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Submitted Via Email and Hand Delivery

E-mails: Rreich@rrcity.com, Kkerber@rrcity.com, dminek@rrcity.com;

February 11, 2025

City of Rocky River
Building Department
Attn: Ray Reich, Building Commissioner
21012 Hilliard Boulevard
Rocky River, Ohio 44116

City of Rocky River
Planning and Community Development
Attn: Kathryn Kerber; Dylan Minek
21012 Hilliard Boulevard
Rocky River, Ohio 44116

Re: Our Client, Prasse Management Co., LLC (the "Landlord");
City of Rocky River (the "City");
1154 Linda Street, Rocky River, Ohio 44116 (the "Property")
Position & Deliveries of Landlord Ahead of February 18, 2025 Meeting

Dear Mr. Reich, Ms. Kerber, and Mr. Minek:

Our law firm represents Prasse Management Co., LLC, the owner and landlord (the "Landlord") of the commercial property located at 1154 Linda Street, Rocky River, Ohio 44116.

Landlord entered into a lease agreement with Advanced Aesthetics, LLC (the "Tenant") for a portion of the Property. The lease term between Landlord and Tenant commenced January 1, 2025, and shall conclude on December 31, 2027. The leased premises is approximately 4,000 sqr feet.

Preliminary statements of Landlord about the complex:

- The existing building has been in the current owner's family for over 100 years;
- The transition from lumberyard to office complex began in 1984. Permit #3344 was approved by the then building commissioner and parking in the amount in the amount of 45 spaces was approved at that time;

- In 2007, Landlord's plans to demolish an existing shed resulted in 10 additional parking spaces, making a total of 55 spaces; and
- In recent years, technology has resulted in a reduced demand for office parking due to a reduction of in-office requirements generally – a change which ordinances may not yet align with.

Landlord understands that the Tenant delivered an application for plan review to the City of Rocky River on or about January 2, 2025. Within it, Tenant represented that the new proposed use is a Medical Spa. Landlord did not instruct Tenant to undertake this action and has not yet been involved in communicating with the City of Rocky River. Additionally, Landlord was not placed on notice of the February 4, 2025 deadline for delivery of the requested documents ahead of the scheduled meeting until February 5, 2025 (since extended until February 11, 2025 at 12PM).

Landlord understands that the City of Rocky River's concern is parking. While the Tenant has independent legal counsel who has already been in communication with the City of Rocky River, our law firm believes it is important for Landlord to address this concern.

Landlord's position is that the medical use requirement of 6 spaces per 1000 sqr feet of leased space as set out within RRMC §1187.09 should not / does not apply.

Tenant operates as an appointment-only office. Tenant is not a clinic and employs no physicians. Tenant utilizes salon-style chairs for application of quick cosmetic treatments. Customers exit after treatment.

Most importantly, Tenant shall at all times require a maximum of 13 parking spaces.

Tenant's reference within its application to "25 patients/day" meant a maximum of 25 patients over the entire 9AM to 5PM workday, not all at one time. Tenant cannot accommodate 25 patients at one time and would not schedule that.

Landlord voluntarily shares the attached Exhibits (A-F) for the benefit of the commission's analysis:

- A. Parking Study spanning January 13 - Feb 7;
- B. First and Second Floor Plans;
- C. Site Plan Showing Parking Spots;
- D. Aerial Photo of Parking;

E. Letters from Tenants;

F. Photos of parking spaces taken on February 8, 2025;

The Parking "Count," inclusive of uses and parking needs, is as follows:

Front Lot:	9 Spots
West Side:	16 Spots
East Side:	12 Spots
Ben Office:	3 Spots
Track Side:	8 Spots
Total Marked:	58 Parking Spaces

3 unstriped spots are left to allow for a dumpster pickup every other Tuesday morning.

Grand Total = 61 spots

<u>Current Tenant</u>	<u>Minimum Use</u>	<u>Maximum Use</u>
Advanced Aesthetics	6	13
AASR (office)	3	5
Law Offices (office)	4	6
Remax (office)	3	8
River Rock (office)	6	8
River Salon (salon)	6	12
Totals	28	52

The parking lot is rarely, if ever, fully occupied. Landlord has never received any complaints from current tenants or visitors regarding insufficient parking.

Landlord also wishes to emphasize that it would be a very significant hardship for the Landlord to lose the current lease with Tenant, as it has been extremely challenging for the



Landlord to find a business that requires such a large space while needing so few parking spaces.

Resolving this issue in a timely and amicable manner is in the best interests of both the Landlord and the City, as it would allow the Tenant to establish its business and contribute significantly to the local economy.

