

MINUTES OF MEETING
PLANNING COMMISSION
SEPTEMBER 11, 2024

Members Present: Capka, Allen, DeMarco, Bishop

Presence Noted: Michael O'Shea, Law Director
Kate Straub, Planning and Zoning Coordinator

Council Members Present: Michael O'Boyle, Ward 2

Chairman Bishop called to order the September 11, 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 anyone has comments regarding the August 22, 2024 Planning Commission meeting minutes. There being no comments, Mr. DeMarco moved to approve the August 22, 2024 Planning Commission meeting minutes. Mr. Capka seconded.

4 Ayes – 0 Nays
Passed

1. DEPOT STREET DEVELOPMENT LLC – 19061 Depot St. – PUBLIC HEARING – Preliminary Review of an Indoor Storage Facility. Mr. Tom Gillespie, property owner, came forward with Steve Jennings, Architect, to present the project.

Mr. Jennings said that they have added the information requested by the Planning Commission last month and the site plan now shows the entire property that is part of the project.

Mr. Bishop asked what the exterior changes are. Mr. Gillespie responded that the addition of an entrance door on the east elevation, which will be the main entrance to the facility. They will be painting the entire building, and it was confirmed that this project will go to the Design and Construction Board of Review for the exterior changes.

Mr. Bishop said that since the newly proposed zoning ordinance has not been passed yet, they are still looking at this property as zoned General Business, so this use is considered a Conditional Use. One condition is the size of the property, which is required to be 2 acres. Mr. Bishop said that the new code will reduce the requirements for that condition and they are discussing eliminating it. For that reason, he said he does not object to a variance to the lot size. He said that there are 8 conditions that he wants the applicants to be aware of for this use and some would not apply. However, others do apply and he wants to be sure they know what they are.

Mr. DeMarco asked about signage. Mr. Gillespie said they are planning to paint a sign on the Depot Street elevation. There will be no landscaping. The antenna from the cab company is staying for now and his goal is to get signage on that but was advised that signage on the antenna is not permitted. Mr. DeMarco said that when they include the triangular piece in the frontage width, they are over 200'. He supports the variance for the lot size because this is an existing condition. The only condition he continues to have a concern about is the back area where they are identifying it as a maintenance shop or maintenance parking. He knows they are not

intending to use it as auto storage, but he would like that to be clarified on the plans for when they go to BZA for the variance. He said that auto maintenance and repair in this use is explicitly prohibited. He has no objection to what they are proposing for this property.

Mr. Allen asked whether the Building Commissioner would have to review the exhaust prevention system for the inside of the building. Mr. Bishop said that it is already existing. Mr. Allen said that the system needs to be repaired and he just wants to make sure they get done. Regarding the lighting, Mr. Gillespie said that the lighting is already in and the dividers for the storage spaces only go up 8' and the ceiling is 13' tall. They have new LED lighting throughout the whole building that is on motion detectors, so depending on where you walk, that section of the building lights up. They will have cameras installed that they can monitor on their phones.

Mr. Capka thanked the applicant for the information regarding the lighting and asked about if they will be doing any concrete for the driveway or paving. Mr. Gillespie said that it is currently in good shape, but they will maintain all of that as needed. They will make improvements to the pavement where they cut in the new door on the east elevation. They will repair any surface that may get damaged during the improvements.

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

4 Ayes – 0 Nays
Passed

There being no members of the public present, Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

Mr. Bishop said that if everyone is in agreement, he would like to grant preliminary and final approval tonight, with conditions.

Mr. Bishop moved to grant preliminary and final approval to Depot Street Development LLC conditioned upon receive the variance from BZA for the lot size and approval from the Design Board for the exterior modifications. Mr. Capka seconded.

4 Ayes – 0 Nays
APPROVED

5. Mr. Bishop said that the agenda reads the Planning Commission will discuss whether the Draft revised Development Code should retain the Mixed-Use Overlay and the Central Business Zoning Districts. He was under the impression that they would be discussing removing those sections now, since they do not exist anywhere. He feels that Chapter 1165 is confusing and there are a lot of assumptions with that. They have already fixed the permitted uses in Office districts, which is where he feels that the majority of the mixed-use overlay could be proposed and is covered in the revised OB zoning districts chapter.

Mr. DeMarco said that they spent a considerable amount of time a few years ago reviewing the different sections and use chapters of the Development Code and they came to the conclusion that the items and standards contained in the two districts are easy to integrate into other districts. He does not see any issue with it. The current zoning map does not include either of those uses anywhere, so they are obsolete at this point.

Mr. Allen said that they all agree that removing them does not cause any impact to the projects that they review. He wonders what impact they need to think about with the approval of the map itself and whether there is an order of operation of things they have to do before they approve the map. Ms. Straub said those districts are not included on the Map that is before Council now. Mr. DeMarco said that because they are not referenced and do not exist on the zoning map before council, that is even more impetus to remove those sections.

Mr. Allen said he wants to be sure that removing those two sections not does not preclude them from implementing anything in the Master Plan. He wants to be sure that removing them does not impact their ability to execute the Master Plan.

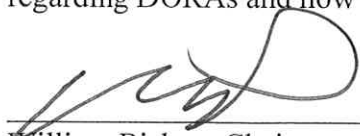
Mr. Bishop said that their goal is to make the business districts able become mixed use districts.

Mr. Bishop moved to recommend that the Law Department prepare an Ordinance to present to City Council to remove Chapter 1165 Central Business Districts and Chapter 1169 Mixed Use Overlay from the current Development Code. Mr. Capka seconded.

4 Ayes – 0 Nays
Passed

6. For the October agenda, Mr. Bishop said he would like to discuss rezoning Westwood Country Club to Public Facility because it is zoned Single-Family and a country club is not a permitted use in that zoning district. He said it is to align the use with the zoning district. Mr. Bishop said that they should keep the current rezonings and the zoning map revision ordinance moving through the process and then this Westwood ordinance can be introduced behind that.

At Mr. Allen's questioned what the process would be to establish a DORA (Designated Outdoor Refreshment Area) in the City. Law Director O'Shea said he will have more information regarding DORAs and how they are established.


William Bishop, Chairman


Michael DeMarco, Member

Date: 10/15/24