



**NOTICE OF PUBLIC HEARING**  
**PLANNING COMMISSION**  
**ON**  
**SEPTEMBER 11, 2024**

TO WHOM IT MAY CONCERN:

THE PLANNING COMMISSION WILL HOLD PUBLIC HEARING ON WEDNESDAY,  
SEPTEMBER 11, 2024 AT 6:00 PM IN COUNCIL CHAMBERS OF ROCKY RIVER CITY HALL  
FOR A PRELIMINARY REVIEW OF THE FOLLOWING:

**DEPOT STREET DEVELOPMENT LLC**  
19061 Depot St.

**PUBLIC HEARING**  
**PRELIMINARY REVIEW**

Change of Use to an Indoor Storage Facility as a  
Conditional Use in a General Business Zoning  
District

BEFORE REACHING A DECISION, THE BOARD WILL GIVE THOSE IN ATTENDANCE AN  
OPPORTUNITY TO BE HEARD.

PLANS SHOWING THE PROPOSED LOCATION ARE ON FILE IN THE OFFICE OF  
PLANNING AND COMMUNITY DEVELOPMENT AND ARE AVAILABLE VIA E-MAIL OR  
TO VIEW IN PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD.  
YOU MAY ALSO VIEW THE PLANS BY VISITING THE CALENDAR ON THE HOME PAGE  
OF THE CITY WEBSITE ([www.rrcity.com](http://www.rrcity.com)) AND CLICKING ON THE MEETING LISTED FOR  
THIS DATE. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR  
AT [kstraub@rrcity.com](mailto:kstraub@rrcity.com) OR BY CALLING 440-331-0600 EXT. 2037 FOR MORE  
INFORMATION.

Notices sent to:  
See attached list

Name	Address	City	State	Zip
JANET M FUCHS	5225 AVENIDA PESCADORA	FORT MYERS BEACH	FL	33931
VALDE ENTERPRISES, LLC	21055 LORAIN RD	FAIRVIEW PARK	OH	44126
JDS- OLD RIVER, LLC	19064 DETROIT RD	ROCKY RIVER	OH	44116
JDS- OLD RIVER, LLC	19107 OLD DETROIT RD	ROCKY RIVER	OH	44116
DEPOT STREET DEVELOPMENT LLC	1836 W 25TH ST	CLEVELAND	OH	44113
JOF PROPERTIES LLC	19421 STORY RD	ROCKY RIVER	OH	44116
NORFOLK SOUTHERN	155 GREEN MEADOWS DR.	LEWIS CENTER	OH	43035
WESTLAKE CONDO ASSOCIATION	19000 LAKE RD.	ROCKY RIVER	OH	44116

**CITY OF ROCKY RIVER**  
**21012 HILLIARD BOULEVARD**  
**ROCKY RIVER, OH 44116**  
**PHONE: (440) 331-0600    FAX: (440) 895-2628**

APPLICATION FOR PLAN REVIEW IN PLANNED DEVELOPMENT AREA

Location of Project: 19061 Depot Street 30119015 6/19/2024  
(P.P. Nos.)

Present Use: Garage / Vacant Proposed Use: Self-Storage Units

Owner: Depot St. Development LLC 1836 W. 25<sup>th</sup> St. 216-566-1292  
(Name) (Address & Zip) (Tel No.)

Engineer: N/A  
(Name) (Address & Zip) (Tel No.)

Architect: LDA Architects 5000 Euclid Ave. 216-932-1890  
(Name) (Address & Zip) (Tel No.)

Gross Land Area: 0.489 Acres sq. ft.

Building Area (Including Detached Accessory Buildings) 14,984 sq. ft.

Parking Spaces: 2 + 4 = Total: 6  
(Enclosed) (Unenclosed)

Estimate of traffic volume to be generated by this project: No Change

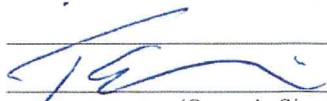
Cost estimate (include all public & private improvements): \$ 56,000

Standards for construction of driveways, public & private streets, sidewalks, parking & loading areas and fire lanes.

