

MINUTES OF MEETING
PLANNING COMMISSION
July 28, 2026

Members Present: Volpe, Allen, DeMarco, Bishop

Presence Noted: Kathryn Kerber, Director of Planning and Community Development
Dylan Minek, Planning and Community Development Administrator
Michael O'Shea, Law Director

Council Members Present: Lisa Havemann, Council at Large

Chairman Bishop called to order the July 28, 2026, meeting of the Rocky River Planning Commission at 6:00 P.M. in City Council Chambers of Rocky River City Hall. He also wanted to welcome Richard Volpe, a new alternate member joining the Commission for the first time.

Mr. Bishop said he had one correction to the Planning Commission meeting minutes of May 28, 2026. On page five, second paragraph, it reads "what is there not," and it should say "what is there now." Mr. DeMarco moved to accept the minutes with Mr. Bishop's amendment. Mr. Allen seconded.

3 Ayes – 1 Abstain (Volpe)
Passed

Mr. Bishop asked if there were any corrections to the Planning Commission meeting minutes of June 8, 2026. Mr. DeMarco moved to accept the minutes as written. Mr. Allen seconded.

3 Ayes – 1 Abstain (Volpe)
Passed

1. T-Fitness – 19630 Center Ridge Rd – Final Review – Existing Recreation/Health Club and Shared Parking Agreements –

Present – Forrest Paige, HSB Architects

Mr. Bishop said they received the variance. He asked if the variance was conditioned on having the parking agreements in place. Mr. Minek said that was part of their justification, but the variance was not conditioned on that. Mr. Bishop said they should tie the parking agreements to the approval, and they were also provided as evidence to the Board of Zoning and Building Appeals. Mr. DeMarco said that if occupancy were to change for any of the spaces, they would have to come in front of the Commission again for review. Mr. Paige said they are aware, and he will reiterate that to ownership. Mr. DeMarco asked if the agreements have been signed yet. Mr. Paige said he believes they have been and they provided the copies to the Commission.

Mr. Bishop moved to grant final approval to T-Fitness, 19630 Center Ridge Rd, conditioned on the parking agreements remaining in place, and it must be reviewed again if there is any change of Use. Mr. Allen seconded.

4 Ayes – 0 Nays
APPROVED

2. Sunmart – 20045 Lake Rd – Public Hearing: Preliminary Review – New Canopy Signage –

Present – Brad Petro, Cesco Imaging

Mr. Petro said they want to brand the white gas canopy. It will be vinyl graphics on the north elevation and two cabinet signs on the east and west elevations. Mr. Bishop said he had no issues. Mr. DeMarco asked if the sign on the building is going to change. Mr. Petro said he has not been contracted to change it. Mr. DeMarco asked what is changing on the monument signage. Mr. Petro said they are just changing the cabinet. The brick and posts will remain. The cabinets will display the prices and the payment types. Mr. DeMarco said there are restrictions in the development code for changeable copy signs.

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

4 Ayes – 0 Nays
Passed

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

4 Ayes – 0 Nays
Passed

Mr. DeMarco moved to grant preliminary and final approval to Sunmart, 20045 Lake Rd, conditioned upon obtaining approval through the Design and Construction Board of Review. Mr. Allen seconded.

4 Ayes – 0 Nays
APPROVED

3. Studio One Pilates – 19321 Detroit Rd – Public Hearing: Preliminary Review – New Recreation/Health Club –

Present – Emily Motyka, Studio One Pilates
Mechele Nally, Studio One Pilates
Ed Hom, Property Owner

Mr. Bishop said this is essentially a parking review. He said there is a variance for 24 spaces for Mellow Mushroom. However, those spaces are assigned across the entire property and not solely for Mellow Mushroom. Mr. Bishop asked how many parking spaces are on the property currently. Mr. Hom said 88 spaces. Mr. Bishop said in his calculation he is coming up with 121 spaces required, and with the 20% discount, 97 spaces are required. However, since there is a variance for the 24, there does not appear to be an issue with the parking. He did say the vacant 4,400 square feet will need to be reviewed by the Commission when a new tenant goes to occupy that space. Mr. Hom said he is aware of that.

Mr. DeMarco said the new Use appears to have the same impact as the previous Use. He said there is street parking available, if needed. Mr. DeMarco said the hours of operation for the Pilates studio will not overlap with the peak times for a lot of the other Uses. He said he has no issue with the parking and plans proposed tonight. Mr. Allen and Mr. Volpe both said their questions were regarding parking, but Mr. Bishop covered those questions. Mr. Bishop said they have to limit using the street parking as overflow because they used that same argument for Crave Cookies across the street a few months back.

