

MINUTES OF MEETING
PLANNING COMMISSION
APRIL 16, 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 April 16, 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 March 19, 2024 Planning Commission meeting. Mr. DeMarco moved to approve the minutes as presented. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

1. CR DEVELOPMENT II LLC – 22603 Center Ridge Rd. – Minor Modification of an Approved Development Plan – Signage. Mr. Bobby Krueger, of The Krueger Group came forward to present the plan.

This project was tabled at the March 19, 2024 Planning Commission meeting for more information requested by the Commission.

Mr. Bishop confirmed with Ms. Straub that the monument sign complies with all aspects of the Zoning Code. Project Overview: The size of the address on the base of the sign was increased to 6". They will also include an address above the front door of the building, but he will make the address on the sign bigger if it is necessary. Boxwood bushes at a height of no greater than 16" will be planted in a mulch bed around the base of the sign and will be maintained at that height so as not to block the address. The sign is backlit and they will put a spot light over the address to highlight it. The brick sign base will match the main massing brick of the building.

Mr. DeMarco said most of what the applicant provided answers his questions from last month. He confirmed again with the applicant that the boxwoods will be maintained so as not to block the address on the sign base. Mr. Allen said he had the same question regarding the height of the boxwoods and will leave it to the applicant to make sure those heights are maintained. Mr. Coyne said his only comments at the last meeting were regarding the orientation of the sign as it relates to Center Ridge and he is satisfied that the sign panel will project forward from the base of the sign, toward Center Ridge Rd.

Mr. Bishop moved to grant final approval for the monument sign for CR Development II LLC, 22603 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
APPROVED

2. SCRAMBLERS RESTAURANT – 21810 Center Ridge Rd. – PRE-PRELIMINARY REVIEW – Change of Use to a Restaurant with Outdoor Dining in a General Business Zoning District. Mr. Tony D'Agastino, Restaurant Owner, came forward to present the plan.

Mr. Bishop said that they have already verified that the plaza is overparked, so parking is not a concern. When they return for Preliminary Review, Mr. Bishop asked the applicant to identify where the handicap spaces will be located and how many they will need. He would also like them to return with their sign package. He would like more detail on the outdoor dining area because he understands that they will not be removing the canopy that served the previous drive-thru. The applicant responded that the Architect is a little behind on this project, but he assured them that the plans will be thorough. He added that the door to access the patio from the building will be slightly in front of (south of) the former teller window, which will be bricked in.

Mr. DeMarco said that Ms. Straub verified that this site is overparked, so he is fine with parking. He asked if the exterior seating area will be implemented when the restaurant opens or if it will be a future phase. The applicant responded that he hopes that they will open at the same time. Regarding seating, the applicant said that there will probably be a maximum of 6 tables outside, which would be an additional 24 seats, but the patio is only used on a weather-permitting basis.

Mr. Allen asked about the landscaping on the east side (south) of the drive-thru. The applicant said that they want to address the landscaping up, and he will have more detail when their Architect finishes the landscaping plan. They do not intend to remove pavement for landscaping, but they will be using planters which will also serve as barriers. Mr. Allen said most of his focus will be on the outdoor seating area, as well.

Mr. Coyne said that he thinks that a lot of thought should be put into the exterior from a beautification standpoint as well as for functionality and that should be emphasized to the Architect.

Mr. Bishop said that they don't vote on anything at this point of the project. The applicant thanked the Commission for their time and input.

3. WXZ DEVELOPMENT – 19340-64 Detroit Rd. – PUBLIC HEARING – PRELIMINARY REVIEW – Development Plan Review for Retail Space including a new Retail Building in a Local Business Zoning District. Mr. David Budge of WXZ Development came forward with Tom Liggett, Architect.

Mr. Bishop asked Mr. Liggett to correct the square footages to align all of the way through because there is some discrepancy. One of the sheets doesn't match on the gross square footage. He wants to have a good record of the exact square footage. It was confirmed that this project needs 24 spaces. Mr. Bishop instructed them to add the handicap spaces into the count.

