



changes. Many have expressed concerns with increase in traffic and the impact on existing infrastructure such as sewers. Section 1135.21 addresses the amendments to change the zoning districts such as

- e. environmental and health concerns and
- f. adequate sewers, utilities and water if public services can be provided.

The city's current Master Plan has input from the public and a priority amongst residents is to make sure development compliments existing designs, scale and character. These are all important factors we all need to consider.

Mr. Furry invited the audience to comment row by row.

**PUBLIC COMMENT: Mr. Bobby Kreuger, Ingersoll Development Partners, 21495 Avalon Drive** and read a prepared statement. Ingersoll Development Partners is seeking to rezone the property located on Ingersoll Drive which is currently zoned Service Manufacturing to OB-2 to allow development consistent with the current Rocky River Master Plan and surrounding development. The current Service Manufacturing zoning district has become obsolete for this area based on the development of nearby Linda Street into more of an entertainment district with restaurants, shops and outdoor areas. The Rocky River Master Plan highlights the Linda Street district as a core project area and calls out that older industrial buildings close to the intersection of Ingersoll and Linda could be developed to extend the walkable business district and to add to the vibrancy. This is exactly what they are seeking to do. The OB-2 district would allow a development that matches the character of this area and to add to the existing development. Additionally, the surrounding properties are already zoned OB-2. Section 1135.21 of the Rocky River Codified Ordinance sets forth numerous factors the Planning Commission and City Council should consider when evaluating a rezoning request. Mr. Kreuger feels that their request meets and exceeds those considerations. Specifically, the rezoning would be consistent with the current Master Plan, the intent and purpose of the zoning code and the zoning of surrounding properties. Further this rezoning request is necessitated by industry changes and the development of the surrounding area that have made the current zoning obsolete. The Rocky River Planning Commission found that this rezoning was consistent with the factors set forth in Section 1135.21 and voted to recommend the rezoning application be approved by City Council after holding a Public Hearing on July 26, 2023. Ingersoll Development Partners requests that City Council adopt the Planning Commission recommendation and approve this rezoning request.

**Mr. Tim McDonough, 19957 Frazier Drive**, has been a resident of Rocky River for 27 years. He moved to Rocky River for the schools, the neighborhoods and the residential nature of what Rocky River had to offer. He thinks it is unique on the westside in terms of its access to the lake, its high-quality education and quality of life. If the city proceeds with any sort of activity on Ingersoll, he thinks it needs to be done in a spirit that is consistent with the low profile of the town and with an emphasis on the environment. He would further encourage Council to consider what it means to have ongoing construction projects in the proximity of Kensington Intermediate School, the traffic flow and several other considerations that would ultimately result in what, by his understanding, would result in a more commercial segment of the town. He is not in favor of a tall development, a commercial development but is in favor of a residential environment that supports the quality of life that he came to Rocky River for.

**Mr. Jim Moran, 2676 Country Club Blvd.**, commented that this is an important piece of legislation and something that has been going on for approximately eight or nine months. He extended accolades to everyone this evening, to City Council members that have taken a strong look at this by investigating the grounds and understanding the details. He thinks it is great that Council is taking their responsibility to not only the residents but the city to that level. Mr. Moran commends the Planning Commission that has

been working on this for a long time. During this entire process, as things come up that weren't part of the ordinances in the past it means life is changing and there are things that need to be done so that the city changes also. He thinks that the identification of OB-1, OB-2 and OB-3 just makes sense. Mr. Moran takes his hat off to everyone that has been involved with that and they have done a great job. In changing the ordinance, this piece of property has been looked at for the last four years and different ideas have come up as a primarily residential but a mixed-use usage. He thinks it is a great opportunity to take this blighted area of Rocky River and have it grow just like the City of Rocky River needs to continue to grow. He thinks it is a great idea and it just makes sense surrounded by residential with light commercial and mixed use. He thinks the people that have looked at this and put the time in to be sure it is done correctly in all the stages and have done a great job. Mr. Moran looks forward to supporting the fact of changing the zoning on this.

As there was no further comment, Mr. Furry moved to close the Public Hearing, seconded by Mr. Hunt.

Vote:	Hunt – aye	Gallagher – aye	Shipp – aye	O'Boyle – aye
	Morris – aye	Sindelar – aye	Furry - aye	
	7 ayes	0 nays		

The meeting was adjourned at 7:13 p.m.

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David W. Furry  
President of Council

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Susan G. Pease  
Clerk of Council

## CITY OF ROCKY RIVER

May 6, 2024

The Committee-of-the-Whole Meeting of Council was called to order by Mr. Furry, President of Council, immediately following the Public Hearing Meeting in the David J. Cook Council Chambers.

