

MINUTES OF MEETING
PLANNING COMMISSION
February 18, 2026

Members Present: Coyne, Allen, DeMarco, Bishop

Presence Noted: Michael O'Shea, Law Director

Kathryn Kerber, Director of Planning and Community Development

Dylan Minek, Planning and Community Development Administrator

Chairman Bishop called to order the February 18, 2026, meeting of the Rocky River Planning Commission at 6:00 P.M. in City Council Chambers of Rocky River City Hall.

Mr. Bishop said he had a correction to the Planning Commission meeting minutes of January 22, 2026. On page 4, second paragraph, the fifth line from the bottom, the signage should be noted on the west elevation. He asked the Commission if there were any other corrections.

Mr. DeMarco moved to accept the minutes with Mr. Bishop's comment. Mr. Coyne seconded.

4 Ayes – 0 Nays
Passed

1. Lofts on Linda – 800 Linda St – Final Review – Demolition of the existing building and construction of a new two-story building –

Present – Nicholas Faehnle, DS Architecture
Gabrielle Benson, DS Architecture

Mr. Bishop said the Design and Construction Board of Review comments said a few windows were removed from the gym space; he wanted to confirm that they have been removed in the elevations. Mr. Faehnle confirmed. Mr. Bishop said the soldier courses over the man doors that the Design Board asked for were not shown. Mr. Faehnle said they did not include them in the renderings, but they will be added to the building. Mr. Bishop asked about the material and height of the fence. Mr. Faehnle said it will be wood and 6 feet tall. Mr. Bishop said the monument sign must be landscaped on all four sides around the base of the sign. He said it looks like they have addressed the neighbors' concerns when it comes to landscaping. Mr. Bishop said the Use variance was granted with the condition that an operation plan be submitted. He entered into the record the operation plan from Mr. Faehnle as a supplement to their submission package.

Mr. DeMarco asked about the landscaping on the northern part, which is rendered as brown; is it going to be a mulch bed? Mr. Faehnle said yes. Mr. DeMarco said it would be nice to see that filled in more. He said it is not a dealbreaker for him, just maybe push the larger plantings back so the bed looks more filled in. Mr. DeMarco said some of the rendering landscaping does not match the landscape plan. Mr. Faehnle said the rendering package doesn't include all species of plants, so the landscape plan would be the most accurate. Mr. DeMarco asked if there are no taller bollards now except in the parking area. Mr. Faehnle said that it is correct; they changed them to the 42-inch bollards. There will be no taller lights along the access drive from Linda Street. Mr. DeMarco appreciated the nighttime lighting plan. He said he also likes the changes to the terraces on the southern elevation. Mr. DeMarco also asked about the construction timeline. Mr. Faehnle said they were hopeful to start in mid-March with the demolition package. He is not

sure that is going to happen. He said their civil team and the city engineers are discussing stormwater management, and there are some difficulties with easements. Which is putting a question mark on the exact start time, but the goal is to be done with construction within 8 months.

Mr. Allen said the landscaping plan and the lighting plan showed a ton of flexibility. He really appreciated how the plans incorporated both the feedback from the Commission and the residents. Mr. Coyne appreciated them listening to and adding the comments of the Commission to the plans. He said it is going to be a great addition to the City and wished them luck.

Mr. DeMarco moved to grant final approval to the Lofts on Linda, 800 Linda St, for the demolition of the existing building and construction of a new two-story building. Mr. Allen seconded.

4 Ayes – 0 Nays
APPROVED

**2. University Hospitals – 20914 Center Ridge Rd – Preliminary Review Continuation –
Demolition of the existing building and construction of a new urgent care –**

Present – Matt Weber, Weber Engineering
Eric Placek, WellStreet
John Novak, Onyx Creative
Brian Denamen, Stratus

Mr. Bishop said the site plan is compliant with the code. He said they removed the signage on the west elevation, which was a concern the Commission had. Mr. Bishop said they are required to get a variance for the signage on the east elevation since it is not permitted. The south elevation signage is just 7 square feet over the maximum allowed. He said the applicant's calculation included the roof coping, and that should not be included. Mr. Bishop said the sign needs to be at 145 square feet rather than the 152 that is shown. He said tweaking can be done to get to that required size. Mr. Bishop said the signage on the east elevation is about 15% over the maximum allowed. Mr. DeMarco asked for clarification on that calculation. Mr. Bishop said he shaved 6 inches off the height of the signable area to account for the roof coping. Making the signable area 24'-2" by 9', which is 217 square feet, and the 40% that is allowed would be 86.8 square feet. He said he calculated the proposed sign to be 100 square feet. Mr. Denamen said they are showing a sign that is 89.9 square feet. Mr. Bishop said there is still time to adjust the signage to meet the code requirements; however, he is going off what is in the signage package. He said it seems like the logo is holding them back. Mr. Denamen said they need to stay in compliance with brand standards, but they could try to shrink the sign to comply with the code requirements. Mr. Bishop asked if they could squeeze the rows together. Mr. Denamen said they want to maintain free space guidance for the patients.

