

MINUTES OF MEETING
PLANNING COMMISSION
APRIL 8, 2014

Members Present: Hosek, Gustafson, Capka, DeMarco, Bishop

Presence Noted: Kevin Beirne, Building Commissioner
Andrew Bemer, Law Director

Mr. Bishop called to order the April 8, 2014 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 corrections, additions, or deletions to the January 22, 2014 meeting minutes.

Mr. Bishop made a motion to approve the minutes of the January 22, 2014 Planning Commission meeting, as presented. Mr. Hosek seconded.

5 Ayes – 0 Nays
Passed

1. JOE’S DELI AND RESTAURANT – 19215 Hilliard Blvd. – FINAL REVIEW – Ingress/Egress Access Driveway on Rockcliff Dr. Attorney Dave Matty came forward along with Attorney Bruce Rinker, on behalf of Joe and Jeanette Kanaan, property owners and owners of Joe’s Deli and Restaurant.

Mr. Bishop announced that this is a public meeting but not a public hearing, so they will not be taking comments from anyone in the audience.

Mr. Matty came forward with Attorney Rinker and said that they have submitted a final plan for approval of the ingress and egress driveway on Rockcliff Dr. Mr. Matty said that he was advised by Building Commissioner Beirne to submit a final plan that includes a segment on demolition, which they have done and is before this Planning Commission.

Mr. Matty said that this plan shows a 24’ driveway onto Rockcliff Dr., which expands out as it reaches the street. Some of the landscaping and fencing will be removed and reinstalled in coordination with the new driveway. The existing water quality basin is not affected in its ability to function, the parking is still sufficient, and the restaurant building itself stays as it is.

Mr. Bishop asked if they are still eliminating 3 parking spaces. Mr. Matty confirmed that they are eliminating 3 parking spaces. Mr. Bishop asked if there was a pedestrian survey done as part of the traffic study and if it is something that is ever done in these situations.

Mr. Matty said that a pedestrian survey was not done but according to their Engineer, it did not need to be done for this type of project. The original traffic study was supplemented with explanation concerning the various percentages that the Planning Commission asked for, but the Traffic Engineer did not feel it was necessary to supplement the other information, because it is normally not a part of this process.

Mr. Bishop said that there was confusion about whether the light on Rockcliff Dr. is a timed light or on some sort of a controlled sensor. Mr. Matty said that he would have to defer to Mr. Beirne, but his understanding is that the Mayor has talked to Mr. Delzani about the light, and she has at least received input back that it is a timed light. The timing will stay as is while the driveway is constructed and put in operation, and then it will be adjusted by Mr. Delzani as necessary, after he sees if there is any effect on the traffic.

Mr. Gustafson said that he sat at that location and looked at several cars, and it took 7 seconds. He talked to Mr. Delzani and he didn't know it was 7 seconds exactly, but he said that it sounded about right. Mr. Gustafson said he observed that 7 seconds is the average, and the light changes once the car turns. Mr. Gustafson said they received a letter from Councilman Shepherd who used 20 seconds in his math, and had a much greater degree of concentration on Wooster Rd. because of that. However, Mr. Gustafson said he observed that it is actually 7 seconds, which is much less and it is as short as it can be to allow the cars to turn left. Mr. Matty said that they offered the services of their Traffic Engineer to the Mayor and Mr. Delzani, should they need it. However, since that is a City controlled situation, unless they ask for it, their understanding is Mr. Delzani will review the situation once the traffic is started in that direction to see what adjustments are necessary, if any.

Mr. Capka confirmed with Mr. Matty that this driveway is full ingress and egress, both ways. Mr. Matty confirmed that. Mr. Capka asked if there is any way to proximate the driveway across the street on the drawing because he recalls that the driveways did not line up. Mr. Matty said he does not have the prior drawing with him, but he recalls that the other driveway is further to the east. Building Commissioner Beirne offered the Planning Commission an aerial view of the properties. Mr. Capka asked Mr. Beirne if this proposed plan complies fully with the Code. Mr. Beirne responded that the plan is Code compliant.

Mr. Gustafson said that although it is not the only objection, the major objection has been how this will increase the traffic on Wooster Rd. The green cycle of the light at Wooster and Hilliard can be lengthened and any increase in that concentration can be alleviated through that means. He thinks that they will not see any increase in concentration on Wooster Rd. because there is the ability to adjust the lights as necessary after the project is complete.

Mr. Hosek said that from his perspective, the comments they received from the Safety forces have to be seriously considered. The Safety forces have offered their opinion a number of times that this driveway would not only improve the safety on Hilliard Blvd., but would also improve accessibility for emergency vehicles.

There being no further comments by the Planning Commission, Mr. Bishop made a motion to grant final approval for an Ingress/Egress Access Driveway on Rockcliff Dr. to Joe's Deli and Restaurant, 19215 Hilliard Blvd. Mr. Capka seconded.

5 Ayes – 0 Nays
APPROVED

The meeting adjourned at 7:25 p.m.

William Bishop, Chairman

John Hosek, Member

Date: _____