward 3

Chairman Bishop called to order the September 26, 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 August 15, 2023. Mr. DeMarco moved to accept the minutes as written. Mr. Coyne seconded.

4 Ayes – 0 Nays
Passed

1. GKHE PROPERTIES LLC – 1260 Smith Court - FINAL REVIEW - Re-development Plan with Addition. Mrs. Jill Brandt, of Brandt Architecture, came forward to present the project for final review with Gregg Mylett, property owner.

Mrs. Brandt explained that this project went before the Design and Construction Board of Review and they were asked to add a little more presence to the windows on the front elevation. They changed the two windows to four and put some wider trim and lights around it. They also received all of the variances from the BZA. She has submitted a landscaping plan and described the plan to the Commission. She thinks they will need to add lighting to the rear of the parking lot because there are a few months during the year when it will be dark by 5:30 pm. It was discussed that there will be a light over the man-door that faces the rear of the property.

Mr. Bishop asked Mrs. Brandt to revise the cover letter to reflect that this will be a 1,350 sq. ft. addition because the building itself is about that same square footage. He said that there is no sheet A-3 in their packet, which looks like it might be the north and south elevations.

Mr. DeMarco said he likes the changes they discussed last time, including moving the one parking stall in the back because it allows greater maneuverability. He likes the proposed landscaping as well as the changes suggested by the Design Board. Mr. Wilson asked about the 3 trees they are removing to the west along the back fence line. He asked if there is any plan to replant that back line and Mrs. Brandt said that there aren't plans to do that and they were more focused on the south side of the property. Mr. Wilson suggested that continuing the line of trees to the north might look more uniform for the sake of continuity.

Mr. Bishop moved to grant final approval to GKHE Properties LLC, 1260 Smith Court., subject to the additional lighting and the additional landscaping to the west and replacing the “clump” of plantings that is shown on the south side with a tree that matches. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Approved

3. OTHER BUSINESS – Mr. Bishop said that this is a last look at the revisions to Chapter 1163 that they reviewed last month before an Ordinance is forwarded to City Council. Mrs. Straub said that nothing has changed since the last meeting. These chapter revisions were recommended to move to Council in Ordinance form at the last Planning Commission meeting. City Council will receive the approved minutes from last month’s meeting along with the proposed Ordinance that is for these revisions to Chapter 1163.

The meeting adjourned at 7:15 pm.

William Bishop, Chairman

Michael DeMarco, Vice-Chairman

Date: _____