

MINUTES OF MEETING
PLANNING COMMISSION

August 19, 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

Michael O'Shea, Law Director

Council Members Present: Michael O'Boyle, Ward 2

Chairman Bishop called to order the August 19, 2025, meeting of the Rocky River Planning Commission at 6:00 P.M. in City Council Chambers of Rocky River City Hall.

Mr. Bishop said they need to approve the revised minutes from the April 15th, 2025, May 20th, 2025, June 17th, 2025, and June 26th, 2025, meetings. This was to clarify between the applicant, Mr. Allen, and the Commission Member, Mr. Allen. Mr. Allen moved to accept the minutes as written. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Passed

Mr. Bishop asked if there were any corrections to the Planning Commission meeting minutes of July 22, 2025. Mr. Allen moved to accept the minutes as written. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Passed

1. Cleveland Yachting Club – 200 Yacht Club Dr. – Final Review – New gas dock Building

Present – Jim Wallis, Perspectus Architecture

Mr. Bishop asked if he agreed with all of the Design and Construction Board of Review's comments. Mr. Wallis said he did. Mr. Bishop said it would've been nice to have a color rendering, but they were able to get through it. Mr. DeMarco wanted to clarify that the canopy on the south side, above the retail entrance, was in the original application. Mr. Wallis said it was, but the shape has changed. Mr. DeMarco asked about the construction timeline. Mr. Wallis said they want to start demolition in October, more toward the end when boat season dies down, and then construction all through winter. This would apply to both the gas dock and the guardhouse. Mr. Allen asked about the alternative plan and the decision-making behind it. Mr. Wallis said the base bid of the project is to put pavers on the site. The alternative plan would not include pavers. Mr. Wallis said there is a meeting with the CYC planning group, and this has to go in front of the Board for approval. They needed to have a plan B in case the Board doesn't want to approve this; the base plan is the pavers. Mr. Coyne asked about the color of the pavers and if that is consistent with the rest of the property. Mr. Wallis said there are currently no pavers on the property.

Mr. Bishop moved to grant final approval to the Cleveland Yachting Club, 200 Yacht Club Dr, for a new gas dock building. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

2. Cleveland Yachting Club – 200 Yacht Club Dr. – Final Review – New guardhouse and entry drive improvements

Present – Jim Wallis, Perspectus Architecture

Mr. Bishop said that color renderings would've been nice to have. He also said there is no landscape plan. Mr. Wallis said the landscape architect noted that it would be the same planting as from the gas dock building. Mr. Bishop asked if he agreed with all of the Design and Construction Board of Review's comments. Mr. Wallis said he did. Mr. Bishop did note that it looks like they have already incorporated the comments in the submission package. Mr. Allen asked about the west side of the south sidewalk; it appears to cut off before it gets to the bridge, and he wants to make sure that it connects to the bridge sidewalk. Mr. Wallis said that is correct, it will connect. Mr. Wallis said their goal was to create a wider entrance drive. Mr. Allen said the arms and bases, as you enter/exit, appear differently between the site plan and the elevation. Are the bases to the gates on the inside or outside of the driveway? Mr. Wallis said the entrance drive for members would be outside, and the nonmembers would be inside, and the exit would be outside. Mr. Coyne said they are showing stamped concrete and pavers. Mr. Wallis said the base plan is to have pavers that are consistent with the gas dock.

Mr. Bishop moved to grant final approval to the Cleveland Yachting Club, 200 Yacht Club Dr, for a new guardhouse and entry drive improvement. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

3. City of Rocky River – 21012 Hilliard Blvd. – Final Review – New fire station

Present – David Urbansky, Perspectus Architecture

Mr. Bishop asked if he agreed with all of the Design and Construction Board of Review's comments. Mr. Urbansky said he did and has incorporated everything into the designs already. Mr. DeMarco asked where the public entry would be to the new fire station. Mr. Urbansky said everything would be directed through City Hall. Mr. Allen asked where the mechanicals would be. Mr. Urbansky said they will be placed in the center of the roof. The Commission wants to note that the mechanicals should be adequately screened.

