

MINUTES OF MEETING
PLANNING COMMISSION
MARCH 19, 2024

Members Present: Coyne, Allen, DeMarco, Bishop

Presence Noted: Kathryn Kerber, Director of Planning and Community Development
Kate Straub, Planning and Zoning Coordinator

Chairman Bishop called to order the February 21, 2024 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 revisions to the minutes of the February 21, 2024 Planning Commission meeting. Mr. DeMarco moved to approve the minutes. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

1. CR DEVELOPMENT II LLC – 22591 Center Ridge Rd. – Minor Modification of an Approved Development Plan – Signage. Mr. Joe Palecek, sign contractor, came forward to present the sign plan. Dan Krueger, who happens to be in attendance for a different agenda item, came forward at the Board's request.

Mr. Palecek explained the sign materials and said that the sign base is existing. It was later clarified that the sign base does not exist yet but it will be part of the new plan. Discussion was had relating to whether the brick on the sign will match the building. It was determined that Krueger Group will install the sign base but they will make sure the brick matches the building. The backwards "R" on the sign text is part of the branding and will remain that way. The Planning Commission had the following questions about the submission: Whether the cap on the top of the base is white aluminum or whether it is proposed to be sandstone. Whether the property address will be included on the building or on the sign.

Mr. DeMarco said that because the storefront on the building is more of a dark bronze so he would like to see the background of the sign match that color. He added that the public amenity portion of the development that comes out toward the street is all dark brown so it would make more sense if the background of the sign is dark bronze. He inquired about the backlighting and about whether it is the letters that are halo lit with an LED light behind channel letters that shines backwards onto the background. Mr. Palecek confirmed what Mr. DeMarco described. He asked Dan Krueger whether there will be two separate addresses, one for each building. Mr. Krueger responded that they are two separate entities, which are Center Ridge Phase I and Center Ridge Phase II and will have two separate addresses. Mr. DeMarco said that he likes having just the text on the sign and not the address. He prefers the addressing be on the buildings themselves in a consistent font and typeface as the sign has. Mr. Bishop said it may be difficult to see an address as a person is driving west to east along Center Ridge Rd. so maybe the sign is the better place to put the address. However, there will only be one apron that will be shared for

both phases. He said that there may be a way to add the address on a pedestal. Mr. DeMarco said he would like to see what they propose for the address signs and he would like the materiality to match the building, with the cap on the base to be stone. They will also get Design Board approval.

Mr. Allen said that he made the assumption that the base has a stone cap on it. He said that the landscaping around the sign may make it difficult to find a place to put the address on it. He thinks that maybe a pedestal address sign located somewhere else would be better. He asked the applicant about page 3 of the plans, with 2 callouts with no text included to describe why they are there. The applicant responded that the callouts are supposed to describe the landscaping around the sign and that the mature height of the landscaping will be 42" tall. Mr. DeMarco said that landscaping at that height will be as tall as the sign. Mr. Allen asked if the landscaping is tall enough to cover 1/3 of the sign going north to south. Mr. Palecek said that someone else did the landscaping plan. It was determined that the boxwoods could be maintained at a low height.

Mr. Coyne said that he agrees that the design elements should be tied more into the building. He thinks that about 16" in height for landscaping would be a good so as not to block the bottom of the sign where addressing may go. Mr. Coyne asked if there is a reason why the raised pillar with the cap on it to be on the street side of the sign versus the sign panel being on the street side because he thinks the pedestal should be toward the building because that will put the sign panel closer to the street and make it easier to determine how the address would work on it. It was determined that more clarity is needed about details of the sign package and materiality.

Mr. Bishop moved to table the signage for CR Development II LLC, 22591 Center Ridge Rd. per the discussion and request for more detail. The applicant was asked to label where Center Ridge is on the elevation. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Passed

2. CITY OF ROCKY RIVER SENIOR CENTER - 21014 Hilliard Blvd. – – Mandatory Referral - Senior Center Additions. Mr. Timothy Wagner, Architect came forward with Rocky River Facilities Director, Michael Balla.

Mr. Wagner began by explaining the changes they have made since the last meeting. They have increased the landscaping at the back of the building. They added a sidewalk to the back of the building and they included the control joint on the rear elevation where the building steps. They looked at a couple of different control joint options but the stakeholders were not in favor of them. Mr. Balla said that they don't want to add control joints because it weakens the material. They are following the manufacturer's suggestions.

Mr. Bishop thanked them for increasing the landscaping in the back. Discussion was had about bus parking and where they will locate it. Mr. Bishop said that he spoke to the Mayor who said

she would like to have a garage for the bus to park in. Mr. Balla said he spoke to the Mayor and she said that they can move it but they can also move it back because they can park it where they want to. Engineering will handle the drainage in the back. Mr. Allen said that the bus issue was expressed by a resident at the public hearing.

