

MINUTES OF MEETING  
PLANNING COMMISSION  
FEBRUARY 18, 2025

\*\*\*\*\*

Members Present: Coyne, Allen, DeMarco, Bishop

Presence Noted: Ray Reich, Building Commissioner  
Kathryn Kerber, Director of Planning and Community Development  
Dylan Minek, Planning and Community Development Administrator

Council Members Present: Michael O'Boyle, Ward 2  
Jeanne Gallagher, Ward 3

\*\*\*\*\*

Chairman Bishop called to order the February 18, 2025, meeting of the Rocky River Planning Commission at 6:00 P.M. in the City Council Chambers of Rocky River City Hall.

Mr. Bishop announced changes to the agenda; The Bank has been removed because the variance was granted and no longer needed to attend. First Choice Brazilian Jiu Jitsu has also been removed because their submission packet was incomplete. Mr. Bishop would like to change the order of the agenda, Funshi first, followed by Advanced Aesthetics, and then the City of Rocky River.

Mr. Bishop moved to modify the agenda. Mr. Demarco seconded

4 Ayes – 0 Nays  
Passed

Mr. Bishop asked if there were any corrections to the Planning Commission meeting minutes of January 13, 2025. Mr. Demarco moved to accept the minutes as written. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

**1. Funshi – 21605 Center Ridge Rd. – Preliminary Review/ Final – Sign Review**

Present: Patrick from Blink Signs

Patrick said they are looking to add new signage for Funshi restaurant. The previous signage has been removed already. The sign will be channel letters mounted on a raceway. The aluminum flashing will stay the same. The smaller ramen, sushi, and boba tea signs will be individually mounted box signs. Mr. Bishop said the rest of the buildings in the shopping plaza have their letters mounted individually, not on a raceway.

Mr. Demarco moved to grant preliminary and final approval for Funshi at 21605 Center Ridge Rd. for signage with the only condition being that the orange letter sets for the Funshi logo be directly mounted to the fascia instead of on a raceway. Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

**2. Advanced Aesthetics – 1156 Linda St – Public Hearing/ Preliminary Review – Change of occupancy from a contractor’s office to a medical spa**

Present: Kevin Butler, Lawyer for Applicant  
John Grauer, Lawyer for the Property Owner  
Mary Pat Gallagher, Applicant  
Charles Simmelink, Property Owner

Mr. Butler states that the applicant’s business is a medical spa and is not defined within the development code. The question of parking could be put to bed because the change of use is really not a change of use. Mr. Butler makes the argument that the medical spa is an office space. It is staffed by professionals, who meet clients by appointment. It’s not a high volume and the intensity of the use is low. They believe that they will need 8 parking spaces at any given time. Mr. Butler states that this type of review is only necessary when there is a change of use, they do not believe there is a change of use, so the Planning Commission has the authority, under Section 1127.39, to deem this as a similar use to office use. Doing this would eliminate the need to define a medical spa and eliminate the need for a parking review. Mr. Butler wants to clarify that they are here to answer questions and want to cooperate with the Commission.

Mr. Bishop wants to speak with the applicant and the property owner. Mr. Bishop also wants to make it clear that he disagrees with all of what Mr. Butler stated. A medical spa could fall under two places in the code: medical health service clinic or health services/wellness facilities. Based on the application, either one would apply, and both have the same parking requirements, which is 4 spaces per 1,000 square feet. The Planning Commission is here to try and help the applicant through the parking formula to see if they need a variance or not.

Mr. Bishop tells the applicant that all the documents submitted lead him to believe that it falls under health services/wellness facilities. Mr. Bishop wants to know what the net square footage of the business is. There is space on the second floor that is open below, and Mr. Bishop would like to know the dimensions of that so they could discount that when they do the parking calculation. Mr. Simmelink continues to reiterate that Ms. Gallagher only uses half the space, but Mr. Bishop is not concerned about how much of the space they are using, he is trying to figure out how much square footage on the second floor is open below the first floor so he can deduct that from the parking calculation. Ms. Kerber says there is a site plan that has that open area at 11 feet by 15 feet. The Planning Commission did not have that site plan in the packet that was submitted.

