



NOTICE OF PUBLIC HEARING

Planning Commission

January 22, 2026

Regarding: T-Fitness Studio, 19630 Center Ridge Rd

To Whom It May Concern:

The Planning Commission will hold a public hearing on January 22, 2026, at 6:00 pm for a Preliminary Review of an existing recreational/health club.

Before reaching a decision, the Commission will give those in attendance an opportunity to be heard.

Plans showing the proposal are available:

- Online at www.rockyriverohio.gov under "City Meeting Central"
- On file in the Building Department at Rocky River City Hall, 21012 Hilliard Blvd.
- By email, by contacting Dylan Minek at dminek@rockyriverohio.gov or calling 440-331-0600 ext. 2037

Sincerely,

Department of Planning and Community Development
The City of Rocky River

| OWNER MAILING NAME | OWNER MAILING ADDRESS | OWNER MAILING CITY | OWNER MAILING STATE | OWNER MAILING ZIP |
|-----------------------------------|------------------------------|---------------------------|----------------------------|--------------------------|
| JoD, LLC. | 22824 HILLIARD BLVD | ROCKY RIVER | OH | 44116 |
| DIEHL CHRISTOPHER M. & MELISSA M. | 3131 GOLDENGATE AVE | ROCKY RIVER | OH | 44116 |
| Z DENTIST LLC | 19680 CENTER RIDGE RD | ROCKY RIVER | OH | 44116 |
| Classic Vision Ronald Ayers | 5766 HUCKELBERRY STREET NW | NORTH CANTON | OH | 44720 |
| ROCKY RIVER SHOPPES LLC | 7120 DENISON AVE | CLEVELAND | OH | 44102 |
| WILHELM CELESTE LLC | 19555 CENTER RIDGE RD | ROCKY RIVER | OH | 44116 |
| SHIEKH PROPERTIES, LLC | 19560 CENTER RIDGE RD | Rocky River | OH | 44116 |
| SHARIFULLIN, ALMAZ F. | 2923 GASSER BLVD | ROCKY RIVER | OH | 44116 |
| ROCKY RIVER SHOPPES LLC | 7120 DENISON AVE | CLEVELAND | OH | 44102 |
| NAGY, JEFFREY S. & REBECCA J. | 2911 GASSER BLVD | ROCKY RIVER | OH | 44116 |
| TLC PROPERTIES INC | 122222 PLAZA DR | PARMA | OH | 44130 |
| Michael & Judith Bir | 2949 GASSER BLVD | ROCKY RIVER | OH | 44116 |
| Rocky River City Of | MORLEY AVE | Rocky River | OH | 44116 |
| Z DENTIST LLC | 19680 CENTER RIDGE RD | ROCKY RIVER | OH | 44116 |
| Heine, Lisa A. | 3141 GOLDENGATE AVE | Rocky River | OH | 44116 |
| DIEHL CHRISTOPHER M. & MELISSA M. | 3131 GOLDENGATE AVE | ROCKY RIVER | OH | 44116 |
| BURNHAM, AARON C. & GERI L | 2935 GASSER BLVD | ROCKY RIVER | OH | 44116 |
| GNH PROPERTIES CO. LLC | 17411 EDGEWATER DR | LAKESWOOD | OH | 44107 |