Regarding the control joints in the back, Mr. DeMarco said that the manufacturer will specify that you cannot have more than “x” square feet without a control joint. Mr. Wagner said that they need a control joint every 75’ and when they turn a corner. Mr. DeMarco said that he understands that requirement from a manufacturing standpoint and he is shocked that the Design Board was fine with the monolithic slab of EIFS being presented, but he said he is also not the final say in this. Mr. DeMarco said that they have been asking for the additional landscaping for a couple of meetings now since the public hearing and suddenly there is a duplicate of the landscaping in back that is in the front. He wonders why the lag in their addressing it when there was a concern brought up by the neighbor at the public hearing two meetings ago. Budget was discussed and Mr. DeMarco said that he would be willing to sacrifice a few trees in the back in order to have a few scores on the building EIFS. More discussion was had about identifying some of the landscaping in the back and Mr. DeMarco asked the applicant to update their plant list. Mr. Balla said that the City Arborist will determine what landscaping is best in the back when they see how everything lays out. The money for landscaping is coming from a different source.

Mr. DeMarco said he does not want to hold up the project on a couple of joints in the EIFS and he does not really buy the fact that the manufacturer would not endorse that because it is a maintenance concern when it usually isn’t. Mr. Balla asked if they are looking for one more joint in the EIFS and Mr. DeMarco said that he is not looking for one more joint. He is looking for something that is integrated into the building like following the headline and the sills of the storefront and the lines of the windows that are in place. It doesn’t have to be a decorative thing, he just thinks they can put something in there other than it just being a big blank wall like it’s showing right now. He understands that this is a municipal building but it does not mean it should get any less scrutiny or deserves less design attention than they give any other building. He suggested one across the entire length of the facades at the head of the windows and maybe a couple of verticals framing each bank of windows might be enough. Mr. Balla said that the resident’s house cannot be seen from the back of the building.

Mr. Bishop moved to give conditional final approval subject to administrative review of additional reveals in the EIFS system as described during the meeting. Mr. Allen seconded.

4 Ayes – 0 Nays
Approved (as noted)

2. RUFFING MONTESSORI SCHOOL – 1285 ORCHARD PARK DR. – Mandatory Referral – FINAL REVIEW - Secured Entry Addition. Mr. Bob Bajko of HSB Architects and Engineers, came forward to discuss the project.

Mr. Bishop said that the Design Board had a few comments and Mr. Bajko explained the change they made to the headers above the two windows were changed from brick to a material that matches the sign and they moved the flagpole. Mr. DeMarco said that he like the suggestion that was given by Design Board regarding the headers over the windows. He clarified that the sign on the south of the gym is being relocated to the canopy. Mr. Bajko clarified that the sign will be removed and refabricated to be placed on the canopy. The signage box, etc., are being removed. The flag pole will be relocated to where page 3 on the site plan shows 4 trees, further into the existing lawn area. The plantings that exist in the entry alcove will be removed. They may be able to save a hydrangea tree from that area. Mr. David Allen and Mr. Michael Coyne have no comments regarding the submittal.

Mr. Bishop moved to grant final approval for a secured entry addition to Ruffing Montessori School, 1285 Orchard Park Dr. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Passed

3. **ORDINANCE 07-24** – Mr. Bishop said that this Ordinance provides additional options of notifications when appropriate. They discussed the first class mail provision and he wonders if they should do certified mail. Ms. Straub explained that the Charter provided for notice by City Council via Certified Mail but that provision was removed by the electorate when it was placed on the ballot as a result of the Charter Review Commission. Law Director O'Shea said that some people purposely don't sign for their Certified Mail because they really don't want to know what it is. Many Clerks of Courts are sending notices via private mail courier, such as FedEx or UPS. Discussion was had relating to the fact that people have to sign up for Ready Notify in order to receive those notifications.

Mr. Bishop said that this is another tool in the toolbox to provide important notifications and the Commission all agreed that this is a good modification.

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

4 Ayes – 0 Nays
Passed

There being nobody in attendance to speak to this Ordinance, Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

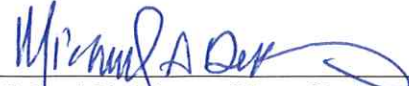
Mr. DeMarco moved to recommend Ordinance 07-27 back to City Council as written. Mr. Allen seconded.

Ayes – 0 Nays
Passed

The meeting adjourned at 7:45 pm.



William Bishop, Chairman



Michael DeMarco, Vice-Chairman

Date: 4/16/24