N/A

Methods and standards for maintenance of private streets, driveways, open spaces, parking areas, common land, garbage and waste disposal.

N/A

 thomg@getcoenvironmental.com  
(Owner's Signature) (Contact E-Mail Address)

This application must be accompanied by ten (10) sets of plans, as follows (see Sec: 1137).

<b>PLAN REVIEW NOTES:</b>






<b>Planning Commission:</b>
\$200 Application Fee Paid: _____ (Date)
Plan Exam Fee \$ _____



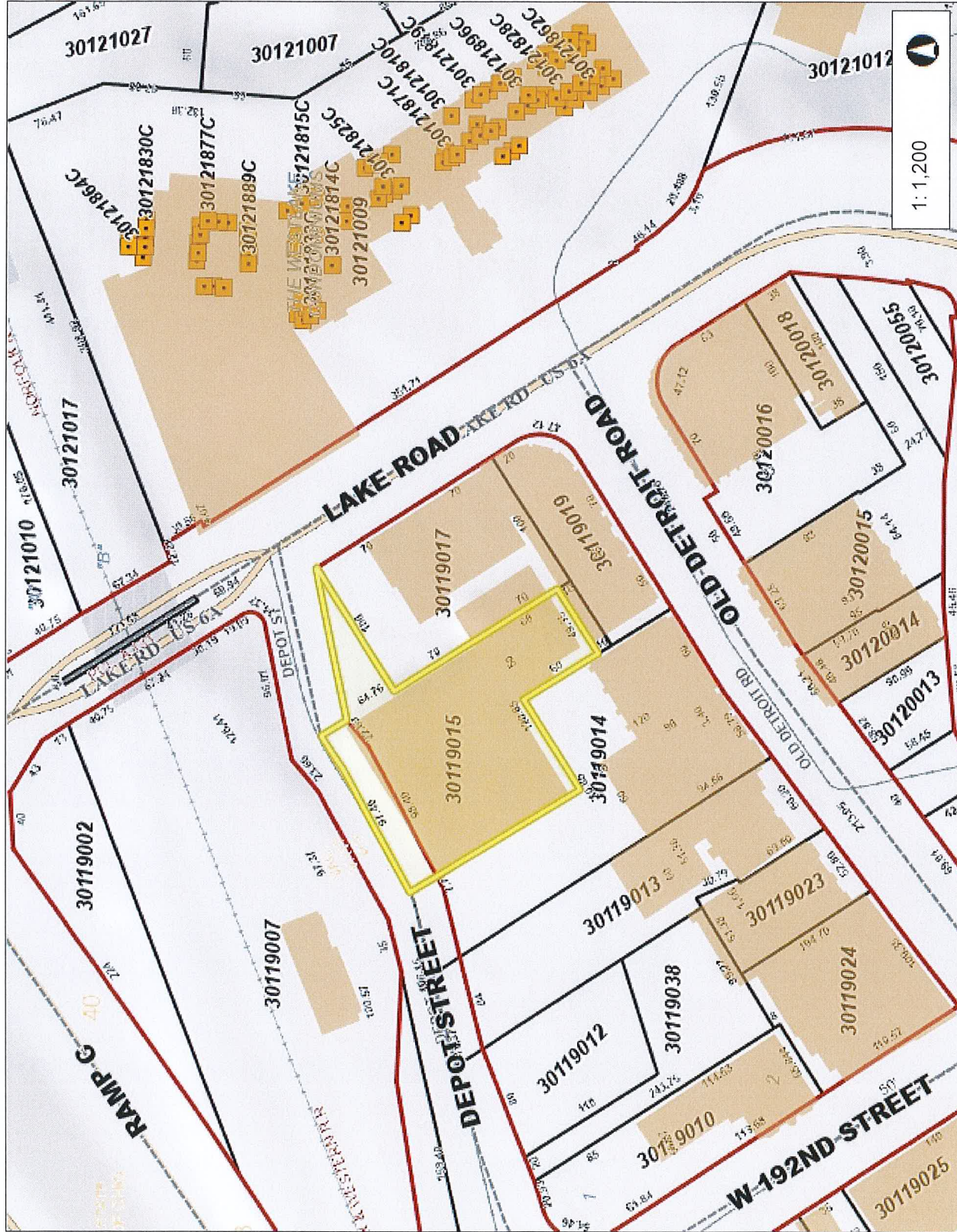


Date Created: 8/15/2024

## Legend

-  Municipalities  
 Right Of Way  
 Platted Centerline  
 Parcel  
 Buildings - 2017

—Cuyahoga County —  
**Enterprise GIS**  
PUTTING CUYAHOGA COUNTY ON THE MAP



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Projection:  
WGS 1984 Web Mercator Auxiliary Sphere



Mr. Bishop said he would like to ask Mr. Michael Asaad, the owner and landlord of this property, a few questions to clarify some things.

Mr. Bishop said that there is an ongoing problem at this shopping center with the trucks that are not permitted to park in the parking lot all the time. Local Business zoning districts do not permit commercial vehicles to be parked the way that Big Bear Remodeling is parking. They were permitted one box truck to park next to the dumpster location but they are continually parking 2 or 3 pick-up trucks as well as the box truck in the front lot. Mr. Asaad said that there is a driveway in the back and that is where he knows that the trucks go. Mr. Bishop said he goes past there at least 7 times per day and the two white pick-up trucks are there quite often overnight. Then when the balloon store moved in, they were parking their commercial box truck in the front lot all of the time. The remodeler was granted permission to keep the one truck next to the dumpster. Mr. Asaad said he brought this to the remodeler's attention a few times and the truck was removed. The balloon shop is gone and that is the space the dog groomer will move into. He is not sure if the remodeler gets deliveries, and he is not sure if it is difficult to keep things shifted so they are not parking in the front. Mr. Bishop said that it is more because they are parking in