Mr. Bishop is also concerned with the variation in parking spaces. In the narrative submitted, there were 61 spaces while in the site plan, there are only 52 spaces. Mr. Simmelink confirms that there are 58 spaces and enough room next to the dumpster for 3 more spaces. Those 3 extra spaces would be restricted spaces because trash removal comes every other Tuesday. Mr. Bishop said they would count these restricted spaces in the parking count. Mr. Bishop is more concerned that no deliverable shows the 58 spaces. Mr. Bishop said they will not take the 61 spaces as a testimony, but it is on record and falls on Mr. Simmelink to ensure that there are 61 spaces.

The salon in the building has 13 chairs, and each chair, according to the development code, requires 2 parking spaces. Removing the salon, the rest of the building has office space which requires fewer parking spaces. The salon requires 26 parking spaces, the applicant requires 16 spaces, and the office space requires 21 spaces, which is a total of 63 parking spaces. Mr. Bishop wants to know if there are any places where Mr. Simmelink can add two more spaces, he would hate to make them get a variance for 2 more spaces. Mr. Butler wants to know under Section 1187.15 if there could be any reduction in the required number of spaces concerning shared parking.

Mr. Bishop wants to know more about the tenants in the building. The AASR is 2,000 square feet, the Advanced Aesthetics is 4,000 square feet, River Law is 2,500 square feet, REMAX is 3,200 square feet, River Rock is 3,000 square feet, and the River Salon Group is 2,600 square feet. The total square footage as told by Mr. Simmelink is 17,300, but the site plan provided 13,650 square feet. That would increase the required parking to 80 spaces. Using the shared parking reduction in Section 1187.15, the Commission deducted 20% of that required parking down to 64 spaces. Mr. Bishop wants to know if Mr. Simmelink can add 3 more spaces. Simmelink said he could possibly add more space.

Mr. Demarco wants to know from Ms. Gallagher about the nature of the business, what the hours are, and the clientele. Ms. Gallagher said patients come in to see them for facials, skincare consultations, some laser procedures, Botox, and fillers. Business hours are Mondays 10 am-7 pm, Tuesday-Thursday 9 am-5 pm, and Friday 9 am-3 pm. Mr. Demarco wanted to see if there was a gap between Ms. Gallagher's business hours and the other offices within the building, there are not. Mr. Bishop said there are 13 chairs in the salon but only 8 of which are used, meaning there are 5 unused chairs and that translates to 10 parking spots. Mr. Bishop wonders if Mr. Simmelink could ask them about those chairs, and that could help them. Mr. Bishop also wonders if the driveway between the large and small buildings is necessary. Mr. Simmelink said that it is nice to have a circular motion in the parking lot. If he was granted an easement to Ingersoll Dr, then it would be possible.

Mr. Butler wants clarification from Mr. Demarco about his question about the business hours. Mr. Demarco clarified he was trying to see if the business hours differed from the other tenants. If they did, there could have been a greater reduction than the 20% from Section 1187.15 that had already been applied. Mr. Bishop clarified that for Mr. Butler, the 20% is already applied, they went from 80 required spots to 64 required spots.

Mr. Bishop thinks the best bet is to apply for a variance for the 3 spaces. They would have to demonstrate that they have the spaces, it cannot be hearsay. Mr. Butler wants to know if the calculation today would be sufficient to give to the Board of Zoning and Building Appeals, they wouldn't have to go to that meeting and work through the calculation again. Mr. Bishop reiterated that they would need some form of deliverable that shows 61 spaces. Right now, the Planning Commission is just taking their word for it, they would need to submit something that shows the 61 spaces. Mr. Reich lets them know that members of the Board of Zoning and Building Appeals will more than likely go to the property and count those spaces, so being truthful is crucial in granting the variance.

Mr. Butler wants clarification; we are relying on our count of 58 current parking spaces as accurate and are being asked by the Planning Commission to supply 61 parking spaces. We will be asking the Board of Zoning and Building Appeals for a variance for 3 spaces. The Commission agrees to that, and Mr. Reich ensures that the minutes will reflect this. Mr. Bishop says they need to be able to demonstrate the 58 parking spots and can narrate the 3 restricted spots.