Should the City require any additional information or further clarification, Landlord and its counsel shall be in attendance at the meeting scheduled for February 18, 2025.

Very truly yours,

John D. Grauer

electronically executed

John D. Grauer

CC:

Michael J. O'Shea

Law Director - Law Department

21012 Hilliard Boulevard

Rocky River, Ohio 44116

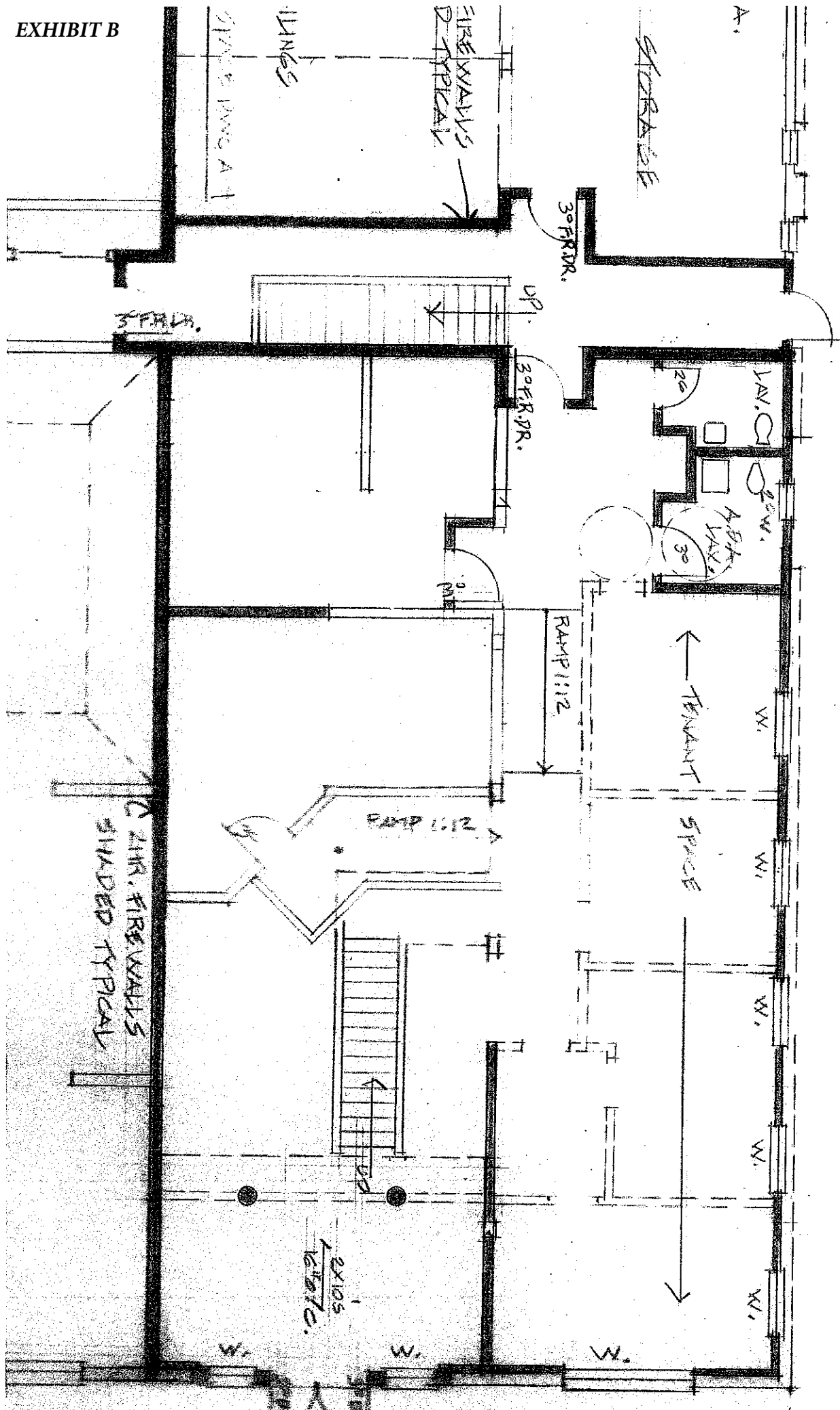
Via email: moshea@rrcity.com

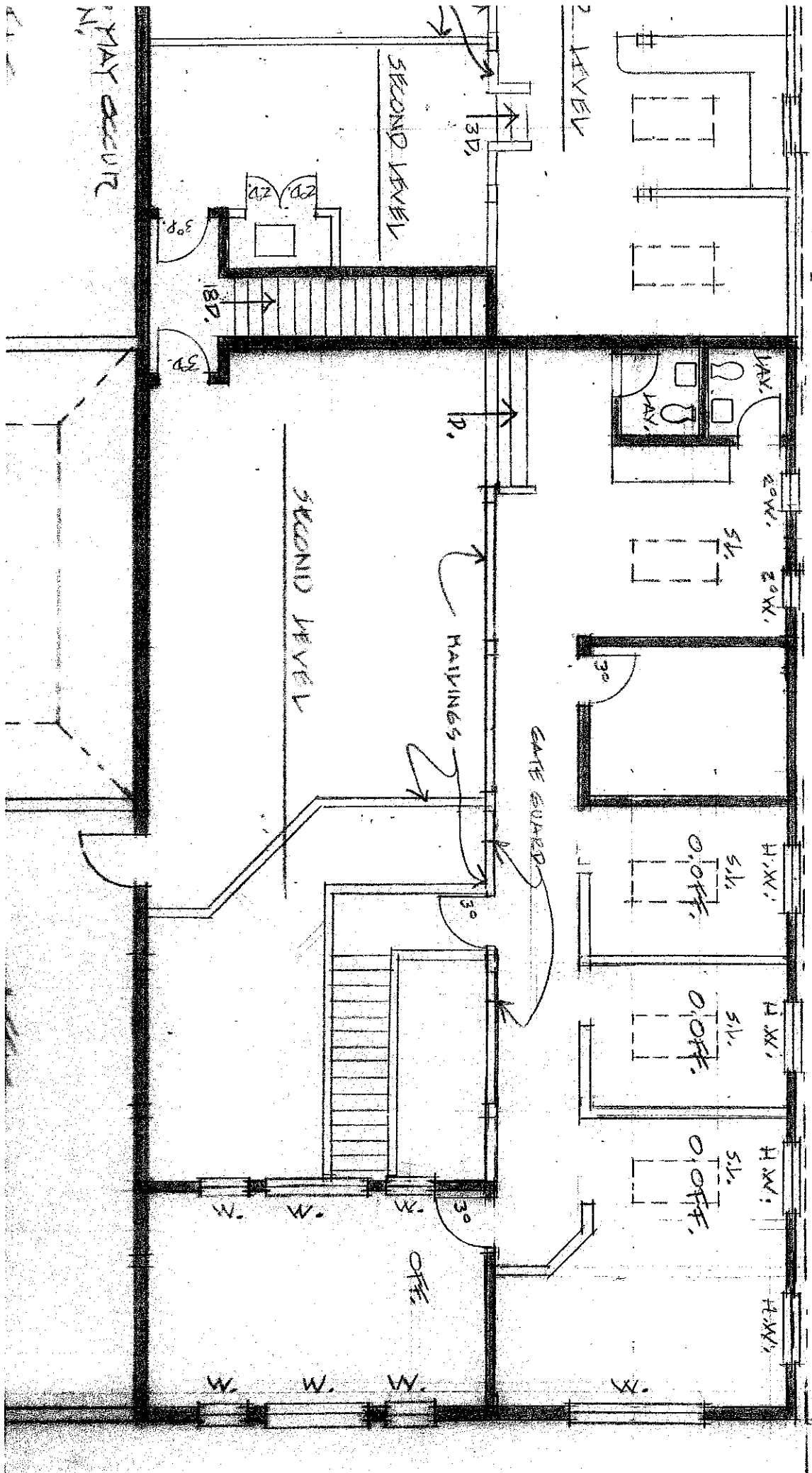
EXHIBIT A

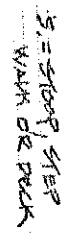
Parking Lot Use 1150 Linda St. 54 Spaces

[illegible]

1st Floor
1/8" = 1'