Mr. Allen moved to grant final approval to the City of Rocky River, 21012 Hilliard Blvd, for a new fire station with the condition that the mechanicals are properly screened per code. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Passed

4. Terra Hilliard Bluffs – 18611 Hilliard Blvd. – Sign Review – New monument sign

Present – Beverly Barich, CESCO Imaging

Mr. Bishop said it was part of the previously approved plan. It would be required to go to the Design and Construction Board of Review. If there are changes, then it would have to come back for final review. They can make a conditional approval, but if something changes, the Commission will want to review it again for final approval. Mr. DeMarco asked if the whole sign is a metal cabinet. Mrs. Barich said yes, there are two cabinets. One for the letters and then one for the base. Mr. DeMarco wants to know what the black and white bands are that are running through the sign. Mrs. Barich said the black trim cap is a part of the bottom base, and the white reveal is a part of the top sign cabinet, not a separate piece, and will be painted white to give that break. The base underneath the sign will be direct burial poles. Mr. DeMarco and Mr. Bishop both said the sign met the code requirements. Mr. Coyne asked about the address being included on the sign. The Commission felt like the lettering should match the lettering proposed on the sign and should not be stuck on reflective letters. Mrs. Barich said they could do that, and putting it on both sides would make the most sense.

Mr. Bishop moved to grant final approval to Terra Hilliard Bluffs, 18611 Hilliard Blvd, subject to modifying the base with the proper address, illuminated to match the other letters. Also subject to Design and Construction Board of Review approval, and if there are any modifications by the Board, then it returns to the Planning Commission for another final review. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

**5. Full Circle Brazilian Jiu Jitsu – 19632 Center Ridge Rd. – Public Hearing:
Preliminary Review – Change of use from a dance studio to a Jiu-Jitsu training club**

Present – Mike Assad, Building Owner
Stephen McAuliffe, Business Owner
Jason Burisk, VOCON

Mr. Bishop said that the application said it was a change of use from a dance studio, when actually the dance studio abandoned their use, so they are starting fresh. It's a technicality, and that is why they have to do this review. Mr. Bishop said the submission said there is one instructor and ten students. Mr. McAuliffe said that was when they first opened, they are

currently at 32-36 students, not at one time. Class average for adults is 8-12, and class average for kids is 10-14. Mr. Bishop said that the application said they generate 35-45 vehicles per hour. Mr. McAuliffe said that drop-off is what causes the traffic, but people don't hang out in the parking lot. Mr. Bishop said Mr. McAuliffe's part is done, and Mr. Assad needs to address some concerns the commission has.

Mr. Bishop asked if TFit, in the lower level, had a Certificate of Occupancy. Mr. Assad thought the tenant had received her occupancy. Mr. Bishop and Mr. O'Shea said it is the building owner's responsibility to get occupancy; it cannot be deferred to the tenant, no exceptions. Mr. Bishop said they have another situation where the tenant has moved in, Full Circle, and they never received approval because Mr. Assad didn't do his job. Mr. Bishop wanted to address the parking configuration. He said it is a bit inaccurate because there are no handicapped spaces shown, and two spaces are required for this lot. With the handicapped spaces, they are required to have 60" of striped space next to them. Mr. Bishop said either the drawing is inaccurate or they are not providing the 60" requirement. The spaces that Big Bear uses were set aside with some conditions when Big Bear was approved originally. Same for the dumpster space, and they were dedicated one space next to the dumpster, and they got a variance for that. So, they cannot be counted in the overall parking count. Chapter 1187 of the ordinance references that.

Mr. Bishop said they are basically working with 44 spaces. Mr. Assad said he doesn't believe that is going to be an issue with the tenants' hours of operation. Mr. Bishop said that there have been plenty of Saturdays when he drove by, and it was pretty full. Mr. Assad said people from Gormley's are parking in his lot. He has added signage to try and deter people from parking in his lot; however, he had to tow 5-10 cars this year that were patrons of Gormley's. Mr. Assad said, other than that, they have enough parking. Mr. Bishop said they have to go by the development code, and per the code, there is not enough parking. By code, Mr. Bishop said they are required to have 76 spaces.

Mr. Bishop listed off the required spaces:

- Heidi's = 4 spaces
- River Cloud = 4 spaces
- Big Bear = 6 spaces
- Pet Grooming = 5 spaces
- Shane Rock = 3 spaces
- Full Circle = 7 spaces
- Casey's = 10 spaces
- Emo Boba = 15 spaces
- T Fitness = 12 spaces
- Hair Salon = 10 spaces
- Vacant Space is Unknown = 0 spaces, but will need to come back to the Commission when those spaces are filled

Mr. Assad thinks the numbers are much higher than what is needed. Mr. Bishop said he could go for a variance then. Mr. Bishop said that based on the hours provided, they are given a 20% discount on the total required parking space. Taking the required spaces from 76 down to 60

spaces. However, they are still short spaces. Mr. Assad said the last time they were here, they had drone footage showing how empty the parking lot was. Mr. Bishop said that is something he could bring up to the Board of Zoning and Building Appeals, which would be the next step.