the front overnight and that the back end of the truck(s) sticks out over the sidewalk. He thinks that as a landlord, Mr. Asaad must do better with the tenants. Mr. Asaad said he has brought it to his tenant's attention numerous times, and he notices that the truck is moved into the back on the same day. However, he drives past a few days later and it is back in the same spot again.

Mr. Bishop said that he should consider this as notice because the next time he comes back before this Commission they will be tougher on this. He said that when there are prospective tenants, the use and the parking calculations are being considered by the Building Department before they get too far into a lease. Mr. Asaad said that parking is not an issue in the lot because a lot of the businesses are closed or leave by 4:00 or 5:00 pm. They have minimal employees. Mr. Bishop said that they are continually wanting to make small improvements on Center Ridge Rd. and removing the two trucks will be an improvement. Mr. Asaad said that he will let his tenants know today because some of them have complained that the trucks block the view of the front of their businesses. Mr. Bishop said that before a business signs a lease, the building department should do a parking calculation based on the use that is being proposed. Ms. Straub said that she will send the property owner and the business owner of Big Bear Remodeling the minutes from the review for Big Bear's occupancy.

**4. DEPOT STREET DEVELOPMENT LLC – 19061 Depot St. – PRE-PRELIMINARY REVIEW – Indoor Storage Facility.** Mr. Steven Jennings, Architect, came forward with Mr. Tom Gillespie, property owner, to discuss the project.

Mr. Jennings began by explaining that this building is the former Westlake Cab Company, which is essentially just a large parking garage. The building was in a lot of disrepair when the owner purchased it and they made some emergency roof repairs to secure it and they are now working toward putting 78 indoor storage units in the building. There is also a small triangle piece of

property just to the east, which has 4 exterior parking spaces that will contain the new pedestrian entrance to the facility.

