

MINUTES OF MEETING
PLANNING COMMISSION
MARCH 19, 2019

Members Present: Allen, Murphy, Long, DeMarco, Bishop

Presence Noted: Ray Reich, Building Commissioner
Andrew Bemer, Law Director

Chairman Bishop called to order the March 19, 2019 meeting of the Planning Commission at 7:00 P.M. in Council Chambers of Rocky River City Hall.

Mr. Bishop asked if there are any comments on the February 20, 2019 Planning Commission meeting minutes. Mr. DeMarco moved to approve the minutes as presented. Mr. Long seconded.

5 Ayes – 0 Nays
Passed

Mr. Bishop asked if there are any comments regarding the March 6, 2019 Planning Commission meeting minutes. Mr. Bishop said that he recalls that the intent for the St. Christopher Park Renovation was to not allow them to proceed with any renovation on the parcel that is not appropriately zoned Public Facility and that the minutes should reflect that. Mr. DeMarco moved to approve the minutes, Mr. Bishop's statement. Mr. Allen seconded.

3 Ayes – 0 Nays – 2 Abstain (Long, Murphy)
Passed

1. TOMORROW'S SALON – 20150 Center Ridge Rd. – FINAL REVIEW – Change Of Use to a Beauty Salon on the First Floor and Exterior Renovation of an Existing Building.

Mr. John Swidrak, Architect came forward to present the project for final review with business and property owners Anci Brennan and Rezso Molnar.

Mr. Swidrak began by saying that the project was reviewed and approved by the Design and Construction Board of Review and explained the features of that presentation, which are before the Planning Commission. Also included in their presentation is the easement agreement for the shared drive on the west side of the property, as well as copies of the parking agreements with the neighbor to the west and with Rockport Associates for the 13 spaces across the street. Mr. Bishop said that it appears that the materials include everything that they were asked to present. Ms. Brennan added that she has asked her employees to use the parking spaces across the street at Rockport and the back spaces will be reserved for client parking. Mr. DeMarco asked how long the duration of the parking agreement with the building to the west is in effect. Mr. Molnar responded that this agreement has been in place for a very long time and that they anticipate that it will continue well into the future. They do not pay a fee for the use of those parking spaces. Regarding the elevations, Mr. DeMarco asked for clarification as to whether the masonry will be

painted or whether the material will be black dryvit as labeled on the plans. Mr. Molnar responded that all of the existing masonry on the building will be painted.

Mr. DeMarco said that all of the signage shown on the building seems fine, but if there are any future tenants on the first floor, then they would need signage approval. Lighting in the back of the building was discussed and they will not be adding any new lighting. Mr. Swidrak added that the Design Board suggested they light up the underside of the canopy to add lighting to the entrance area, which they feel comfortable doing.

Building signage was discussed and the Board agreed that they are comfortable with the rear signage as it is shown, as well as the Tomorrow's signage. Mr. DeMarco said he feels that the Airko signage on the side of the building can perhaps be treated as a wayfinding sign because people would not know how to get to Airko without it. He is willing to accept it, but if there is a problem with it by Code, then it should be addressed. Mr. Molnar said that Airko is moving their offices to the northeast corner of the building, on the main floor and said that the Airko wall sign on the side of the building is nice advertising for them. It was discussed that the Airko sign should be modified to be less of an advertising sign and more of a directional sign, including lowering it and reducing it in size. It was decided to exclude that sign from review tonight.

Mr. DeMarco moved to grant final approval to Tomorrow's Salon – 20150 Center Ridge Rd., for a Change of Use to a beauty salon on the first floor and exterior renovation of an existing building, with the removal of the Airko sign from this review, and with the understanding that any future signage should come before Planning Commission for approval. Mr. Long seconded.