Mr. Burisk said that he has been to this site multiple times now and has never had an issue with parking. Emo Boba Tea has six seats and does not even serve food; requiring 15 spaces is a disproportionate amount of parking for that size. Mr. Bishop said they have to go by what is required in the code, that would be an argument for the variance. Mr. Burisk said in their parking calculation, they classified it as retail. Mr. Bishop said two pages before they said it was a restaurant, and he doesn't believe juice could be considered retail, that is, food and beverage. Mr. Bishop asked if they are pouring tea and if there is carry-out, Mr. Burisk confirmed. Mr. Bishop said the code is clear that the requirement would be 15 spaces. Once again, they can go in front of the Board of Zoning and Building Appeals to make their argument. Their variance is based on whatever testimony or documentation they can provide the Board to substantiate a reduction in the number of spaces. The variance would be for the whole strip and not individual tenants.

Mr. O'Shea said the Planning Commission is not here to give legal advice. The Commission has a very defined role pursuant to our Charter. They are engaged in that role right now. However, they are not here to provide legal advice or guidance. Mr. O'Shea said there's a wealth of lawyers and consultants who can help you approach a situation like this. Mr. DeMarco followed up with the property owner is responsible for the parking issue and not the tenant. If there is a variance that is going to be requested, it should be an application under the owner, for the shopping center as a whole. A variance for the reduction in required spaces should be done before the tenant even comes before the Planning Commission. Mr. Assad needs to take responsibility for the parking conditions of his shopping center and make sure each tenant has the required parking. Mr. DeMarco asked if there were any parking agreements with adjacent properties. Mr. Assad said there are not.

Mr. Burisk asked about the different deductions in parking. Mr. Bishop said one is when the hours overlap, and the other is when the hours are staggered. The overlap of hours is a 20% reduction, whereas the staggered hours allow for a greater reduction. Mr. Burisk said the hours are staggered for some of the tenants. Mr. Bishop said that is not how it works; it has to be for the shopping center as a whole. There is enough overlap in hours that you cannot consider them to be staggered hours. So, they could bring that argument up to the Board of Zoning and Building Appeals for a variance. Mr. DeMarco said they could also get shared parking agreements with neighboring properties to get more spaces and meet the requirements. The argument is being made with the wrong Board. There is a clear protocol that the Planning Commission has to follow; they cannot grant permission or a variance for the lack of parking. They need to attend the Board of Zoning and Building Appeals.

Mr. Bishop moved to table this item, so the applicant has time to review their options. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Tabled

6. Magnificat High School – 20770 Hilliard Blvd. – Public Hearing: Preliminary Review – New greenhouse and pavilion

Present – Keith Wagner, Magnificat
Deborah Durbin, Magnificat

Mr. Bishop said they are compliant with all of the code requirements in terms of setbacks. They will be demolishing the small pavilion that is existing. There is no variance for the existing 8' fence; they would need one for the new fence. Mr. Bishop said the pavilion is showing LED lighting. Next time they are here, can they show some more details about the lighting? Mr. Wagner said it will be recess lighting, and Mr. Bishop understands they just have to verify on their end. Same with the LED lighting by others, as shown on the greenhouse. Mr. DeMarco asked what the lighting schedule would be in the greenhouse. Mr. Wagner said it is educational and would follow the same schedule as the school. It would be seasonal but would be wrapped up by 5/6 o'clock in the evening. Mr. DeMarco asked about the pavilion's lighting schedule. Mr. Wagner said it mostly functions as a storm shelter and will be seasonal as well, and wrap up pretty early. The planting will be done by the students, and that is part of the curriculum. The beehives are completely fenced off.

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

4 Ayes – 0 Nays
Passed

Jim and Diane Leitch, 7 Westfield Lane, came forward to speak. Mr. Leitch asked if the fence would be the same height as the fence around the tennis court. Mr. Wagner said the fence will not be as tall as that. Mr. Leitch asked if there was a reason they wanted the height to be taller than what the code allows. Mr. Wagner said it is for security. Mr. Bishop said they were trying to determine the variance for the height of the existing fence. Mr. Leitch said the other question was about lighting. Mr. Wagner said the lighting plan is drawn up to include the requirements for downlighting and its limited lighting. Mr. Leitch asked about the existing garden and the proposed landscaping. Mr. Wagner said the sensory garden will stay in place, and the new landscaping will be in front of the greenhouse, closer to the parking lot. Mr. Leitch asked to make sure the picket fence that runs along the property line will remain. Mr. Wagner said they do not intend to take it down.

