

MINUTES OF MEETING
PLANNING COMMISSION

November 20, 2024

Members Present: Allen, Coyne, DeMarco, Bishop

Presence Noted: Ray Reich, Building Commissioner
Kathryn Kerber, Director of Planning and Community Development
Jane Reich, Marketing and Membership Coordinator: Recreation Department

Chairman Bishop called to order the November 20, 2024, special 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 October 15, 2024. Mr. DeMarco moved to accept the minutes as written. Mr. Coyne seconded.

4 Ayes – 0 Nays
Passed

1. **SOOTHE WELLNESS**
20015 Detroit Road

PUBLIC HEARING/PRELIMINARY REVIEW
Proposed new use of a vacant building.

Present: Steven Jennings, Architect

Mr. Jennings discussed addressing last month's parking comments. He stated the parallel parking spots adjacent to the property line were the main concern. They had them all shifted over 5' from the property line. They also eliminated one of the spots so they could push them back behind the front of the building and added in the landscape screening facing Detroit Road. Mr. Jennings submitted a letter from the neighboring property owner who supported the changes. Neighboring property owner was ok sharing 3 additional spots to get to the 15 spots needed.

Mr. Bishop asked if there were any changes to the interior floor plan. Mr. Jennings stated there were not and it was almost the same as the initial layout. Mr. Bishop stated they had guided Mr. Jennings originally to the 5' variance, but that it seemed tight due to mini bollards that project out. Pulling out onto Detroit Road seems tight in the drive aisle. Mr. Bishop suggested adding 2' at the drive aisle. Because of the existing conditions of the adjoining property, Mr. Bishop stated he supported at 3' setback due to more space needed when pulling out onto Detroit Road. He discussed the last parallel spot being too tight to maneuver into. Mr. Bishop suggested pulling everything north so the back end of the 7th space there would be one car length to start parallel parking. A full car length is needed to navigate the spot. Five spaces would have the layout end up at the north end of the landscape. The landscape could then add in a triangular area that would stop cars from coming into the space. Mr. Demarco did not oppose Mr. Bishop's suggestions.

Mr. Bishop asked Mr. Jennings how he would handle the current buffer strip. Mr. Jennings said it would be painted stripping with the diagonal hatch. Mr. Bishop suggested 0' lot line

parking. Mr. Bishop stated it was the existing condition. Mr. Allen discussed why the committee was creating an additional space to meet the code. Mr. DeMarco and the committee continued to discuss the striping and landscaping options.

Mr. Bishop made a motion to open the public hearing. Mr. Allen seconded to close.

4 Ayes – 0 Nays
Passed

Mr. Reich discussed amending the agenda for the next Building and Zoning meeting the following evening. The adjustment may be able to be made at the meeting. Ms. Kerber stated she had one phone call from a person who was concerned they were going to be taking away the land along the back where the steep grade is located. She stated since the property was being leased, that would not happen. Mr. Reich stated that would need to be a change to a previously approved plan and would need to go through the approval process again.

Mr. Bishop made a motion to grant preliminary and final approval of 1.) approval by BZA of a variance to zero side yard set back vs. 10' required and 2.) modification to the site plan identifying a landscape triangular area at Detroit Road at the entrance to the drive aisle. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

2. CENTER RIDGE TOWNHOMES
22601 (22591) Center Ridge Rd.

FINAL REVIEW

Modification of a previously approved multi-family development to a townhouse development.

Present: Paul Glowacky and Bobby Krueger, Architects

Architects stated they did receive full approval from ABR meeting. Plans were also submitted to the fire lieutenant to have him review the site plan. Notably the architects are sprinkling the site with a 13-D system. The ABR approved the site plan as is with that system. Mr. Glowacki was asked to renumber the current pages of his plans for ease of viewing.

The landscape plan was discussed. The sidewalk was removed along the south lot line, mid-lot, so it turns into the new space between the townhomes. Adding in some additional

landscaping along the south lot line and along the east lot line. Bollard lighting along the section to the north has also been removed. ABR did ask for an additional tree for each of the five townhomes along Center Ridge Rd to create more landscape buffering. The photometrics plan was discussed next. There was a request to reduce the height of the poles from 18'-15'. Next, a rendering of the back of the townhomes was discussed. The original colors were monochromatic, but now they have been broken down into sections, and varied the material in the back. It will all be fiber cement board with a mix of siding with board and batten. ABR appreciated that direction of the look. ABR wanted the architects to add in more of the brown toned garages, 4 in total. The renderings should now be updated, reflecting changes. There was a discussion about the fencing along the east lot and breaking it up. With the additional landscape changes, there is now more room for a consistent fence, no longer broken up, along the east lot line.

Mr. Bishop asked the architects to remove the word conceptual from their plans. He stated it was a very technical term. Mr. Bishop stated it was unclear what the design material would be in regard to the brick product. The architect stated the front five townhomes are similar in material to what is on the apartment building. And, similarly, the whiteish grey brick will be the same brick that is on the amenity/club room from Phase 1. Mr. Krueger stated everything would be brick. The front elevations facing Center Ridge have been discussed using ACM panels in lieu of what was currently approved.

