

MINUTES OF MEETING
PLANNING COMMISSION
JULY 21, 2020

Members Present: Meyers, Allen, Long, DeMarco, Bishop
Member Paul Capka is in attendance for Item no. 2 on the agenda

Presence Noted: Andrew Bemer, Law Director
Ray Reich, Building Commissioner
Kate Straub, Planning and Zoning Coordinator
Pamela Bobst, Mayor

Chairman Bishop called to order the July 21, 2020 VIRTUAL meeting of the Planning Commission at 7:00 P.M. via ZOOM.

Mr. Bishop asked if there are any comments on the June 16, 2020 Planning Commission meeting minutes. Mr. Long moved to approve the June 16, 2020 Planning Commission meeting minutes. Mr. Allen seconded.

5 Ayes – 0 Nays
Passed

1. THOMAS O'BRIEN – 1206 Smith Court – PUBLIC HEARING - PRELIMINARY REVIEW – Change of Use from a Non-Conforming R-1 Single Family Use to an Office Building Use in an OB-1 Office Building Zoning District with accompanying Development Plan. Mr. Tom O'Brien, Property Owner, is present to discuss the proposed development plan.

Mr. Bishop thanked the applicant for addressing all of their previous comments. He said that there are 3 parking spaces shown at 9' wide and 1 space shown at 8' wide. He asked that they widen the dimensions of all of the parking spaces to be equal, in order to provide relief to the space that is only 8' wide. Mr. Smith said that he will revise the site plan as requested.

There being no further discussion, Mr. Allen moved to grant final approval to Thomas Smith, 1206 Smith Court, for a Change of Use from a non-conforming R-1 Single Family Use to an Office Building Use in an OB-1 Office Building Zoning District with accompanying Development Plan, as submitted, with adjustments to the parking spaces as discussed. Mr. DeMarco seconded.

5 Ayes – 0 Nays
APPROVED

2. CUYAHOGA COUNTY PLANNING COMMISSION – Discussion of Rocky River Zoning Map Update and Development Code Diagnosis and Next Steps. Present are Patrick Hewitt, Micah Stryker, Nichole Laird and Jim Sonnhalter of the Cuyahoga County Planning Commission.

Mr. Patrick Hewitt, Interim Executive Director of the Cuyahoga County Planning Commission began by directing the Commission’s attention to the PowerPoint presentation on the screen and which was printed and delivered to each of the members previously. Mr. Hewitt began by giving an overview of the findings they have so far, explained where they are in the process of updating the zoning map and the Development Code, discussed the Development Code diagnosis that is the result of their study, and reviewed next steps in the process. He explained the 3 phases of the process, with the first 2 phases being covered by the contract that is currently in place between the City and the Cuyahoga County Planning Commission. The third phase will be covered under a future contract.

The PowerPoint document entitled “City of Rocky River Development Code Update – Planning Commission Update, July 21, 2020” which accompanied the discussion, is labeled as “Exhibit A” and is attached to these minutes.

The Planning Commission members thanked the presenters for their diligence and for reading the minutes of previous meetings which reflect their own thoughtful review of the Development Code. The presenters will return to speak with the Rocky River Planning Commission at future meetings and work closely with them in discussing and developing a framework of changes.

There being no further discussion, the meeting adjourned at 7:10 p.m.

William Bishop, Chairman

Michael DeMarco, Member

Date: _____