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

4 Ayes – 0 Nays
Passed

Mr. Allen moved to grant preliminary approval to Magnificat High School, 20770 Hilliard Blvd, for a new greenhouse and pavilion. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Passed

**7. Jerry Hammerschmidt – 20244 Detroit Rd. – Public Hearing: Preliminary Review –
Garage replacement with surface parking at 2-3 family dwelling**

Present – Tim Flury, High Tech Pools
Jerry Hammerschmidt, Property Owner

Mr. Hammerschmidt said the existing garage is over 100 years old and about to fall over. They want to take down the garage and add parking. Mr. Hammerschmidt is aware that they will have to go for variances. There are 3 units, and Mr. Hammerschmidt has owned the property since 2015. Mr. Bishop said that since there are three units, the code requires that there be three covered parking spaces. Mr. Bishop said the code is pretty clear on the requirements for the covered spaces, and he personally would not support a variance. Mr. Hammerschmidt said there is too much dry rot to rehab the garage. Mr. Bishop said the garage could be rebuilt in the same footprint and at the same size and would not need a variance. Mr. Hammerschmidt said removing the garage allows them to add more parking while opening up the rear portion of the yard that is inaccessible now for maintenance, ultimately creating a yard for the tenants.

Mr. Allen asked how many spaces they were looking to put on the property. Mr. Hammerschmidt said the 6 spaces behind the house and then parking along the east property line. They are not marked on the site plan, but they were thinking 3 or 4 parallel parking spaces. He said the tenants are constantly fighting with one another when it comes to the parking situation. Mr. Hammerschmidt said the goal was to improve the parking conditions while also creating a yard space that would eliminate the eyesore that the unkept portion of the yard has created. There is also a drainage issue with the existing driveway, and removing the parking structure allows for better drainage along the site. Mr. Hammerschmidt said that he has been renovating the property, and not putting the garage up will allow him to fix the driveway without being burdened by the high cost of the garage. The goal is to encapsulate more parking where the wooden deck is and then repave the entire driveway when he figures out the drainage issue, grades the rear yard, and plants sod.

Mr. DeMarco asked how the tenants navigate behind the house. Do they park in the garage and back out and turn around in the unmarked spot just north of the house? Mr. Hammerschmidt said two tenants can do that as long as the tenants have no guests with them. The one on the east cannot turn around because of the fence, so they are stuck back down the entire driveway onto Detroit Road, which can be dangerous. Mr. DeMarco asked if he would be okay with a carport. Mr. Hammerschmidt said he is okay with whatever the city wants. A carport would need a variance as well since it is not permitted. Mr. DeMarco said he believes a carport would be a nice compromise between the two to be able to achieve everything the owner wants while still providing some sort of cover. Mr. Bishop would rather see uncovered parking than a carport.

Mr. Hammerschmidt said that he owns the property to the west, and there is a residential unit on the second floor with no garage. Mr. Bishop said it must have been grandfathered in. Mr. Bishop asked if there was any way to connect the parking for both of the buildings. Mr. Hammerschmidt said no. Mr. Bishop said maybe a two-car garage and get a variance for the third. He feels that a carport is probably less aesthetically pleasing than just having uncovered parking. Mr. DeMarco said they could make it look more aesthetically pleasing. Mr. Bishop said it is a unique situation

where they are surrounded by commercial development, there is no green space, and they are already short on parking. They would need 7 spaces per the code. Mr. DeMarco does think covered parking is a nice amenity, especially for the tenants, and carports do not give the best coverage.

Mr. Allen asked about the spot on the east, which is the tenant who has the most trouble pulling out. Mr. Hammerschmidt said that by getting rid of the garage, he can add 4' of asphalt, which alleviates that issue. Mr. Allen asked how far back the parallel parking goes. Mr. Hammerschmidt said he doesn't allow them to go past the enclosed porch on the west. Mr. Bishop said the property is in a local business. Theoretically, he does not have to use this as residential. It could be retail or an office; under all of those scenarios, he would not be required to have a garage. Mr. Bishop said he is in a unique situation. Mr. Allen asked what the triangle spot was between the east and west-facing lots on the north side of the property. Mr. Hammerschmidt said that is where he planned on moving the garbage area.