Council Members Present: Mr. Hunt, Mrs. Gallagher, Mr. Shipp, Mr. O'Boyle  
Mrs. Morris, Mr. Sindelar, Mr. Furry

Administration: Mayor Bobst, Mr. Snyder

Law Department: Mr. O'Shea

### **MAYOR'S REPORT:**

The Mayor highlighted the activities that took place over the weekend and expressed her appreciation:

- Thank you to the Rocky River Chamber of Commerce for their good work through their "Planting Our Roots" Program. They laid the mulch at "Elle's Enchanted Forest" on Saturday and it was a lot of work.
- Little League Opening Day and parade was a success. The High School Varsity and JV teams joined in the celebration where more than half of the players had been through Little League. Mr. Dave Ford, who pitched for the Baltimore Orioles and played in the 1976 World Series, threw out the first pitch. Thank you to Dave Ford and Danny Overton, the president of Little League. It was a great day. Councilwoman Morris and Councilman Hunt joined in the festivities. "T. H." is on every Little League uniform along with an All-Star Game being held in honor of Councilman Hunt's brother and the Hunt Family, who have contributed so much to the Little League Organization.
- The Senior Center Art Show started this past Saturday. It features 75 artists, 199 works of art, 12 of which were sold on Saturday. There are a lot of different media and some very interesting pieces of art. The Art Show will continue through June 3<sup>rd</sup> with free admission during the open hours of the Senior Center.

The Mayor said that there was another round of Congressionally Directed Spending through Congressman Miller's office. Director Snyder submitted a grant for the Beachcliff and Cornwall Sewer Project in the amount of \$3 million for a project that will be close to \$7.5 million. The Congressman's Office also asked the Mayor to submit the Dredging Request due to the emergency situation down in the river, as these funds will get to the city quicker. The other allocation has been submitted, but this could accelerate the timing in receiving these funds in the amount of \$900,000. These have all been submitted on time.

The Mayor reported on a new program launched by the Senior Center. This is "Rocky River Care Calls" which is an automated system that places a call daily at a time the senior has requested. If the call is answered the Senior Center knows they are doing well but if there is not an answer, it automatically is forwarded to the non-emergency number at the Police Station for follow up. This is an important program that supplements the "Reach Program". Along with these programs are the lock boxes on their doors and medical information that is placed on their refrigerator to include their contact numbers, physician, any health issues they may be dealing with, medications and it can be accessed quickly and it is known by the Fire Department that they have one of these. Thank you to Mary Hildebrandt, the Social

Worker at the Senior Center and Deb Huff, the Director of the Senior Center, for putting this program in place.

This month is “Building Safety Month”. The Mayor said it is great to have David Allen from the Planning Commission in attendance this evening as the Mayor submitted a proclamation from the administration as well as City Council to recognize the commitment that grows and strengthens the community and that is the safety, an essential role, that homes and buildings and infrastructure play in everyday life and disasters. We have a lot of confidence in the resiliency of the buildings in our community because of the devotion of vigilant guardians of building safety and fire prevention. These are architects and engineers, builders, trades people, design professionals, laborers, plumbers and others in the construction industry as well as the Boards and Commission Members who month in and month out work with developers like Mr. Kreuger and his group to make sure that investment is done in a way that is consistent with the community and the desire of the residents. They are largely unknown, but they are the protectors of Public Safety enforcing local code and they are essential to our prosperity. The Mayor wants to publicly thank all of them and note that it is “Building and Safety Month”. There will be other messaging that goes out through the Building Department indicating as such.

Thank you to the Sunrise Rotary for planting the beautiful urns that are in front of the Police Station. That has been adopted as their project doing the flowers last year and again this year.

Thank you also to Dave Arendec and the Service and Parks Departments for the rest of the planters around City Hall.

- Mrs. Morris asked how seniors register for the “Rocky River Care Calls”. The Mayor said that anyone interested should contact the Senior Center at the general number. It is a very quick and simple process.
- Mr. O’Boyle added that this is “Senior Citizen Month” also. He gave a shout out to all the great Senior Citizens in the city.
- Mrs. Gallagher said it is also “No Mow May” and there have been a lot of complaints. The city does not recognize “No Mow May” and following complaints, the city enforces the ordinance.

**COMMITTEE REPORTS: NONE**

**COMMUNICATIONS OR ANNOUNCEMENTS: NONE**

**UNFINISHED BUSINESS:**

**AMENDED ORDINANCE NO. 51-23:** Mrs. Gallagher said there was a Public Hearing this evening regarding this Amended Ordinance. If anyone has any questions, please reach out. It will be read for a third time next week.

