

MINUTES OF MEETING  
PLANNING COMMISSION  
OCTOBER 24, 2023

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Members Present: Wilson, Capka, Allen, DeMarco, Bishop

Presence Noted: Ray Reich, Building Commissioner  
Kate Straub, Planning and Zoning Coordinator

Council Members Present: Jeanne Gallagher, Ward 3  
Christina Morris, At-Large Council Member

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Chairman Bishop called to order the September 26, 2023 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 are any corrections to the Planning Commission meeting minutes of September 26, 2023. Mr. DeMarco moved to accept the minutes as written. Mr. Allen seconded.

5 Ayes – 0 Nays  
Passed

**1. LUTHERAN WEST HIGH SCHOOL – 3850 LINDEN RD – MANDATORY REFERRAL – PUBLIC HEARING – Replacement fence along a portion of the east property line.** Mr. Bob Orovitz, Architect, and Chris Steinmann, School Superintendent, came forward to present the project.

Mr. Orovitz explained that this fence will be in the same location as the 6’ tall chain link fence that they removed. It will have masonry piers and will match the design of the fence on the rest of the campus. The 6’ height of the fence is required for security around the field.

Discussion was had relating to process for a fence that is taller than what is permitted by Code in Public Facilities zoning districts. It was determined that this replaces a fence that is the same height and in the same place, so no variance is required.

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

5 Ayes – 0 Nays  
Passed

There being nobody present from the public to address the Commission, Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

5 Ayes – 0 Nays  
Passed

Mr. Bishop moved to approve the replacement fence along a portion of the east property line as presented. Mr. Allen seconded.

5 Ayes – 0 Nays  
Passed

2. **FRIEL FAMILY LIVING TRUST** - PPN: 301-09-098 Parcels A, B and C, (387 South Island Dr.) - **PUBLIC HEARING - Preliminary Review** - Previously Approved Detached Single-Family Grouped Dwelling Development. Mr. John Chandler, Property owner's representative, came forward to present the project for re-approval.

Mr. Chandler began by explaining that this project has not changed at all since last year, but that 12 months have passed and the project has not begun, which triggers the need for re-approval. Some project details were discussed.

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

5 Ayes – 0 Nays  
Passed

A resident who lives nearby said he is concerned about the impact the project could have on traffic and access because a firetruck got stuck under the bridge recently. Building Commissioner Reich said that the fire truck was not stuck, but they will need to back out along the road until the bridge that provides fire access is fixed.

There being no more comments from the public, Mr. Bishop moved to close the public hearing. Mr. DeMarco seconded.

5 Ayes – 0 Nays  
Passed

Mr. Bishop moved to grant preliminary and final approval for the Detached Single-Family Grouped Dwelling Development for the Friel Family Living Trust - PPN: 301-09-098 Parcels A, B and C, (387 South Island Dr.). Mr. DeMarco seconded.

The Commission decided that the public hearing for Ordinance 301-18-083, 19340 Detroit Rd. from OB-2 to Local Business will be held on Tuesday, November 14, 2023 at 6:00 pm.

The meeting adjourned at 6:20 pm.

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William Bishop, Chairman

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Michael DeMarco, Vice-Chairman

Date: \_\_\_\_\_