Mr. Bishop said they can easily support the variance for the signage on the east elevation since that is going to be their main entrance. Mr. Bishop said that it is hard to justify a variance for more than 40% of the signable area. There is no basis for it, other than that is the signage they

want to have. Mr. Denamen said they believe the sign is appropriate and fits well on the wall. It is not oversized, and they believed it was within the constraints of the code. Mr. Bishop said signage for these University Hospitals' urgent cares varies in size based on the communities in which they are built. Mr. Placek said municipal codes usually dictate how large the signage is.

Mr. Bishop said they addressed the dumpster enclosure. Mr. Bishop asked about the screening for the mechanical units. Mr. Novak said that the parapet wall is tall enough to obscure the view of those units. Mr. Bishop said Mr. Allen had concerns at the previous meeting that the mechanical units should be screened by more than the parapets. Mr. Allen said he did not realize how low the mechanical units are going to be, so he is okay with the screening. Mr. Bishop said it looks like they have addressed all of the Design Board comments. Mr. Novak confirmed.

Mr. DeMarco said he would be cautious of the street plantings that are between the sidewalk and the curb line. He said there are no other places along Center Ridge that have that. Mr. DeMarco said it is a great idea, but long-term maintenance-wise, the City may not like that. Mr. Minek said he spoke with the Safety Director, who did not want trees in that area and preferred permeable pavers. Mr. DeMarco asked about the Design Board comments from their last meeting. Mr. Novak said there were no changes; it was approved as submitted. Mr. DeMarco asked what material is between the windows on the south elevation. Mr. Novak said that it is EFIS. Mr. DeMarco said there are some discrepancies between the rendered package and the black and white package when it comes to the window mullions, especially on the west elevation. Mr. Novak said the intent is to have the mullions as depicted in the rendered package. Mr. Minek said he printed out the black and white package because the applicant did not submit the roof or floor plans with this submission. The rendered package is the most up-to-date and is what the Design Board had approved. Mr. DeMarco said there was some spandrel glazing on the north elevation and asked if the Design Board was okay with that. Mr. Novak confirmed.

Mr. DeMarco asked if the Design Board had any comments about the dumpster enclosure materiality. Mr. Novak said they did, and they have conformed. Mr. DeMarco asked Mr. Bishop if they could override the Design Board's decision. Mrs. Kerber said he cannot override their decision. Mr. DeMarco said the nature of the dumpster enclosure means that it will be more prone to getting dirty over time. Mrs. Kerber said the applicant can go in front of the Board of Zoning and Building Appeals to object to any comments the Design Board has made. Mr. Coyne said the meeting minutes from the Design Board said they are concerned about the EFIS getting dirty and being fragile. Mr. Minek said those meeting minutes were from the previous Design Board meeting, and the applicants went in front of the Board yesterday, and the same package that is in front of the Commission was approved as submitted. Mr. Placek said the dumpster enclosure is in the landscape area, so it acts as a buffer from damage or dirt. Mr. DeMarco said he understands that. However, he said, looking at the site plan, he would suspect that snow will be plowed and piled up in that area around the enclosure. Mr. Novak said their position is that you cannot really access the enclosure since it is embedded on three sides and is essentially protected.

Mr. Allen thanked the applicants for providing the diagram showing the rooftop mechanicals. He asked for clarification on what submission package they have. Mr. Minek said it is the same submission package that the Design Board just approved the night before. Mr. Allen said the comments from the February 2nd meeting have been implemented into this package. Mr. Minek

confirmed. Mr. Allen said the pillars of bricks are now soft white and not bright white. Mr. Novak said they have a material sample board that they can pass around for the Commission members. Mr. DeMarco told Mr. Allen that he was at the Design Board meeting last night, and they were approved with no comments for the submission package that is in front of them. The material samples were passed around. Mr. Allen had no additional comments. Mr. Coyne said he had nothing to add. He said the applicants have touched on everything the Commission has asked of them, and he supports the project.

Mr. Bishop asked if they could resolve the signage square footage issue. They need a variance for the signage on the east elevation, regardless, but the area calculations should comply with both signs. Mr. Placek said they can go back and redo calculations based on the coping and submit the information back to Mr. Minek. Mr. Minek apologized; he was not aware that coping should not be included in the calculation. Mr. Placek said they will have to go back and look at the building sections and recalculate the signable area. Mr. Denamen said that with that understanding, they will recalculate and adhere to the 40% requirement for both elevations. He said they will only need a variance to have signage on the east elevation and none for the size.

Mr. Bishop moved to grant preliminary approval to University Hospitals Urgent Care at 20914 Center Ridge Road, as presented with the comments from the Commission. Mr. DeMarco seconded. Mr. Weber asked if there was an option for Preliminary and Final Approval. Mrs. Kerber asked if it could be approved administratively since it is about the size of the sign. Mr. Bishop said they still need to get the variance. Mrs. Kerber asked if the approval could be conditioned on the variance. Mr. Bishop said they would still like to make sure the signs comply with the square footage requirements. He said they could give final approval, subject to their obtaining a variance and coming back to the Commission for final review of the signage. Mr. Placek asked if that means he can go into the Building Department and start applying for permits. Mr. Minek said yes, they can do everything else except putting up a sign. Mr. Bishop said he will modify his previous motion.