Discussion was had about a retaining wall along the south edge of the west parking lot. Mr. Budge said that they are not planning to install a retaining wall because they are mounding the landscaping. Mr. Bishop said that the Code says that if parking is located between the right of way and the building setback, then a 4' tall masonry wall must be installed to screen the parking. In this case, he said that the retaining wall can be used as the 4' masonry wall to the south and then explained how they can complete it. Mr. Budge said that they have a 4' mound from the parking lot level and another 1.5' above that in hedges with trees on both sides so the parking will be completely obscured. He would like to avoid having to install a retaining wall along the length of the parking lot. More discussion was had relating to the need for a retaining wall. Mr. Bishop said that if they all agree to use the mound rather than a masonry or retaining wall, they will need to wrap the corner and bring the landscaping around to screen parking from both street sides since this is a corner lot.

Mr. Bishop said he thinks the bench is not what he is envisioning so they can just leave it out of the plan unless they can propose something a little more inviting. His vision of that area included the retaining wall which would be easier to delineate a more interesting space tucked in there to enhance the new building on that very visible corner.

Mr. Budge said that the building has stayed the same since the first meeting. He asked about the need for a parking setback variance in the back since they shifted the whole parking lot to the east and they moved the loading to directly next to the building. It was discussed whether Planning Commission can ask them to enhance the parking setback with landscaping without the need for a variance. It was determined that they will need to get a variance for a parking setback in the northeast portion of the parking lot in the back.

Mr. Bishop said that the church is using the corner parking lot constantly and Mr. Budge said they will need to talk to the church about parking there because Saturday and Sunday will be their busiest days for the retail there.

Mr. DeMarco said he is not sure he likes how the landscaping at the corner was resolved. He thinks that having a discontinuous hedge row or breaking it up somehow and really emphasizing the corner with landscaping will help soften it. He said that the rendering feels very stark there and he encourages them to look at that again. He said that if the mound is left, it will do its job of blocking the parking sufficiently, but he does not like how the hedgerow is shown right now. The hedgerow is acting like a fence but breaking that up would be his preference, and the other Commission members agreed.

Regarding the back parking, Mr. DeMarco said that they can encourage the applicant to landscape the buffer yards. Mr. Bishop said that they need a 2.5' parking variance on the east side and a 2¾' parking setback variance on the west side. Mr. DeMarco said that he wouldn't want to sacrifice the space in the drive aisle so he would rather they have relief on the setback with maybe some low landscaping primarily at the east side parking bank. He added that the west boundary between the applicant and the accountants' property is pretty dense and the wall will help.

Mr. Allen asked about the staircase leading to Beachcliff Market Square on the east side of the property. He would like to reconcile what is at the top of the steps as shown on SK-6 with the landscaping plan. He said that the jog of the sidewalk seems to happen at a different point on those two plans and asked them to fix that. More discussion was had relating to making the landscaping consistent along the site.

Mr. Coyne said that more thought on the mound with the landscaping and the bench is needed but everything else has been touched on.

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

4 Ayes – 0 Nays
Passed

There being nobody present from the public to speak to this item, Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

Mr. DeMarco moved to grant preliminary approval to WXZ Detroit Road Development, 19340 - 64 Detroit Rd., with the condition that they address the landscaping at the southwest corner of the site. The Planning Commission supports the variances that are required for parking setback in the northeast parking block and on the west property line. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

4. LATHER A SALON – 20000 Detroit Rd. – PUBLIC HEARING – Preliminary Review – Change of Use to a hair salon in a local business zoning district. Mr. Edward Delzani came forward to present the plan. Also present is property owner, Haley Delzani (via Facetime from vacation).