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 moved to grant approval subject to obtaining a variance for 3 parking spaces for a change of occupancy at 1156 Linda St. with the assumption of reducing the required 80 spaces to 64 spaces based on Section 1187.15 (a). Mr. Allen seconded.

4 Ayes – 0 Nays  
Passed

### **3. City of Rocky River – 22401 Lake Rd. – Pre-Preliminary Review – Development plan to add 33 unenclosed parking spaces across from Bradstreet's Landing**

Present: Rich Snyder, Safety Director for the City of Rocky River  
Matt Hills, OHM Advisors

Mr. Bishop wants to change this from a Preliminary Review to a Pre-Preliminary Review because there was not sufficient evidence submitted for it to be a Preliminary Review.

Mr. Bishop wants to know why they chose to have the angles of the parking spaces at this position. Mr. Snyder said for them to have angled parking here effectively the drive aisle had to be one way. Originally, they had the parking angled in the other direction, but they felt that a lot of people would pull into Bradstreet's Landing and see that the lot was full and then cross the street and park in the auxiliary lot. If they have a car, they go to the right, and if they have a trailer, they go to the left.

Mr. Bishop wants to know how often someone has a trailer. Mr. Snyder said it is rare, but they had periodically received requests, whether for stand-up paddle boarders or kayakers. Mr. Snyder said that they wanted to make this auxiliary parking as inclusive as possible, so they found it necessary to have a few spots for cars with trailers to park. Mr. Allen clarified that there

are four spaces, and Mr. Snyder said yes because they want to maximize their opportunity, and there are kayaking groups that use Bradstreet's Landing.

Mr. Bishop states that he understands why they want to angle the parking spaces in that position, however, that causes an issue when it comes to exiting the park and having to go across Lake Rd. Changing the direction in which the parking spaces are positioned eliminates one curb cut, which is something the Planning Commission appreciates. Mr. Bishop thinks it would be easier and less confusing for someone to enter on the west side and exit on the east side following a more natural traffic pattern. Signage would be needed, to show entrance, exit, and head-in parking.

Mr. Allen asked if they only needed 27 spots. Mr. Snyder said that they were trying to maximize parking here. One of the things that they were trying to do was increase safety for pedestrians. They want to narrow the road, knowing it's a truck route, they must maintain the width needed for trucking, but still shrink the road down as much as possible. The city is looking at adding a multi-use trail on the north side of Lake Road from the Clock Tower to Brandon's Place. The south side of the road has a hill that requires a retaining wall. The further they go into that hillside, the more costly the project becomes. So, the auxiliary parking needed to be angled based on space restrictions. Mr. Snyder said they are trying their best to stay out of the hillside as much as possible. Mr. Snyder also said there is not a set required number of parking spaces they want to achieve; their main goal is to get an increased amount of parking for Bradstreet's Landing. Before the renovation, there were about 65 parking spaces, and now it's been reduced to about 30 spaces. Mr. Allen says the plans submitted have 33 parking spaces. Mr. Snyder states that their original plan was for 27 spaces but once they angled the parking, they were able to squeeze in 33.

Mr. Bishop said the Commission should go point by point and see how each member feels about these points. Mr. Bishop is concerned about the 16-foot drive aisle, he thinks it should be 18-20 feet wide. Mr. Bishop is also concerned about needing a variance for the parking setback, especially on the two trailer parking spots on the north side. Mr. Snyder thinks that two spots could be eliminated and the two on the south side are sufficient. Mr. Bishop wonders if they could get out of getting a variance by pushing the parking spots farther south by 3-4 feet so they wouldn't be in the 20-foot setback. Mr. Bishop brings up his concern about the drive aisle again, thinking the 16 feet is not wide enough. Mr. Hills ensures that there is plenty of space for angled parking, if there were traditional 90-degree parking spaces, then there would be an issue. Mr. Allen wants to know where most of the traffic for Bradstreet's Landing is coming from. Mr. Snyder said that the traffic was coming from the west and heading east.