Mr. Bishop moved to grant preliminary and final approval to University Hospitals Urgent Care at 20914 Center Ridge Rd, subject to obtaining a variance for a second wall sign on the east elevation and returning for approval on final signage. Mr. Allen seconded.

4 Ayes – 0 Nays
APPROVED

3. Planning Commission – Updating the Development Code –

Mr. Kerber said she had sent Mr. Bishop information last week about fences. She said they are at the point in the review where they are sort of taking things out by subject area, because there's a definition in the front, and then those things show up later in the code in different things. Mrs. Kerber said she is trying to look at the definitions and then look at where they apply to make sure everything is copacetic. Mr. Bishop said they have met and are planning to do so again very soon.

Mr. Coyne asked what was forthcoming for the next meeting. Mr. Minek said he believes T-Fitness will be on the agenda. He also said that he has spoken with Akron Children's Hospital; however, he is not sure if they will be at the meeting or not. Mr. Bishop said signage and parking will need to be reviewed, and if any exterior work is done, that will need to be reviewed as well. Mr. Minek said he does have a new occupant coming into a space in Old Detroit. However, he said they will not be doing a parking calculation since there are so many different owners in that area, and parking is shared by most of the spaces. Mr. Bishop said they usually do not see new tenants in that area. Mr. Minek asked if it needs to be reviewed by the Planning Commission still. Mr. Bishop said the only issue would be parking or possibly signage. He asked what space it is. Mr. Minek said it is the second floor where Scared Hour is or was.

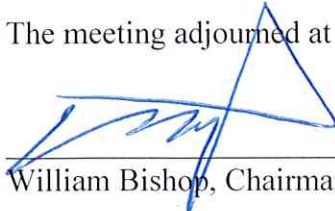
Mr. O'Shea said Charter Review is on the radar for the next 12 to 24 months and asked the Commission if they could think of people who they would possibly on that review. He said the City Council makes several appointments, but he thought it might be helpful for the Commission to recommend someone who might address the issues they find important. Mr. DeMarco asked if they could issue a memo to the City Council. Mrs. Kerber said they could issue it to her since all of the Directors have input into the review. Mr. O'Shea said one area he thinks needs to be cleared up is the definitional scope of duties between the Design Board and the Planning Commission. Mrs. Kerber said she has made a bunch of notes about that to address with the Charter Review. Mr. DeMarco asked if they are planning on enacting the Development Code between now and then. Mr. Bishop said he would hope so. Mr. DeMarco said a lot of the administrative powers and duties are included in the Development Code, and if those are going to change. Mrs. Kerber said she is looking at the Development Code and making it consistent with the Charter. She said it is a great opportunity to align what is in the Development Code and the Charter in terms of responsibilities. Mr. Bishop said they need to continue their review of the Development Code, and worst off, they have to update their chapter when the Charter Review is completed.

Mr. Bishop said the Development Code will have to be reviewed by the Planning Commission first, and then they will feed chapters to Council. Mrs. Kerber said the plan is to do a summary kind of approach. She said it is 300 pages, and for anybody to sit down and try to read it and grasp it will take a lot of time. Mr. O'Shea said they should do the summary all at once. Mr. Bishop said the summary should not be that large. Mrs. Kerber agreed that it would most likely be one page per chapter. Mr. O'Shea said they could use AI to review and compare the two documents and summarize the differences. AI could give them a good starting point, but they should ultimately review that summary.

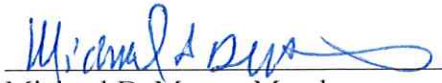
Mr. Minek asked again if the Commission would like to see the new tenant in Old Detroit. Mr. Bishop said he does not see a reason to, since that whole area has never been calculated for parking. Other than the TEG storage, they cannot remember anything being reviewed for parking. Mr. Coyne asked what the status of TEG storage is. Mr. Minek said it seems like he is dragging his feet when it comes to resubmitting for the Board of Zoning and Building Appeals. He said that the applicant went to the Board and argued the variances that were noticed. Mr. Minek said he was not present at that meeting. He followed up that meeting with an email that told the applicant that the variances stand and he would have to reapply. However, he has yet to do so. Mr. Bishop said they never approved the signage. Mr. Minek said the Planning Commission told him to go to the Design Review Board. The Board had comments, and he does

not want to comply with those comments. Thus, he is trying to fight them through the Board of Zoning and Building Appeals. Mr. Minek said it would have to come back to the Planning Commission for final signage approval.

The meeting adjourned at 6:45 pm.



William Bishop, Chairman



Michael DeMarco, Member

Date: MARCH 19, 2026