Mr. Bishop began by reviewing the interior floor plan. He asked about the processing chairs and how they operate. Ms. Delzani said that they don't put someone in a processing chair and then take another client for the styling chair. The Commission reviewed the number of styling chairs aloud with the applicant. It was determined that they only need 16 parking spaces because there are 8 chairs. It was acknowledged that there is a typo somewhere on the plan, which says that there are 9 chairs. He said that from the discussion, it sounds like all chairs will never be used at one time.

Parking spaces on the site plan were discussed. Mr. Delzani said that the applicant intends to park a car at each end of the former drive-thru. There is also a space being added where the light is being removed. Mr. Bishop said that space will be very awkward to be able to access because

he went there and observed that a car may not fit in that space because of the way it is positioned, so he would like it removed from the plan. He also asked for Polaris to note that the existing dumpster will be removed on the site plan. Regarding the guard rail on the north side of the property, Ms. Delzani said they would like to remove it, but asked to be able to get moved into the space and spend their time and resources on the interior before they make the back landscaping look significantly improved and more private. Mr. Bishop asked if 18 months is enough time to make the improvements to the north property line by removing the guardrail. The chimney will be removed to below the roofline because it is leaking.

The plans for the exterior of the building were discussed next. The applicant said that they are removing the dental molding and other window detail because it is all rotted. They want to minimize the trim and clean it up with a 1x8 Azek trim board. The front door is shown to be 8' tall with clear glass in the door. Mr. Bishop said that they will want to review the signage at the next Planning Commission meeting.

Mr. DeMarco said that there is not enough detail for him to know what the door will look like. He said that it is different than the windows that have grills inside of them. He would like to see consistency of detail all the way around the building. If grills will be in the windows, then they should consider putting them in the front door, as well. He likes the simpler scheme of the building without the dental molding. He is in favor of trimming the windows with maybe a 1x8 freeze board at the top and a 1x6 or 1x4 around the windows for some sort of frame. He is not in favor of white trim against a kind-of-white painted façade. He would like to see a color scheme either through a rendering or a color palette in imagery or simply paint swatches and material samples if possible so they can understand the color choices.

Discussion was had about the parking space being added to the north. Mr. Allen is concerned said he would prefer to leave it open and address it when they improve the landscaping at a later time. Mr. DeMarco agreed and said he would be in favor of a parking count variance for 15 spaces because he does not like the way this shows it is being solved for the purpose of one parking stall. Mr. Allen agrees with removing the proposed parking space where the pole sign was on the south edge of the site. Mr. Bishop said he would support a variance to eliminate one parking space because chairs are rented to stylists who can make their own hours and it has been established that all the chairs will never be used at one time. Ms. Delzani said she was planning on using landscaping to make an outdoor space for employees along the south side of the building and she has no problem blocking off the drive-thru aisle with planters on both ends. Mr. Coyne said he would like to see better elevations with more details regarding the trim and the finish package.

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

4 Ayes – 0 Nays
Passed

Mr. Greg Mylett, adjacent property owner, came forward to ask about the setbacks and whether the 10' parking setback needs to be enforced for a change of use. Mr. Bishop said that with the

change of use, it is not considered a full development plan because the entire site is not being changed, including the existing parking lot. This is just a change of use, so the existing building and parking lot are grandfathered.

There being no other members of the public to speak to this item, Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

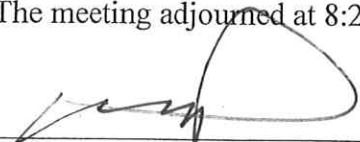
4 Ayes – 0 Nays
Passed

Mr. Bishop said that this project can move forward to the Design and Construction Board of Review.


Mr. Bishop moved to grant preliminary approval to Lather A Salon at 20000 Detroit Rd., conditioned on presentation of a final color palette, additional detail on the building itself and signage. The Planning Commission supports the variance for 15 spaces in lieu of the parking plan that was presented today. (The parking lot will remain in its current layout.) Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

The meeting adjourned at 8:20 pm.



William Bishop, Chairman



Michael DeMarco, Vice-Chairman

Date: 5/23/24