REVISED 5/16/07 DATED 4-12-07

EXHIBIT D

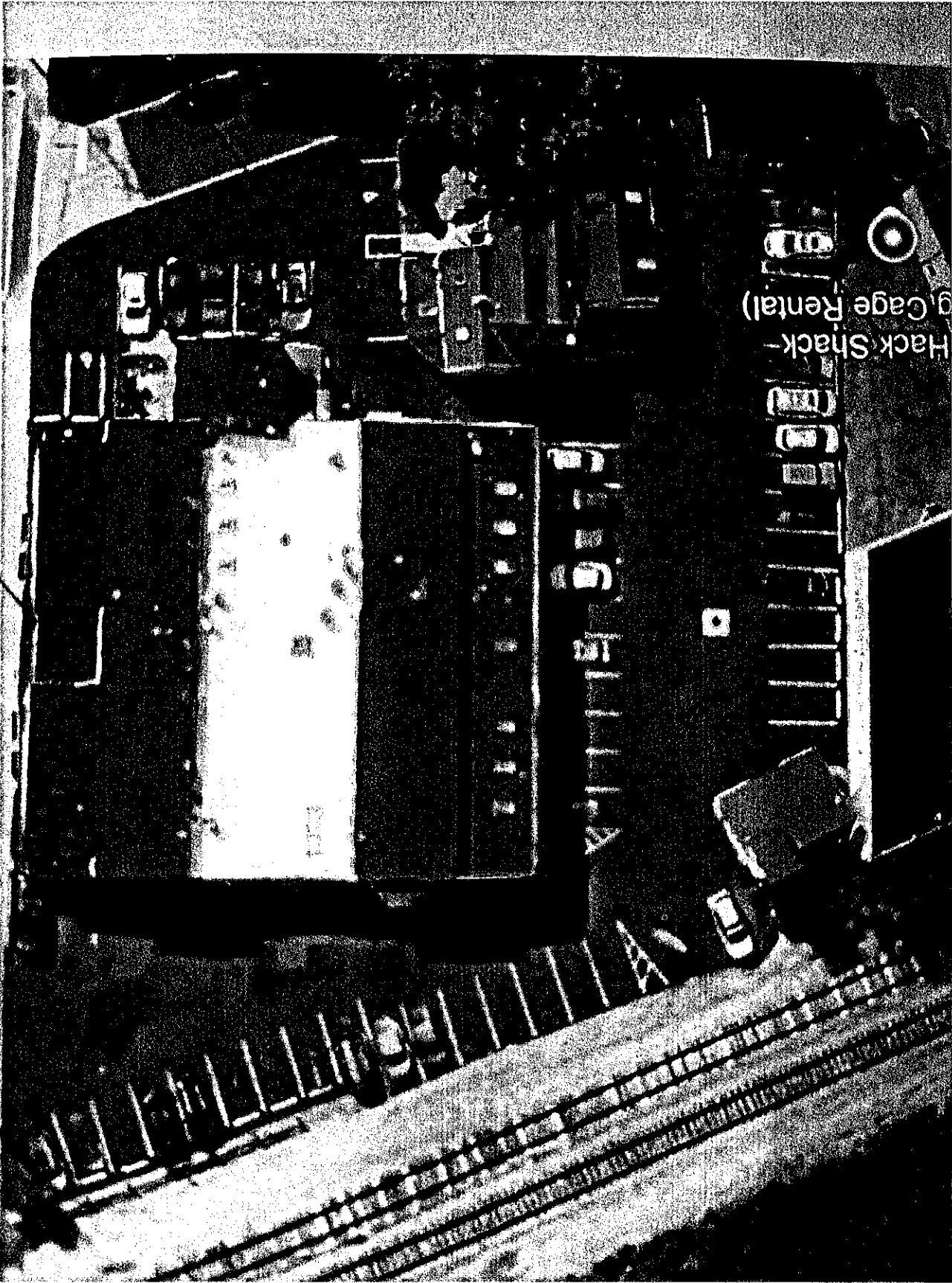


EXHIBIT E

PRASSE MANAGEMENT COMPANY (PMC)
1154 Linda Street
Rocky River, Ohio 44116

ATT: Planning Commission—City of Rocky River

February 8, 2025

To whom it may concern:

On behalf of Prasse Management Company, we hope the City of Rocky River's Planning Commission will be able to resolve their concerns about the parking requirements for Advanced Aesthetics (1154 Linda Street) on *February 18, 2025* without creating any further delays. We are eager to welcome Advanced Aesthetics as a new tenant in our complex and as a successful new business in the City of Rocky River.

Advanced Aesthetics is a Med Spa, not a medical clinic. This is an important distinction. As the property managers/landlords for 1154 Linda Street, we regularly address tenants' parking requirements, facility maintenance, use and satisfaction with diligence. We assure you that adequate parking exists on the property for all tenants' business needs including our newest tenant, Advanced Aesthetics.

Prior to this evening's meeting, information was provided by our attorney to the Planning Commission regarding parking to reassure you that Advanced Aesthetics has ample parking spaces available to them for their operation as a Med Spa. We hope this information addresses your concerns.

The Simmelink family has owned the Linda Street property since it was first Prasse Lumber and Material Company back in the 1930s. During our stewardship as fourth generation owners, we have successfully reimagined the property with the City's blessing to create a vibrant commercial/retail footprint that continues to add valuable tax dollars to the City of Rocky River and its outstanding school system.

