

MINUTES OF MEETING
PLANNING COMMISSION
MARCH 11, 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 March 11, 2025, special 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 there were any corrections to the Planning Commission meeting minutes of February 18, 2025. Mr. DeMarco moved to accept the minutes as written. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

1. Cassa – 21619 Center Ridge Rd. – Preliminary Review/ Final – Sign Review

Present: Kathy Clarke from Ace Lighting Services

Ms. Clarke stated that it will be 5' LED channel letters mounted to a 10'x 14" cabinet. Mr. Bishop wanted to know the dimensions of the building frontage to determine the signable area. The Commission counted the bricks in the pictures provided to get the square footage of the building frontage. In the first calculation, they got 121 square feet; the signable area can only be 40% of that or 48.4 square feet. The sign area is 49.4 square feet. This means the sign is 1 square foot too big per the development code.

Mr. Bishop and Mr. Demarco thought the bricks might be jumbo and the measurement of the building frontage should be pier to pier on the building. Going by the jumbo brick size, the signable area would increase to 69 square feet or 51.5 square feet. There were two numbers, both of which were greater than the sign area. Other than the signable area, the Commission had no issue with the sign's design. Mr. Demarco wanted to know the nature of the business, it is a restaurant, the same type of use that was in that space before.

Mr. Bishop moved to grant preliminary and final approval for Cassa at 21619 Center Ridge Rd. for signage. Mr. Demarco seconded.

4 Ayes – 0 Nays
Passed

2. Vitou Financial – 20148 Detroit Rd. – Preliminary Review/ Final – Sign Review

Present: Mark Hannah from L3 Sign & Image

Mr. Hannah said the packet submitted does not have the dimensions of the building frontage. He said the brick area is 3' tall and 30' wide, which equals 90 square feet. The sign itself is 17.5 square feet, which is well within the 40% permitted for the signable area. Mr. Bishop wanted to know about the colors for the lettering. Mr. Hannah said it is blue but didn't know what shade of blue it was. Mr. Demarco wanted to know if the sign is lit, it's not. Mr. Demarco was also curious about how the sign is secured to the building. Mr. Hannah stated that they will use tap-cons in the mortar joints to secure the sign and it will be mounted directly on the brick.

Mr. Demarco moved to grant preliminary and final approval for Vitou Financial at 20148 Detroit Rd. for signage. Mr. Coyne seconded.

4 Ayes – 0 Nays
Passed

3. Magnificat – 20770 Hilliard Blvd. – Pre-Preliminary Review – Greenhouse Plans

Present: Mike Supler from New Vista Enterprises
Keith Wagner from Magnificat

Mr. Supler said his company is working on a rehab of the existing greenhouse. Turning it more into a "horticultural campus" to act as a learning center for students. A donor has already funded the greenhouse and wants to do more fundraising to expand the plans and include a pavilion structure where they can hold classes. Instead of all concrete, it will be decorative pavers that connect different parts of the gardens. Mr. Supler also said they want to have a shade structure, more like a pergola, where smaller groups can break off, sit down, and get more in-depth. Mr. Supler said it can also serve other purposes, smaller donor events or even a storm shelter during sports matches since the sports fields and courts are right to the north of the proposed location.

Mr. Bishop reiterated that this is a Pre-Preliminary Review, meaning the Planning Commission will just walk through what will be needed for the next meeting. Mr. Bishop said that a survey map would need to be done so they can see how far away the first structure is from residential areas. According to the code, there is a 75' setback required from residential areas. That setback only applies to structures over 200 square feet. Mr. Bishop also said that the roof of the pavilion is shown differently, one looks like a flat roof and the other looks like a pitched-shingle roof. Mr. Bishop said to tighten that up to eliminate ambiguity or conflict the next time they present in front of the Commission. Consistency between deliverables is super important, what is shown on one document should be reflected in the others. Mr. Bishop wondered if there was going to be any lighting. Mr. Supler said that there would be lighting in the pavilion, and it would be on a switch, he suggested to Mr. Wagner that security lighting could be good. Mr. Bishop thought the same thing. Mr. Wagner said that there are lights in the parking lot that would illuminate the area, and it would be completely fenced in, so security lighting would not be needed.

There will be a fence with gates to secure the area, not so much from people but from animals like deer. It will be a continuation of the existing 8' fence that is already there. Mr. Bishop can't remember if they needed to get a variance for the fence. Mr. Reich thought the fence was put in

with the track and field project. Mr. Wagner thought that it would have been around the 2017 or 2018 time frame. Mr. Bishop wanted to know if a variance was granted or not, because if there is no variance, then they would be required to get one now. Mr. Wagner is not sure if a variance was granted, he has been at Magnificat since the fence was put in but said that it would have been an outside vendor presenting in front of the Board for that variance. The City will look into the variance and see if one was granted. The Development Code permits a 6' fence so at 8' they will need a variance.

Mr. Bishop also wondered if there would be a landscape plan submitted with this as well. Mr. Supler said that most of the landscaping will be done by the students and will consist of mostly the gardens. They want to maximize the pollinator garden, planting native plant species. Mr. Supler said they would step back from the landscaping and allow the school and the students to make those decisions. Mr. Bishop said to make sure you have that ironed out before coming back. Mr. Bishop wanted to verify that they were not going to eliminate any parking, they would not be. The Commission also verified that the height restriction for these buildings would be 15' and they are well within that.

Mr. Demarco said that when they come back, give elevations and dimensions for the permanent structures. Mr. Demarco also wanted to know what type of material they are going to be using in the walkways. Mr. Supler said there will be washed gravel, and it will be distinct from the pavers themselves. The site plans show the fence being relocated, they are taking the fence and swinging it out in front of the greenhouse, it is in good condition, so there is no need to get a new one. Mr. Demarco wants to know if there is a step-up to the tennis courts from the garden area. Mr. Supler said there is currently one there because there is a retaining wall that holds up the tennis courts. However, that wall is failing so they are going to tear it out and rebuild it and it will become a seat wall. The Commission likes the project overall and thinks it's a big improvement over what is currently there.

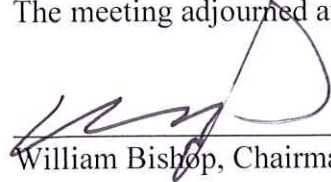
4. Planning Commission – Discuss DORAs, Designated Outdoor and Refreshment Areas, and Updating the Development Code.

Ms. Kerber let the board know that she started to review the development code. She said she went through the definitions to make sure that they made sense and that they were used within the code. Ms. Kerber said she has cleared up a lot of redundancies. Mr. Bishop thinks that they should go through the code as a whole and then look at the words and definitions, but Ms. Kerber said now that she has a mental note of the words defined it will be easier to point out what needs to be removed or adjusted. Mr. Bishop wondered where the Commission and the City have left off with the DORA. The Commission asked Mr. O'Shea where he was with the DORA, and Mr. O'Shea said that every city does it a little differently. There is a statute to it, but every city interprets it differently. Mr. O'Shea wanted to know if someone is asking about DORAs, someone is inquiring about it in Old River. Mr. O'Shea said he would have an answer about DORAs in a couple of weeks.

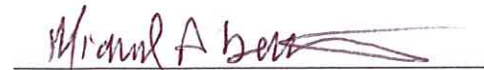
Mr. Reich wondered if the Design and Construction Board of Review should start seeing more signage. Mr. Bishop said as long as they are following the code it will not be an issue. As long as

the uses are like uses that is fine, if the uses change it will have to go before the Planning Commission.

The meeting adjourned at 6:42 pm.



William Bishop, Chairman



Michael DeMarco, Member

Date: 4/15/25