

MINUTES OF MEETING
PLANNING COMMISSION
August 18, 2026

Members Present: Coyne, 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

Chairman Bishop called to order the August 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 asked if there were any corrections to the Planning Commission meeting minutes of July 28, 2026. Mr. DeMarco moved to accept the minutes as written. Mr. Allen seconded.

3 Ayes – 1 Abstain (Coyne)
Passed

1. Terra Hilliard Bluffs – 18545 Hilliard Blvd – Final Review – Modification of a Previously Approved Landscape Plan –

Present – Ian Jones, Avid Architects

Mr. Jones said they thickened the landscaping on the west side with 15 arborvitae. They did the minimum spacing necessary. On the east side, they wanted to salvage as many of the existing plants as possible. He said they are proposing to add more to thicken that side up in a staggered pattern. Mr. Bishop said the plan complies with everything requested by the Commission. Mr. DeMarco acknowledged the updated agreement with the Hilroc Condominium. Mr. Allen wanted to clarify that the Hilroc agreement is based on the plan in front of the Commission tonight. Mr. Jones confirmed.

Mr. DeMarco moved to grant final approval to Terra Hilliard Bluffs, 18545 Hilliard Blvd, for a modification of a previously approved landscape plan. Mr. Allen seconded.

4 Ayes – 0 Nays
APPROVED

2. Convy-Malekzadeh Residence – 19332 Frazier Dr – Public Hearing: Preliminary Review – New Single-Family Dwelling with a Restricted Parking Lot as a Conditional Use –

WITHDRAWN

**3. The Canopy Center – 20234 Detroit Rd – Public Hearing: Preliminary Review –
New Medical/Healthcare Facility and Striping of Existing Asphalt –**

Present – Jess Wiedemer, Property Owner
Kevin Kelly, Cresco Real Estate

Mr. Bishop said the plans are lacking some information, but he'll help work through it with Mr. Wiedemer. The building is currently vacant. Only three striped parking spaces at the front. The medical space will take up a little more than 3,100 square feet, and 1,600 square feet is still rentable. The rest of the building is storage space. Mr. Bishop said they normally require the parking layout to be on a survey site plan showing dimensions, setbacks, and other relevant items. However, they will try to make do with what was submitted. They are required to have 13 parking spaces and are showing 15 spaces. Mr. Bishop said he is not counting the 6 parallel spaces because they do not comply with the required parking setback. For the medical office, they meet the parking requirements. However, if they were to lease the 1,600 square feet, they would need to come back with a more elaborate parking layout. When they come back for that, dimension the drive aisles and choke points. There will be no work done to the building aside from the bathroom and making it ADA compliant. There is an existing freestanding sign that will be updated, and that is to be reviewed by the Design Board.

Mr. Kelly asked if they plan to rent the 1,600 square feet; they are going to need a variance for the additional parallel parking spaces. Mr. Bishop said it depends on the tenant mix. Each tenant use requires a different parking requirement, so they won't know how much parking is needed until that space is leased. He said they have two extra spaces right now.

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. Allen moved to grant preliminary and final approval to the Canopy Center, 20234 Detroit Rd, for a new medical/healthcare facility and the striping of the existing asphalt, with the condition that they eliminate the 6 parallel parking spaces. Mr. DeMarco seconded.

4 Ayes – 0 Nays
APPROVED

**4. Ace Hardware – 20200 Detroit Rd – Public Hearing: Preliminary Review – Outdoor
Sale of Propane –**

WITHDRAWN

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

Present – Nick Patel, Property Owner

Mr. Bishop wanted to enter into the record that the Commission has received a letter from Peggy O'Grady, 1612 Northview Road. He said they are required to follow Section 1127.17 for their review for compliance.

Mr. Bishop worked with Mr. Patel to clarify some of the documents submitted. The bollards will be placed in the sidewalk, separated by 36 inches. The bollards will be 7 feet from the face of the building. The bollards will be 6 inches in diameter. The propane cage is 2.5 feet deep. The submission document with the blue rectangles is not to scale; it is just a representation. The ice machine and propane will be 48 inches. From the front door to the ice machine, there will be 3 feet of space. From the front door to the propane, there will be 9 feet of space. Per the fire code, they will need to have 10 feet of separation for the propane. Pushing the propane tank over would push it more into the center of the window. Mr. Patel said he can move it to meet that, and it would push it in front of the center window. Mr. Bishop said there would be an 18-inch walkway.