5 Ayes – 0 Nays
Passed

2. OPEN DISCUSSION – PLANNING COMMISSION MEMBERS. Mr. Bishop said that since the agenda was a little bit light, he thought it would be a good idea to bring some ideas up for discussion with the entire Commission. He said that he spoke with Mayor Bobst this evening and learned that she is planning to engage the Cuyahoga County Planning Commission to undertake a review of our Zoning Map and zoning uses, and to make recommendations for revisions. This Planning Commission will work closely with this Planning Commission in that effort. For that reason, discussion tonight about the zoning of Old Detroit Rd. may be premature. The County Planning Commission will also review permitted and conditional uses in the context of the different zoning districts. Mr. Bishop said that there are errors in the existing colored zoning map. He may be speculating, but he thinks that when the Development Code was updated and some zoning districts were removed at that time, the map was colored based on what was existing on the property using one of the zoning district that remained. This is something that the County Planning Commission can help the City sort out.

Mayor Bobst entered Council Chambers and was invited to join the conversation. Mayor Bobst said that the Planning Commission should be reviewing all of the zoning throughout the city on a regular basis, according to our Charter. Now that the Master Plan update is completed, she

spoke with the Glen Coyne, the Director of the Cuyahoga County Planning Commission, about engaging them to do a review of our zoning map and confirm the proper zoning using County records, as well as our own records. Along with that, permitted and conditional uses need to be reviewed and revised or corrected as necessary. Mr. Coyne has since left the County Planning Commission and the interim director is very enthusiastic about the prospect of providing these additional services to local communities. Some people involved with the County Planning Commission will come for an initial meeting to discuss the scope of this project in order of priority. Mayor Bobst said that if this Planning Commission has ideas about what they would like the County Planning Commission to focus on in order to help them in their work, then she would love to hear those ideas. A brief discussion was had relating to the discrepancies that exist in the Development Code and Mayor Bobst said that the County Planning Commission could be part of helping to clarify some of those issues in the Code. The Planning Commission thanked Mayor Bobst for the information she provided.

More discussion was had relating to the Development Code and it was agreed that the update of the zoning map and other issues they have discovered in the Development Code needs to be done in phases, beginning with the zoning map. Mr. Bishop said he feels that the zoning map simply needs to be correct and does not need nearly the amount of change that some people may think. The Commission agreed that the Development Code needs to be more user friendly. For instance, parking, signage and landscaping and screening regulations for a specific district should be included in that district's chapter, rather than being located in a different place in the Code. They agreed that the Code should be reorganized, without changing anything, to make it easier for the average person to maneuver. Following reorganization, then they could go back and look for the necessary changes to the Code. It was also agreed that meetings with the County Planning Commission where they discuss these things should be held on evenings when there is not a regular Planning Commission meeting so they have sufficient time to accomplish these tasks.

Discussion moved to Gormley's on Center Ridge Rd., and next steps for that project, which was before Planning Commission in 2016. The deadline has passed for them to come up with more parking on their site, which included removing the garage and filling in the back parking lot in order to provide more parking spaces on his site. In addition, they did not get final approval to occupy the second floor as part of their plan because of the shortage of parking on the site. Gormley's now has a parking agreement with the owner of the Strawberry Plaza for use after 6:00 P.M. Mr. Bishop said that the garage on the site is dilapidated and that Mr. Gormley does not keep the lot behind the barber shop maintained at all. The property is an eyesore for the neighbors, and part of the development plan at the time was to enhance the property. He said that they are parking on Morely Avenue and on the adjacent property to the north.

Law Director Bemer said that the owner should be cited so he understands the seriousness of the situation. The Planning Commission agreed that they had certain conditions of approval and that the owner should be held to what was agreed to by all parties at that time, and that there is no other option. He is not in compliance with the Planning Commission directive to tear the garage

down within 2 years. Part of the motion that was made was that if parking became an issue, then the chairs in the barber shop would need to be reduced.

Law Director Bemer said that Mr. Gormley should be cited for four violations, which include the use of the second floor that has not been certified, and the fact that he is out of compliance with parking. He did not tear the garage down and build the property up in the back to provide more parking as was agreed upon, and he has too many barber chairs. Well over two years has passed and he has not made any movement toward what was agreed upon. Building Commissioner Reich said that he will work with the Law Department to cite Mr. Gormley for the violations to the development plan agreement with the Planning Commission because it is well past the deadline.

The meeting adjourned at 8:40 p.m.

William Bishop, Chairman

Michael DeMarco, Member

Date: _____