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

4 Ayes – 0 Nays
Passed

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

4 Ayes – 0 Nays
Passed

Mr. DeMarco moved to grant preliminary and final approval to Studio One Pilates, 19321 Detroit Rd, for a new Pilates studio conditioned upon obtaining approval through the Design and Construction Board of Review for signage. Mr. Allen seconded.

4 Ayes – 0 Nays
APPROVED

4. CN2 Properties – 1560 Wagar Rd – Pre-Preliminary Review – New Townhome Development –

Present – Robert Fridrich, CN2 Properties
Neeko Crider, CN2 Properties

Mr. Bishop said he will walk them through this since it is a pre-preliminary and it is more advisory than anything. They need to bring the 2023 up to date. The pages need to be labeled. The setback lines for the building and parking need to be labeled on the site plan. The parking space dimensions need to be labeled. The distance between end walls needs to be labeled. The setbacks for the new buildings all seem to be compliant. The 12 units require them to have 5 guest parking spaces. The 5 guest spaces are in front of the garage, and those cannot be counted as spaces since they block the indoor spaces. Mr. Fridrich asked if they could make the extra garage space reserved for guest parking. Mr. Bishop said they could; it would just have to be a condition set with the approval. The drive aisle is currently shown at 24 feet wide. Mr. Bishop said he likes the idea of narrowing it to 20 feet and the little islands between the garages a little bigger. Providing the ability to do small landscaping in the island. He said it also prevents parallel parking in front of the garage. Mr. Allen said that the drive aisle dimension should be labeled in the plans. Mr. Bishop said the townhomes don't really align with the 20' x 30' narrative. He said the elevations and floor plans don't align as well. Mr. Fridrich said the intent is to have the garage doors facing the south and the front doors facing the north. Mr. Bishop said he

would not be a fan of that configuration because guests will enter and park on the south side. He said it is important to have a door accessible. Mr. Bishop said he would be open to a variance at the rear setback because it would not affect anything, and it would allow them to stretch the townhomes out a little to accommodate for man doors next to the garage doors. He said they could take the corner units and put the doors on the side with a small canopy so they are only fighting with the two interior units. The door and canopy might help the elevation on the Wagar side.

Mr. DeMarco asked if there would be 8 different floor plans that would increase in sizes moving east to west. Mr. Fridrich said yes. The smaller ones would be 2-bedroom, and the larger ones could potentially be 3-bedroom. All of them would be single occupancy. Mr. DeMarco wondered if, by shrinking the drive aisle and reconfiguring the parking area in the back, they could gain a couple extra parking spaces to alleviate the front parking. Mr. Fridrich said that would be preferred. Mr. DeMarco asked if there would be any work done to the existing building. Mr. Fridrich said just maintenance. Mr. DeMarco asked if there would be a sidewalk accessing the doors on the north side of the buildings. Mr. Fridrich said they were intending to have a walkway to access all the doors. Mr. DeMarco said if it is landscaped nicely, he would not be opposed to it. He would still have doors on the sides of the east and west units. Mr. DeMarco said the Wagar elevation is extremely important. They need to work with the Design Board to make sure that it is not just a flat and blank elevation. Mr. DeMarco said for the next review they should have an updated landscape plan and include a site lighting plan. He said they should go to the Design Board for a pre-preliminary before coming back for their preliminary review.

Mr. Allen agreed with the comments from the other members relative to the drive aisle and parking along the west property line. He also agreed that the side elevation along Wagar needs to look like the front of a building rather than the side of a building. Mr. Allen said he is not opposed to having the doors on the north side either, as long as it is landscaped and feels more like a courtyard. Mr. DeMarco asked how close they are to the property to the north. Mr. Fridrich said they have masonry garages on the property line. So, the plan was to have landscaping to screen that wall. Mr. Allen said the height was not shown. Mr. Fridrich said the designs are not finalized, but it will fall within the 36-foot height requirement.

