

CITY OF ROCKY RIVER

March 4, 2024

PUBLIC HEARING – 2nd AMENDED ORDINANCE NO. 80-23

2nd AMENDED ORDINANCE NO. 80-23 **BY: JEANNE GALLAGHER**
AN ORDINANCE AMENDING VARIOUS SECTIONS OF ROCKY RIVER
CODIFIED ORDINANCES CHAPTER 1163 ENTITLED “OFFICE BUILDING
DISTRICT REGULATIONS”, AS FURTHER DESCRIBED IN THE ATTACHED
EXHIBIT “A”

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

Council Members Absent: Mr. Shipp

Administration: Mayor Bobst, Mr. Thomas

Law Director: Mr. O’Shea

The meeting was opened with the Pledge of Allegiance.

The Public Hearing for 2nd Amended Ordinance No. 80-23 was opened at 7:00 p.m. by Mr. Furry, President of City Council. President Furry set up ground rules prior to Public Comment. Everyone will have the chance to speak in an orderly fashion and reminded the audience that this is not about Ordinance No. 51-23 regarding Ingersol, the two are related but distinctly separate as 80-23 is a city-wide amendment to the Development Code, while 51-23 is parcel specific. City Council needs to address 80-23 first and then vet 51-23 which will have the same procedure going through Planning Commission with their Public Hearing and recommendation then back to City Council and a Public Hearing before voting on said ordinance. Mr. Furry reiterated that this is Public Comment not public interaction, all are welcome to address Council and/or the administration individually or collectively.

Mr. Furry welcomed and introduced Kathryn Kerber, the new Director of Planning and Community Development, to this evening’s meeting.

Mr. Furry turned the meeting over to Councilwoman Gallagher.

Mrs. Gallagher said that 2nd Amended Ordinance No. 80-23 is amending various sections of the Codified Ordinance Chapter 1163 Entitled “Office Building District Regulations”. This was referred to Planning Commission with Council’s recommendation of a maximum height of 70 feet in OB2 Building Districts. After Planning’s Public Hearing held on January 18th, Planning sent back their recommendations amending text in Section 1163.03 Use Regulations; 1163.05 Lot Regulations; 1163.07 Set Back Requirements; 1163.09 Height Requirements; 1163.11 Off Street Parking Regulations and 1163.13 Accessory Use Regulations. In addition, they are recommending a new OB-3 District. City Council is holding this Public Hearing for residents tonight.

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

PUBLIC COMMENT: Mr. Jim Moran, 2676 Country Club Blvd., said it was great to have the Ready Notify announcement to residents informing them of tonight’s Public Hearing. The question for a lot of residents is what does this mean and how it evolved. He knows Council has made stops out to the site to make sure about the communication to understand not only this ordinance, but how it affects the entire city. The sensitivity to it is still challenging in the fact of understanding what Council is looking at not only in this specific ordinance but also in how it affects the city for things that may come in the future. Mr. Moran’s only statement is that City Council should have more communication with Planning to make sure all the options and information is presented so everyone understands what they are voting on and City Council should continue to communicate with the Planning Commission.

- President Furry clarified that this is not being voted on this evening. It has two more reads. There has been a lot of back and forth with Planning with all the permitted uses, conditional uses, density and still have questions on that.

The Mayor said the Development Code, which is what this ordinance is about, came out of a process that is separate from the project that residents may have heard about on Ingersol. Indirectly, it will have some impact, but for about the last year and a half, since the city’s Master Plan was approved, the city has been working with the Cuyahoga County Planning Commission on updating the Development Code to realize and advance some of the things that were placed in the Master Plan at the request of residents. The city understands the heights and concerns in various locations. Council has rightly looked at this from not only one project in one area of the city, this change in the Development Code as it relates to office zoning, impacts several areas where office zoning currently exists. It started at 150 feet and now it is down to 55 feet, 75 feet and 95 feet along with changes to permitted uses. As a way of a little history as to how this came to be, there was a project that was submitted at the same time the city was looking at finalizing this section of the Development Code. The city is looking at every section, residential and commercial, in the Development Code. There has been a lot of good work by the Chairman of the Planning Commission, all of the Land Use Commission members, Kate Straub and Director Kerber in her new role.

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

Vote:	Hunt – aye	Gallagher – aye	O’Boyle – aye
	Morris – aye	Sindelar – aye	Furry - aye
	6 ayes	0 nays	

The meeting was adjourned at 7:11 p.m.

David W. Furry
President of Council

Susan G. Pease
Clerk of Council