Mr. Bishop asked if the tenants use the parallel parking. Mr. Hammerschmidt said yes; however, they have to back out onto Detroit Road, which is difficult during busy times. He said that when he visits the property, he backs into the driveway. Mr. Bishop asked if the planter in the front yard could be changed to an accessory parking space or a turnaround. Mr. Hammerschmidt said it could, but he does like to keep his landscaping in the front of the property looking nice. Mr. Coyne asked, other than the cost, what is preventing you from rebuilding the garage in the same footprint. Mr. Hammerschmidt said the ability to turn around and the extra space. Mr. Coyne and Mr. Bishop think the configuration shown creates the same condition. Mr. Allen said he tried to remove the parking spot in the northwest corner so it could be a turnaround spot, and it is still tight. Mr. Allen said they could remove both spots on the northwest corner to create a turnaround spot. There would be 4 spots on the north side, and then 3 parallel spots along the east property line.

Mr. Bishop asked Mr. Reich if they increased the size by a foot or two, would they need a variance. Mr. Bishop was trying to see if they could get a bigger garage in that space. Mr. DeMarco said they are still doing the site a disservice because there will still be the overgrown vegetation to the north of the garage. Mr. Bishop asked about the property Mr. Hammerschmidt owns to the west. Could he connect the parking spaces behind both of the properties? Mr. Hammerschmidt said no, there is not enough space. Mr. Bishop said the best solution under the code would be a 4-car garage for the 4 units across the two properties. Then you would have 4 parking spaces in the west property's parking lot, which would meet the requirement for the 4 unenclosed. Mr. Bishop asked if he would ever sell the properties separately. Mr. Hammerschmidt said potentially, he bought the properties separately. Mr. Bishop said they could do the 4-car garage and then have the two spaces in the northwest corner, and the property to the west is compliant, other than one space should be covered, but it is grandfathered in. There would be shared parking between his two parking would be an agreement with himself. If it is ever sold, it becomes a moot point.

Mr. Hammerschmidt said his main concern is to make it easier for the tenants to turn around. Mr. Bishop said removing the planter and putting a flower bed in front of it, the planter area could be the turnaround. Mr. Hammerschmidt is just concerned with the cost of the four-car garage and not being able to clean the north portion of the yard. Mr. DeMarco likes the idea of better

circulation north of the house. He likes the idea of removing the two spaces to the west and adding the parallel spaces to the east to give better circulation for vehicles backing out of the four stalls to the north. There is no point in doing a carport. Mr. Bishop said he is going to let Mr. DeMarco explain his idea because he believes it is the best solution, with no garage, being that the property is in Local Business and the uses in Local Business would not require a garage. This is a very unique situation and will need a handful of variances to make this possible. Mr. DeMarco is going to want a recommendation from this Board when it comes to this project.

Mr. DeMarco said to table this item and allow them to redraw this configuration. Pull the bank of four spaces on the north towards the south so it is not as constricted in the property lines – maybe 2 feet. Eliminate the strip stalls on the west and use that as a turnaround. Then, reallocate those two spaces along the east property line as parallel parking spaces, and show them stripped and such. Mr. Allen said the parallel spaces should not go north past the enclosed porch. The trash cans do need to be enclosed, but it can be a vinyl fence with a gate.

Mr. DeMarco moved to table Jerry Hammerschmidt, 20244 Detroit Rd, a garage replacement pending a reconfiguration of the rear parking based on the Planning Commission comments tonight. Mr. Allen seconded.

4 Ayes – 0 Nays
Tabled

8. OG Strength & Conditioning – 19300 Detroit Rd. – Public Hearing: Preliminary Review: Change of use from a real estate office to a fitness

Present – Colin O’Grady, Business Owner
Bob Bajko, HSB Architects

Mr. Bishop said the only issue here is the parking. He asked if there is an easement with the property to the east for shared parking. Mr. Bajko said there is, and it has traditionally been mixed parking of both the office building and the shopping center. Mr. Allen asked if they knew how many chairs were in the hair removal place or the massage place. Mr. Bajko was not sure. Mr. Bajko made the argument that, based on the hours of operation, the business does not overlap with a majority of the tenants in the shopping center. Mr. Bishop said the issue with that argument is that people can change their hours of operation.