5. Terra Hilliard Bluffs – 18545 Hilliard Blvd – Public Hearing: Preliminary Review – Modification of a Previously Approved Landscape Plan –

Present – Ian Jones, Avid Architects

Mr. Bishop said he is going to follow the points from the narrative. #1 said he does not mind the arborvitae. However, he does not think the 10 is enough to meet what was proposed in 2022. He said they need to increase the number of arborvitae, almost double it, to get the same buffering effect. Mr. Jones said he can ask the landscape contractor what he thinks the appropriate maximum number of these species is. Mr. Bishop does not have an issue with points #2 and #3. For #4, it is very sparse currently, and adding 5 arborvitae does not cut it for him; that area needs much more. For the fencing, Mr. Bishop said he disagrees with their comment. He believes they should keep the ornamental fencing that was originally approved. Mr. Jones asked if he wanted to keep the fence against the brick wall. Mr. Bishop said if they were to enhance the landscaping

in that area, he would be okay without the fence, since it wouldn't really serve a purpose. Mr. Jones said he visited the site before the meeting. The false cypress are the "fancier" trees, but to him they do not fill out and provide as much buffering as an arborvitae. He said they can fill in the landscaping more and maybe replace the false cypress with something that will fill in a little bit sooner. Mr. Bishop said point #6; he is not sure if that is valid or accurate; however, at this point it is a moot point.

Mr. DeMarco has no issues with the planting changes as noted in the narrative. He would defer to Mr. Bishop's comments about the eastern property line. Mr. DeMarco said he is also not opposed to eliminating the fence as long as the plantings in that area fill in adequately enough to replace it. He is not opposed to, in addition to the bigger plants, using smaller plants to fill in. Mr. DeMarco said his only outstanding concern is the agreement between the Hilroc property next door and this property regarding the buffering between the two. That agreement should be redone between the two parties. Mr. Jones said he can go and review that agreement and update it based on the revised plans.

Mr. Allen said he had the same concerns as Mr. Bishop regarding the width of the spruce versus the arborvitae. He said it gets a lot thinner in the front and wonders if any of the other members had concerns around that. Mr. DeMarco said driving through that area, there are not a lot of ornamental trees along Hilliard. The trees are either in the median, or there are no trees. Going back to the 2022 plans, it probably wasn't appropriate to have those trees along Hilliard. Mr. DeMarco said he likes how they have moved it closer to the building because it aligns with the other building along this stretch of Hilliard. Mr. Allen asked if they think there is enough proposed. Mr. Bishop said he doesn't think there is enough still, but it is way better than what is there. Mr. DeMarco said they will fill out nicely as they mature. Mr. Allen asked if they had been spaced to align with the windows of the building. Mr. Jones said they were trying to avoid putting them in front of the patios. There are 6 recessed bays for those patios, and 6 hornbeams aligned to not interfere with the patios.

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

4 Ayes – 0 Nays
Passed

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

4 Ayes – 0 Nays
Passed

Mr. Bishop moved to grant preliminary approval to Terra Hilliard Bluffs, 18545 Hilliard Blvd, conditioned on the comments made by the Commission tonight and obtaining a letter of approval from the Hilroc Condominium Association. Mr. Allen seconded.

4 Ayes – 0 Nays
PRELIMINARILY APPROVED

**6. Rocky River Mart & Deli – 20505 Detroit Rd – Public Hearing: Preliminary Review
– Outdoor Sale of Propane, Firewood, and Ice –**

The applicant was not present. There was a neighbor present who wanted to express their concern. Mr. O'Shea said her testimony would be added to the applicant's next submission. He said the Commission will listen to her testimony to assist one of the residents.

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

4 Ayes – 0 Nays
Passed

Anne Gettens, 1540 Northview Rd, came forward. Mrs. Gettens' testimony will be a part of the documents submitted for Rocky River Mart & Deli's next submission. The testimony will not be a part of these meeting minutes.

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

4 Ayes – 0 Nays
Passed

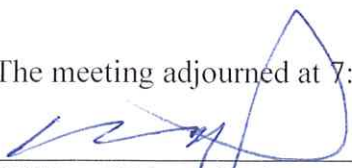
Mr. Bishop moved to not hear this agenda item for lack of applicant. Mr. DeMarco seconded.

4 Ayes – 0 Nays
Passed

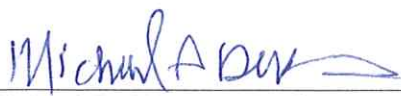
7. Planning Commission – Performance Guarantees Discussion –

Discussion was had. All current and any new performance guarantees will be included in Chapter 13 rather than Chapter 11.

The meeting adjourned at 7:45 pm.



William Bishop, Chairman



Michael DeMarco, Member

Date: Aug. 18, 2026