Mr. Bishop said the sidewalk is actually the curb stop for cars parking in front of the building. He said vehicles overhang almost 2 feet into the sidewalk. He said there is a requirement for the parking spaces to be a certain depth; if they were to put wheel stops, it could reduce the depth to less than the 18 feet required. Moving the parking spaces back would also reduce the drive aisle width. Mr. Bishop said that is why it is important to have a survey site plan with dimensions.

Mr. Bishop said he is not a fan of blocking the windows. He is not a fan of the ice machine being outside and blocking the windows substantially. He believes what they are proposing is impeding the sidewalk and safety. Mr. Bishop said outdoor sales are regulated under 1167.19 (a), and this proposal does not comply with items one through three. He said it also does not comply with the city ordinance 731.04. Mr. Bishop asked Mr. O'Shea if an ice machine would be considered a vending machine in any way. Mr. O'Shea said to start from the proposition that what is not prohibited is permitted. Mr. Bishop said the ice machine would be permitted. However, they would still not comply with 1176.19 (a), and he said they could try to obtain a variance for that, but he would not be in support of it.

Mr. DeMarco said the information provided was lacking. Based on what was discussed tonight, the propane cage and the bollards are really going to restrict the sidewalk. It causes a safety concern for him. He said that, based on what was submitted, he cannot support what is being proposed. Mr. Allen said he had an issue with the sidewalk dimension and how this is not in compliance with 1167.19. At this point, he does not have enough information to support any variances that would be needed. There is no site plan to feel comfortable evaluating something like this. Mr. Coyne said he echoes a lot of the other members' comments. He does not support blocking the windows and blocking the sidewalk. He said there is not enough information for him to support any variances at this point.

Mr. Bishop asked why he wanted to move the ice machine outside since it is currently inside. Mr. Patel said the ice machine creates a lot of heat inside, so he was just trying to move it outside. He has no issue with keeping it inside. Mr. Bishop asked if there was another location that the propane could go. Mr. Patel said he could move it somewhere that would not block the windows and the sidewalk. He said he could also provide more dimensions for the site. Mr. Bishop said then they can table this and come back when they have more information. He said it will still require a variance at this point since this code requires a variance for outdoor sales past 3 days. Mr. DeMarco asked Mr. O'Shea if propane would be considered a hazardous material. Mr. O'Shea said he does not believe this would be a hazardous material.

Mr. Bishop moved to table this item. Mr. Allen seconded.

4 Ayes – 0 Nays
TABLED

6. Planning Commission – Updating the Development Code –

Mrs. Kerber said she handed off a copy of the draft development code to Dylan Minek, Ray Reich, Bill Bishop, and Rich Snyder for them to review. Along with it, she distributed a chart that cross-references the new development code section numbers to the old development code section numbers. Mrs. Kerber said Mr. Snyder is reviewing the new development code, particularly the tree section since he is a certified arborist. She said the city is working on the arboriculture specification manual that is referenced in the new code but does not exist yet. Mrs. Kerber said her goal is to have a good touch base with Dylan, Ray, and Bill to get their thoughts substantively about the content of the new code.

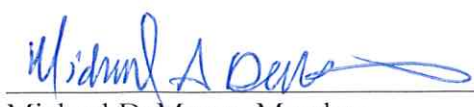
Mr. Bishop asked if they could look at 731.04 and 731.05 to take the time limit out for outdoor sales and maybe rewrite it to include placement, location, limits, cannot block windows, doors, and sidewalks, maintenance, and other similar guidelines.

Mr. O'Shea said they should read the new code from the perspective of not knowing the current code. To make sure that it is easy to read and more friendly to someone who is on the outside and trying to understand what can be built within the city. Mrs. Kerber said that, out of everyone here, she probably has the least institutional knowledge of the code and found it helpful to read this code, and she asked for help during her review to make sure the intent of the code was correctly understood. Mr. O'Shea said a big issue is the cross-references. Mrs. Kerber said she eliminated a lot of those.

The meeting adjourned at 7:00 pm.



William Bishop, Chairman



Michael DeMarco, Member

Date: 9/24/2024