Mr. Bishop states that he loves the idea of eliminating curb cuts. That there should be a landscape plan next time around. Mr. Bishop wants to know if there is any proposed lighting. Mr. Snyder said there was no proposed lighting at this point, and the Commission was not sure if the streetlight would be sufficient. Mr. Bishop thinks the middle curb cut should be removed and the entrance should be on the west side and the exit on the east side with proper signage. Mr. Bishop questioned if there are any required handicapped parking spaces, Mr. Snyder said there is enough in the main parking lot. Mr. Bishop also wonders if any environmental work would need



to be done. Mr. Snyder said they haven't done any environmental work, but they can look more into it.

Mr. Demarco likes the middle curb cut because it makes a nice intersection at the main entrance for Bradstreet's Landing. He thinks there is not enough visibility to recognize that the lot in the park is full, so he thinks from a traffic flow perspective, this would be easier. Mr. Demarco wonders if the road diet could create an issue with traffic along Lake Road if someone is trying to turn left into Bradstreet's Landing. Mr. Demarco thinks that the curb cut could eliminate traffic in that area. Mr. Demarco also wonders if they could move the trailer parking exit to the service garage road, getting that curb cut off Lake Road. Mr. Snyder said the concern was the mixture of service vehicles and residential vehicles, and if there could be a possible safety issue. Mr. Snyder also said there is a natural gas structure at the entrance of the service garage.

Mr. Bishop wonders if there is any trailer parking in the main lot. There is not, but Mr. Demarco said he has seen people park trailers over there and take up a lot of parking spaces. Mr. Bishop wonders if there is any room to put trailer parking over there. Mr. Snyder said his concern about that would be the potential repercussions from the public by prioritizing trailer parking when most of the visitors do not have trailers.

Mr. Bishop said that the next meeting could be preliminary and final if they can pull it together with a landscaping plan, design plan, and some signage. Mr. Snyder would like to know what the recommendations from the Planning Commission are for the landscaping plan. Mr. Bishop said they must be conscious that this area is close to salt and in the code, it highlights what is required in terms of buffering. Mr. Allen wants to make sure that people are not ignoring the crosswalks and that the buffering does not block the line of sight. Mr. Snyder said with the RRFs they would follow the manuals for uniform traffic codes for signage at the top of the hills for advance warning. The road diet would also help slow people down. Mr. Allen wants to make sure that ODOT has received these plans as well. Mr. Snyder said they have been speaking with ODOT, and the plans have been approved. Mr. Coyne said it would be great to expand the test of permeable pavers that is done at City Hall to this location. Mr. Snyder wants to clarify if it can be permeable pavers or permeable concrete, either one is fine.

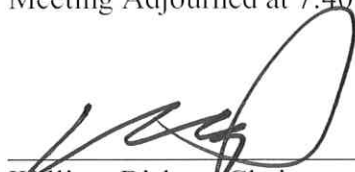
Mr. Bishop wants to know if the lot is filling up as it is. Mr. Snyder is not sure if it was because of the first summer being open and the publicity that it has received, if it will stay busy. However, he said they have a promise to the community to look at auxiliary parking as an option, so that is what they are doing. The city will also be making improvements to Spencer Creek soon, so there will be opportunities to add more green space and paths within the area, and need the parking to meet those needs is important.

Mr. Hills wants clarification because they have heard two different opinions on the curb cuts, and he wants to know which way they will lean towards. Mr. Coyne says the fewer curb cuts the better. There is no way to avoid it, the argument for the extra curb cut is a valid one. The Planning Commission said they are split 2-2. Mr. Bishop said a lot is going on in that area, he is worried that it may be setting up for an accident to happen. Mr. Demarco clarified with Mr. Bishop that eliminating the curb cut would mean changing the direction of the drive aisle to

follow the flow of traffic and repositioning the parking spaces. Although there is logic to that center curb cut, Mr. Bishop is worried about people shooting across the newly formed intersection in their cars.

Mr. Allen wondered how this would fit in with the proposed multi-use trail on Lake Road, Mr. Snyder and Mr. Hills explained the details of the new multi-use trail. Mr. Snyder said it is not a definite project, but he wants to add the infrastructure beforehand to make it possible to leverage when the time comes for funding.

Meeting Adjourned at 7:40 PM

  
\_\_\_\_\_  
William Bishop, Chairman  
\_\_\_\_\_  
Michael DeMarco, Member

Date: 3/11/25