Mr. Bishop clarified these were the notes from the BZA meeting. Mr. Bishop wanted specifics on material so there was no confusion moving forward. Mrs. Bishop did not agree on adding the trees to the property. It would block the view of the units and take away sunlight. Mr. Allen and Mr. Bishop agreed about the trees not being necessary. A service berry was the tree type that had been added to the plan. Mr. Coyne stated the trees were not serving any purpose.

The architects discussed one comment about 'investigate interior courtyard elevations. Mr. Bishop, Mr. DeMarco and the architects discussed the plans about the elevations and how to see them improved.

Mr. Bishop asked about how to calm down the neighbors that are next to the area since the last meeting. Architects discussed fencing and landscape buffering to a certain point. Mr. Bishop suggested adding more landscaping to make it look better for the neighbors. Ms. Kerber stated she had a call from a resident at The Carrollton, and their chairman of the board wanted to be in touch about the landscaping around the fence. Ms. Kerber told them the landscaping would be put in in the spring. That is assuming they want to have it put in and maintained.

Mr. Bishop discussed changing of the garage elevations mainly on the main drive aisle of Phase 1 and Phase 2. He asked Mr. DeMarco for his opinions. Mr. DeMarco asked to break it up to get some variation on it. His suggestion was to have one color removed from the garage and use black as an accent. Otherwise, it is too heavy looking/pronounced on the drive aisle sides. Simplify if possible. Discussion continued. Architect is not opposed to the flatness of the material.

Mr. DeMarco commented that he liked the tree removal and the lowering of the light poles. Mr. Allen stated he wanted to resolve the backs of the units. The architect said he would simplify it with two garage door colors. Mr. Coyne and architects continued discussion of breaking down the colors to two. Dark grey, light grey and black as an accent around the windows.

Mr. Reich asked the architects if the condenser units would be elevated and screened. The architects said yes to both. One condensing unit will be in front of the two longer buildings in the back. One at the front and one at the end. The other ones will be up on the flat roof and will not be seen. Screening can be added to avoid anyone seeing them.

Mr. Allen discussed the drive aisle coming down the middle and mitigating traffic going through that area. The architect will try to figure out traffic calming. The road is already there as part of Phase 1. They can bring an internal sidewalk over and can accent it in some way. Mr. Reich stated sometimes cars backing out calms down the situation by itself. Mr. DeMarco asked for the elevation again. Mr. Reich stated it could be resent to Ms. Kerber and have it sent back out to the board. It is the last piece, and they don't want to hold anything up. Mr. Reich wanted to clarify the address being 22601 Center Ridge, and a 1,2,3,4 etc. will be added (or A, B,C,D). The monument sign proposed will stay where it is in a landscaping bed.

Mr. Bishop asked to clarify and clean up a few items from the architect so there was a permanent record.

Mr. DeMarco made a motion to grant final approval to Center Ridge Townhomes at 22601 Center Ridge Road. Subject to clean up of miscellaneous items on the middle package per comments. Removal of the service berry trees and a subtle redesign of the drive elevations of the central units, with administrative approval. Mr. Allen second.

4 Ayes, 0 Nays
Passed

3.) PLANNING COMMISSION

Discuss DORAs, Designated Outdoor, and Refreshment Areas. Also, the removal of sections 1165, CBD & 1169, mixed use overlay from the development code.

Mr. Reich and Ms. Kerber stated they cannot discuss the designated outdoor areas. Mr. O'Shea needs to be present to continue the conversation. He was not in attendance.

Ms. Kerber stated she and Mr. Bishop discussed the removal of sections 1165, CBD & 1169, mixed use overlay. After further review, those sections are referenced in several other areas in

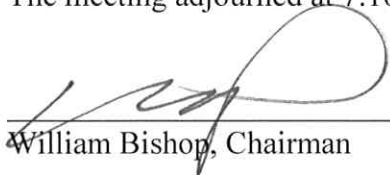
the development code. They will hold off until they redo the rest of the development codes so they get everything at once. They plan to start on that soon.


Ms. Kerber stated she took her AICP exam and passed. Very excited. She also has a few interviews coming up to hire for the vacant coordinator position. As part of updating the job description, the new employee will part of the Planning Department. The land use commissions will also be part of the Planning Department.

Mr. Reich stated that was why he wanted changes to come back to Ms. Kerber this evening for administrative changes.

To make sure Ms. Kerber did not get skipped on items moving forward, Mr. Reich stated it was important to have her reviewing items in the future. Ms. Kerber stated that process they have discussed is that all incoming applications will first go to the building department and if it needs to go to one of the land use commissions, it will go to her. Mr. Reich continued to discuss that future items would be tightened, but there will be a learning curve for Ms. Kerber. Mr. Reich will help facilitate when needed. The budget has now been separated between Planning Commission and Building Department.

The meeting adjourned at 7:10 pm.



William Bishop, Chairman

David Allen, Member

Date: 01-13-25