Mr. Allen asked what the general tenant space was on the parking calculation; is that the old Planet Fitness space? Mr. Bajko said that is correct. Mr. Bishop said this parking lot is another example of people using it without being patrons of the shopping center. They might park on the south side of the parking lot to go across the street to those businesses. Mr. Bishop said the issue is that there have been tenants who went into those spaces that were never reviewed, so they don’t know what the actual calculation is. Mr. Bajko said they will never get down to the 331 spaces that were provided; Mr. Bishop agreed. Mr. Bishop said it is probably more underparked than what is being demonstrated. Mr. DeMarco said from a count perspective, but the parking lot is never over capacity. Mr. O’Grady said he is going to encourage his clients to park on the east side of the building or in the garage, close to his space.

Mr. DeMarco asked if the city knows of any shared parking agreements between the shopping center and the neighboring properties. Mr. Reich said they are not aware of any. Mr. Bishop asked if the city owns any parking along the tracks. Mr. Reich said no, Beachcliff Market Square owns that. Mr. Reich asked the Commission if they supported a variance; the owner of Beachcliff Market Square, TIA Holdings, would have to apply for the variance. Mr. DeMarco said yes, they had already established that with item #5, earlier in the meeting.

Mr. Bishop said the best thing for the Commission to do is table it and let them obtain a variance. TIA Holdings will have to provide an actual parking count and use. Mr. Bishop said they would not know what the exact variance would be, and that is the issue. He said the business owner is caught in the middle when it's the property owner's responsibility to address these issues. TIA Holdings needs to keep a running parking count and update it as new tenants enter and leave the space. Mr. Bishop said they have to be clear about what the variance is, so they can either support it or not. Without an accurate parking calculation, it is not clear. Mr. O'Grady heard that UH may be entering the old Planet Fitness space and wondered if they would need the variance for that as well, so it may be more of an incentive to get the owner to start the variance process.

Mr. Bishop said it is time for the parking review of Beachcliff Market Square. There have been multiple tenants that went in without having the parking calculated. The Cleveland Clinic has dedicated spaces; the Code requires those spaces to be counted separately. There have been a lot of things done at this shopping center that have gotten the appropriate approval through the Planning Commission. Mr. DeMarco wondered if, from the start, the shopping center was underparked and if there was a variance on file. Mr. O'Shea asked when the next BZA meeting is and the deadline to submit. However, Mr. Bishop said it really should come back to the Planning Commission so they can see what the variance would be for, and then they could support or oppose the variance. Mr. DeMarco said the applicant has done a nice job compiling a list for the parking, better than what they normally get. They are like 90% of the way there; it just needs the extra 10% from TIA Holdings.

Mr. Reich wants to confirm; the Planning Commission wants to see it before BZA. The Commission members agreed. Mr. Bishop said they want to check to make sure the count is done properly. The Commission could hold a special meeting to review the parking calculation before the September BZA meeting, so the applicant is not held up. The Commission can do a Special Meeting by September 3rd, and the applicant has to have the information submitted by August 27th.

Mr. DeMarco moved to table OG Strength and Conditioning at 19300 Detroit Road. Mr. Coyne seconded.

4 Ayes – 0 Nays
Tabled

9. Planning Commission – DORAs, Designated Outdoor Refreshment Areas

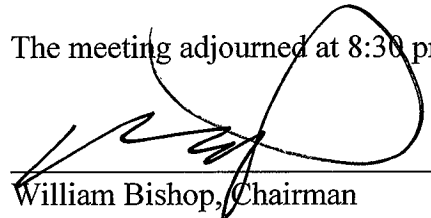
Mr. Allen had information about DORAs. Received an email back from Rich Snyder, copying Kathryn Kerder, Mayor Bobst, and Chief Lichman. There was an internal conversation, and they

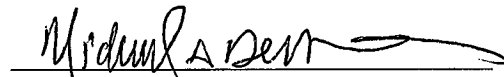
thought it was best managed by the Planning and Community Development Department. Therefore, ideas about this will be coming from Director Kerber moving forward. Chief Lichman recommended a pilot program. There was an outline from an implementation role. Mr. Allen said that the Planning Commission's role would be drafting plans and maps. Like the defined area. Moving forward, updates will be coming from Director Kerber.

Mr. DeMarco moved to adjourn the meeting. Mr. Coyne seconded.

4 Ayes – 0 Nays
Passed

The meeting adjourned at 8:30 pm.



William Bishop, Chairman

Michael DeMarco, Member

Date: 9/23/2025