**AMENDED ORDINANCE NO. 7-24:** Mr. O’Boyle said this ordinance is amending the Development Code of the Codified Ordinances of the City of Rocky River, specifically Sections 1135.09 and 1135.13. This was referred to the Planning Commission and they have approved the minutes from the March 19<sup>th</sup> meeting. There will be a Public Hearing for this ordinance on May 13<sup>th</sup> beginning at 7:00 p.m.

**ORDINANCE NO. 21-24:** Mr. Sindelar said this is for authorization to enter a contract with American Structurepoint, Inc. for the Center Ridge Road Gateway Improvement Project. All of Council received pictures showing a vast area of different improvements. This will be a transformative project for that side



of town from Spencer Road to Wooster Road with the bulk of changes in the Goldwood area and Giant Eagle. American Structurepoint, Inc. is very well suited for this project with significant experience doing local Public Agency and ODOT Projects. They have 27 years of experience in pedestrian improvement projects. It was a TLCI Grant that started this project several years back. The Master Plan shows a movement towards a more walkable community. The total request is for \$431,271 for a \$4.5 million project but have received many grants in the amount of \$2.6 million, 55% in outside funding. This will be read for a third time next week.

**RESOLUTION NO. 22-24:** Mr. Hunt said there has been an updated County 9-1-1 Plan as of March 6, 2024, pursuant to Ohio Revised Code Section 128.07 and .08. Each municipality within the service network must provide a resolution signifying approval of the 9-1-1 Plan. Mayor Bobst received an Executive Summary showing no significant changes. The Mayor also had both Chiefs review it for any concerns they may have from a consolidated dispatch perspective or the police department dispatch.

**RESOLUTION NO. 23-24:** Mr. Hunt said that this is a companion piece to the prior resolution. This resolution would allow for one individual Mayor in the service plan area to be nominated as a representative for all the other municipalities. Mayor Kirsten Holzheimer Gail of the City of Euclid has been nominated by the rest of the municipalities. She is currently President of the Mayors and Managers Association and Mayor Bobst indicates that she has full confidence that she will be able to carry out the role as representative. These will both have three full reads.

**ORDINANCE NO. 24-24:** Mr. Sindelar said that this authorizes the city to enter into a contract with RMH Concrete and Foundation for the 2024 Street Repair Program Phase 1. This has been read once and will be read again next week. This is for a complete replacement of Sunnyhill Drive from Beverly Hills to Spencer. This was determined based upon boring into the ground and determining that the cement below was not in good condition. Phase 1 of the Street Repair Program includes curb cuts, pedestrian crossings and making sure the city is ADA compliant with the curb ramps. This will have two more reads. RMH's estimate came in under the engineer's estimate and were the best of the five bids received. They have completed the Beachcliff TLCI, Safety Town and Parklane Street Repair Projects previously in 2023.

**ORDINANCE NO. 25-24:** Mr. Sindelar said this is an ordinance to enter a contract with F. P. Allega Concrete Construction for the 2024 Sidewalk Repair Program. This is a company the city is familiar with and did a good job with the 2023 Sidewalk Repair Program. They were easy to work with and provided a rate for residents to use for replacement if it was their responsibility. The 2024 Sidewalk Repair Program encompasses the area between the southside of Hilliard to the north side of Center Ridge. As in the years past, the city is replacing the sidewalks that are cracked, spald or offset greater than one inch as part of the program. F. P. Allega will honor the price of \$12.49 a square foot for a four-inch sidewalk for all property owners and \$15.49 a square foot for the six-inch sidewalk across driveways. The city continues to evolve the program to comply with the existing sidewalk code, the city will replace all sidewalks on properties from 2022 and 2023 that have failed to comply with the correction notices. The property owners will receive a statement of charges for the cost of the replacement and if not paid within thirty days a copy will be sent to the County Auditor. This will have three full reads.

**ORDINANCE NO. 26-24:** Mr. Sindelar said this is to enter a contract with Carron Asphalt Paving for the Civic Center and Linden Park Asphalt Path Replacement Project. This has been discussed for a few weeks. Once Linden's pavement is complete, the Storybook Walk will be installed. This will have three full reads.

- Mrs. Morris asked why the city uses asphalt for these walks instead of concrete. Director Snyder said it is less expensive and asphalt is more forgiving for runners.

**NEW BUSINESS: NONE**

**MISCELLANEOUS BUSINESS: NONE**

**COMMUNICATIONS: NONE**

President Furry said the next City Council meeting will be held on May 13<sup>th</sup> beginning at 7:00 p.m. with a Public Hearing, the CIC Meeting and a Legislative Meeting. The meeting was adjourned at 7:40 p.m.

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David W. Furry  
President of Council

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Susan G. Pease  
Clerk of Council

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