Mr. Bishop said that the current zoning of the property is General Business but there is a prior piece of legislation before City Council introducing Ordinance 32-24, which would change that whole area to Local Business. In General Business, this use is a conditional use, and contains some conditions to be able to construct an indoor storage facility. It is not a permitted use in Local Business. He asked Law Director O'Shea if they can still refer to this property as being zoned General Business because the legislation is not passed yet. Mr. O'Shea said that he cannot answer that question at this time, but he will get an answer for the Commission. Ms. Straub said that depending on the answer to that question, there may be the potential for the applicant to apply for a use variance and Mr. Bishop agreed.

Mr. Bishop said that the conditions he referred to for this use in General Business include the two-acre property size and the 200' frontage requirements, which they do not have. Mr. Bishop supposed they can apply for a variance to the conditions if they interpret this as being zoned General Business. Mr. Jennings said that if the triangle piece is counted, then they would have the 200' frontage requirement. Mr. Bishop said that the site plan does not show the triangle piece as being consolidated, so they should show that for next time. That means they would need a variance to the 2-acre condition.

Mr. Bishop said that all of the units are under 500 sq. ft. and asked if there is a ventilation system because cars would be pulling into the building. Mr. Gillespie said that there is a system in the building because of the previous use as a taxi garage. A very brief discussion was had relating to the applicant's grand plan for this property but that would take approximately 5 years to complete that process. Mr. Bishop said that he is open to this idea for storage units until that time comes.

Mr. DeMarco asked about the area for turn-around that is included and asked how 2 cars would navigate around each other if 2 cars happen to be inside at the same time. Mr. Gillespie responded that most of the units do not have pull-in opportunities so going inside is really not needed. There is the back area that he uses for a shop so he wants to make sure that he protects his ingress and egress. Mr. DeMarco said that there is a condition for the maintenance area that prohibits vehicle maintenance and repair, so he suggested that any note on the drawing should avoid that use because someone might make the assumption that the use will be auto repair. Mr. DeMarco asked if the parking stalls shown on the triangular piece of land are intended to be the parking stalls for this facility and Mr. Gillespie responded that they are for this facility and the man door is right there on the side. He has a handshake type of agreement with Mr. Spielberger. Mr. Bishop said that there is no requirement for parking for this use.

Mr. DeMarco said that he does not have an objection to the use. They are in a situation where they are dealing with what is current, which is General Business and this is permitted as a Conditional Use in that district. He said they should get it done as fast as they can if they want to

do it that way, before the rezoning. Mr. O'Shea said that this application had already been started so the use might be grandfathered in.

Mr. Allen said it sounds like the maintenance shop is not going to be considered the office and the four spots in front satisfy any need for someone to run in and drop something off to their storage unit. Mr. Capka asked about the lease terms for the storage units. Mr. Gillespie said that these units are a month-to-month rental product.

Mr. Bishop said that this is just an informal discussion and the next time around they can have a public hearing. Mr. DeMarco asked if there is a way to show the lot lines on the floorplan to show how the parking is arranged and then try to show the striping arrangement on the adjacent parking stalls for clarification. Mr. Gillespie said he would like to have a special meeting to get this project going and they can have a preliminary/final review and perhaps receive final approval subject to obtaining the variance. However, BZA is needed after that for either the use or the condition of having at least a 2-acre lot. Ms. Straub said that there is an opportunity for special meetings that she can expedite the process if she is able to get the Board members together.

Mr. Bishop said that before they adjourn, he would like to have a standard agenda item every month that states any topics Commission members would like to discuss for the upcoming agenda.

Mr. Allen said he would like to revisit their previous discussions of removal of the Mixed-Use Overlay District and the Central Business Zoning Districts in a future revised Zoning Code.

Mr. Bishop moved to adjourn at 7:55 PM. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

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William Bishop, Chairman

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Michael DeMarco, Member

Date: \_\_\_\_\_