MINUTES OF MEETING
PLANNING COMMISSION
September 24, 2026

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Members Present: Volpe, 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

Council Members Present: Lisa Havemann, Council at Large

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Chairman Bishop called to order the September 24, 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 August 18, 2026. Mr. DeMarco moved to accept the minutes as written. Mr. Allen seconded.

4 Ayes – 1 Abstain (Volpe)
Passed

1. **Rini Realty – 19243 Detroit Rd – Public Hearing: Preliminary Review – Downsizing the existing dry cleaner and creating new office space –**

Present – Brian Fabo, Fabo Architecture

Mr. Fabo said they are downsizing the existing Nord Cleaners. He said the property wants to relocate their offices to the backside of the building. Mr. Bishop asked if anything would change architecturally. Mr. Fabo said the door would remain in the same location and they would put windows back in, on either side of the door, where they have been blocked over. Mr. Bishop said they need to send it to the Design and Construction Board of Review for the windows.

Mr. Bishop said they are actually reducing the parking requirement. Taking the 4 spaces/1000 square feet for the cleaner and reducing it to 3 spaces/1000 square feet for the offices. He said it seemed to be a moot point. Mr. Bishop said he is good with the proposal. Mr. DeMarco said even though the site is way under-parked, they are creating less of a demand than the existing. He asked what the offices' normal hours would be and if they would be on demand since the property owner is the one using them. Mr. Fabo said it would be normal daytime hours and could be on demand. Mr. DeMarco asked if there is any plan for dedicated employee parking. Mr. Fabo said no.

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 Rini Realty, 19243 Detroit Rd, for the downsizing of an existing dry cleaner and creating new office space, with the condition that any exterior modifications obtain approval from the Design and Construction Board of Review. Mr. Coyne seconded.

5 Ayes – 0 Nays
APPROVED

2. **Ace Hardware – 20200 Detroit Rd – Public Hearing: Preliminary Review- Outdoor sale of propane –**

Present – Robin Breitenbach, Manager

Mr. Bishop said outdoor sales are regulated by Section 1167.19 of the Development Code. The sales are further regulated by the City Code, Codified Ordinance 731.04. He said the applicant would not comply with items B, D, E, and F under the 731.04 Ordinance. Mr. Bishop said the code currently restricts outdoor sales to a three-day time limit, and he sees that as a flaw in the code. He said that means a variance would be required to have anything over three days.

Mr. Bishop said there is a 10-foot separation requirement from the front door per the Fire Code. Mrs. Breitenbach said that is why they proposed to shift the cabinets down. Mr. Bishop said his concern is that the cabinets will not sit in front of the building windows and be only 20 inches away from a car. He said there are double doors labeled as blocked doors. Mrs. Breitenbach said there is a panic bar and those doors are an emergency exit. Mr. Bishop wondered if the cabinets could go in that area. Mr. Reich said he would need to go there and see what the clearance is and what is required. Mr. Bishop said if the propane cabinets can go back by the blocked doors, he would support a variance. He said he believes it is compatible with the Use as a hardware store.

Mr. DeMarco also struggled with the proposed location for the propane cabinet. He wondered if the cabinet could go in the vicinity of the striped, no-parking space north of the main door. He said they would need to scale it out and see if it meets the 10-foot requirement. However, he would not support the proposed location of the propane cabinet. He said he does not want to put it far towards the rear of the building because it could prohibit visibility for customers, but this location, to him, is safer as long as they can maintain the 10-foot separation requirement. Mr. DeMarco also said he does not mind if it obstructs the view of the window along that wall. Mr. Coyne, Mr. Reich, and Mr. Bishop noticed a discrepancy in the measurements for the propane cabinet. Mr. DeMarco said regardless of the size, he would take the parking space to the north and stripe that as well and make it all a no-parking zone. Mrs. Breitenbach said she would want bollards around it for safety reasons. The members agreed with that. Mr. Coyne said if they were to make a designated two-parking-space area with the proper bollards and center it on the windows, he would support the variance and its location. The other members agreed.

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 asked if they could update the site plan to reflect what they discussed tonight. The site plans should have all of the dimensional requirements. Show the parking striping; show the bollard locations; show the dimension to the front door; show the dimensions of the cabinets; show the window locations.

Mr. DeMarco moved to grant preliminary approval to Ace Hardware, 20200 Detroit Rd, for the outdoor sale of propane contingent on an updated and expanded site plan, as discussed, and obtaining a variance for outdoor sales use. Mr. Bishop seconded.

5 Ayes – 0 Nays
PRELIMINARILY APPROVED

3. Planning Commission – Updating the Development Code –

Mrs. Kerber said everyone now has a copy of the updated development code. She wanted to make sure that everyone has the same version. She started to make some revisions based on comments from Mr. Minek and Mr. Reich. Mr. Bishop said that before she changes the code based on their comments, he wondered if they could just have a meeting and go through the comments together so they could do it once and be done. Mr. Bishop said some of his comments are to bounce ideas off one another because everyone should agree when the document is finished. The Commission will have a meeting that is solely based on the comments of each party in the Development Code. Mrs. Kerber said once the comments are addressed, there are two ways the approval process can begin: either in Council first or Planning Commission first. She said once we get to that step, the Mayor will most likely have input on how she wants that to go. Mrs. Kerber said she wants to get to a point where everyone is happy with this group before starting the next process. Mr. Bishop agreed and believes it's easier to digest one piece at a time. He said they can do special meetings just to discuss the Development Code and hold a meeting every two weeks. Mrs. Kerber said they should discuss Titles 1,3, and 5 at the next meeting. She said she provided questions that would be specific to this Commission. She also provided a cross-reference to the current code.

The meeting adjourned at 6:30 pm.

William Bishop, Chairman

Michael DeMarco, Member

Date: 10/27/2026