Our goal is to resolve this matter swiftly with the City of Rocky River so that all stakeholders can expeditiously resume business and Advanced Aesthetics assume occupancy.

Sincerely,

Charles & Millicent Simmelink
Owners
Prasse Management Company
440-225-4744
charleysimmelinck@gmail.com

February 6, 2025

To whom it may concern:

The Salon has been at this location for over 30 years. I worked with the previous owner for many years and have been the owner for the past five years. When Market first opened, Sean (the previous owner) frequently had to manage parking issues caused by Market customers using our lot. I still have Market parking in our lot mostly at night and weekends while we are open for business.

Parking has never been an issue for us. Our peak times are typically evenings and weekends when the parking lot usage is minimal. Clients book appointments with their individual stylists, allowing for very flexible schedules. During weekdays from 10 AM to 4 PM, we usually have an average of 4-5 clients at any given time. We get busier during weekends and evenings, but parking for the complex is always light here during these times. We are generally closed for the most part on Mondays for cleaning. During holidays, we do experience an increase in customer appointments; however, customers have not reported any issues with parking. While parking in front of our entrance may become tighter during these times, there has always been ample space available in the back lot of the complex.

In summary, we have not faced any parking availability issues.

Please let me know if you have any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cara Contris', written in a cursive style.

Cara Contris

Owner

The River Salon Group LLC

 **FARAH, ROBERTS & GANOR, LTD.**
ATTORNEYS & COUNSELORS AT LAW

BENJAMIN F. FARAH
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KELLY L. ROBERTS
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STACEY BOLAND GANOR
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1154 LINDA STREET, STE. 175
Rocky River, Ohio 44116

Tel: 440-331-0801

Fax: 440-249-7018

WWW.RIVERLAW.COM

JOHN E. KOHLER, *Of Counsel*
(Retired)

February 4, 2025

City of Rocky River
21012 Hilliard Boulevard
Rocky River, Ohio 44116

Re: 1150-1156 Linda Street

Sir or Madam:

We are a tenant of the portion of the above property at 1154 Linda. I have maintained offices here since 1985.

I have a view of the large parking lot on the western and northern sides of the parcel. I monitor the traffic in the lot as it is in the best interests of our firm and its clients that plenty of parking is available.

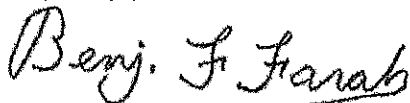
Ninety-eight percent of the time, there is plenty of parking available. Typically it is less than 50% full. There was a period of time when parking was starting to get tight when patrons of the Hack Shack next door were parking in our lot. I contacted the owner and that situation abated. The other periods of time when parking gets tight is when there is an event at Market across the street, such as a funeral luncheon, and their customers park in our lot, signage notwithstanding.

I am aware of the new tenant moving into the property. From my understanding of their operations parking should not be a problem.

And frankly, I am not sure why the City is raising the issue presently. The property has been in its present configuration for more than 30 years. In 1992, the city approved the site plan when an addition was put on this building. That site plan included parking spaces for the entire parcel.

Thank you for your courtesy and cooperation in this matter. If you have any questions, do not hesitate to contact me.

Very truly yours,



Benjamin F. Farah



Steve Keener
River Rock Advisors
1150 Linda Street
Rocky River, OH 44116

February 5, 2025

To whom it may concern,

River Rock Advisors (RRA) is located at the PMC building at doors 1150 and 1152 Linda Street, Rocky River.

RRA is a management consultancy, with employees in the office during normal business hours. We currently have 8 people working from our offices. Occasionally, we have meetings for out-of-town clients held at our site; maybe once a quarter.

We have never had any issues or concerns with parking availability at our offices.

We will be happy to provide any further details required.

Sincerely,

Steve Keener
Partner
River Rock Advisors
440-610-0216
Steve.Keener@riverrockadvisors.com

From: Linda LaFleur 440-396-8889 <linda@lindalafleur.com>

Sent: Sunday, February 9, 2025 4:09 PM

To: charleysimmelink@gmail.com

Subject: Fw: Parking

Hi Charley,

David sent me your email below and I wanted to let you know we have no issues with parking at all.

We have held events with 20+ agents during the day and in the evening and parking was not an issue for us. We have ample parking and rarely use more than 5 spaces on a typical day.

Please let me know if you have any additional questions.

Best,
Linda

Linda LaFleur | Broker/Owner | **RE/MAX** Crossroads | 440-396-8889

EXHIBIT F



















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