

August 17, 1993

Mr. Schwarzer stated that he has to get some kind of direction from the City as to whether or not the sewer project would be starting. He cannot start his project without having storm and sanitary sewer hook-ups. The Model, which will be on S/L 7 closest to Center Ridge, will be temporarily connected to Center Ridge, then hooked-up to the Laramie project, once completed.

Mr. Kronstain asked if someone on Laramie prevents the sewer project from starting, how long will it take. Mr. Matty stated that it would be up to the Court.

Mr. Matia stated that more screening should be provided on the cul-de-sac to prevent the headlights coming into the homes on Laramie. Mr. Forhan suggested putting up additional fencing along with the trees. Mr. Schwarzer stated he would put up any type of buffer zone on the cul-de-sac and if need be, the Commission can make it part of the approval.

After discussion, Mr. Saxton moved to grant Final Approval to Bear's Run, 22714 Center Ridge, for proposed 7-Unit Cluster Development contingent upon proper hook-up to the new interceptor sewer project on Laramie and proper screening against headlights on the cul-de-sac, with consideration of the variance granted by BZA on August 12, 1993. Mr. Forhan seconded.

5 Ayes

0 Nays

2. River Lanes, Inc. 19330 Detroit Road Preliminary Review Proposed New Building. Jerry Krejci came forward with the plans. Report to the Planning Commission was read.

River Lanes, Inc. is proposing to demolish the River Lanes Bowling Alley and build a new 24,144 sq. ft. retail center. The new building will be occupied by Revco (10,400 sq. ft.), Mallard Bay Gift Co. (9,744 sq. ft.), and NAS (4,000 sq. ft.). The property is zoned for local business which permits this type of building as well as the proposed occupancies.

The proposed height of the building is approximately 26' for the Revco part of the building and 17' for the rest of the building.

The new building will be 6' off the West property line and 6' off the North property line. The required side yard is 5'. The building will be set back 185' from the Detroit Road right-of way.

The required parking for the new building is 143 spaces. The proposal shows 151 spaces. The combined parking for both parcels is 243 spaces. Vehicular access will be off Detroit Road, as well as Linda Street.

Mr. Krejci stated that the shared parking with the building in the front no longer has any bearing. The new building will have almost the same footprint as the bowling alley. The outside will be similar to the existing building on the corner of Detroit and Linda.

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After discussion, Mr. Potterfield moved to grant River Lanes, Inc., Preliminary Approval for a proposed new building at 19330 Detroit Road. Mr. Bartolozzi seconded.

5 Ayes

0 Nays

3. Ord. 69-93 and Ord. 70-93 Change District Classification from Office Building (O-3) to General Business (GB) 19236 & 19248 Detroit Road
Councilman Smith came forward to discuss these two Ordinances.

The owners of the River House and River's End are asking for the rezoning in order to tear down one of the properties and to have the properties in conformance with the neighboring properties.

After discussion, Mr. Kronstain moved to recommend approval of Ord. 69-93. Mr. Forhan seconded.

5 Ayes


0 Nays

Mr. Potterfield moved to recommend approval of Ord. 70-93. Mr. Kronstain seconded.

5 Ayes

0 Nays

Meeting adjourned at 8:35 p.m.



Thomas Forhan, Chairman



David Kronstain, Secretary

MINUTES OF
PLANNING COMMISSION
SEPTEMBER 21, 1993

The regular meeting of the Planning Commission was called to order by the Chairman Pro Tem, David Kronstain, at 7:30 P.M. in Council Chambers of Rocky River City Hall.

Members Present: Bartolozzi, Brumbach, Potterfield, Saxton & Kronstain
Presence Noted: Alban, Matty & Smith

1. RIVER LANES, INC. - 19930 DETROIT ROAD - PUBLIC HEARING - Final Review - Retail Building. Mr. Krejci came forward to present the final plans which reflect one change from the previously approved preliminary plan. The building has been moved east off the west property line an additional 10 ft. since the main storm and sanitary sewer runs on or near the west property line. He said that his plan calls for 236 parking spaces where 233 are required.

Mr. Reichel asked for a fence on the north property line and would like curbs to prevent water runoff onto his property. Ms. Brumbach noted that if there were a problem after the building is built, the developer would have to take care of it. Mr. Saxton suggested that the fence request be resolved after the building is up to see if there is a need.

After discussion, Mr. Saxton moved to approve the final plans for River Lane, 19930 Detroit Rd. as proposed with 236 parking spaces and an additional 10 ft. off the west property line. Ms. Brumbach seconded.

5 Ayes 0 Nays

2. McDONALD'S - HILLIARD & WOOSTER RDS. - Preliminary Review - Drive-Thru Facility. Steve Payne came forward with his engineer and traffic engineer. He said that this facility would actually be a double drive-thru. He walked through the traffic flow on the site. The parking shown on the plan is primarily for employees. Signage will indicate that this facility is drive-thru only. The facility is not designed to play off I-90.

Mr. Dennison, the traffic engineer, conceded that left turns would be difficult; however, he said they are anticipating only half of the traffic as a 'normal' McDonald's. Their peak hours are expected to be at breakfast and lunch rather than the dinner hour. Hours of operation are anticipated to be 6:30 A.M. to 10:00 or 11:00 P.M.

There was discussion about the ability to stack cars at the two windows. Inasmuch as there will be a limited menu, it is expected that traffic will move quickly.