

City of Bay Village
PLANNING, ZONING, PUBLIC GROUNDS AND BUILDINGS COMMITTEE
November 23, 2015
City Hall Conference Room 6:30 p.m.

Member Present: Councilwoman Karen Lieske, Chairman
Councilman Steve Lee
Councilman Paul Vincent

Others Present: President of Council Koomar
Councilman Ward 1 Tadych
Councilman Ward 4 Henderson
Councilman-at-large elect Mace
John Cheatham, SAFEbuilt, Inc.
Mark Barbour, Chairman of Planning Commission

Audience: Dick Majewski, Pam Cottam, Conda Boyd, Suzanne Graham, Lydia DeGeorge, John Suter, Richard Fink, Karen and Alex Dade, Jeff Foster

Mrs. Lieske called the meeting to order at 6:30 p.m. She noted that it is important for citizens to come to these meetings. The Council is here to represent the residents and she appreciates residents taking the time to have their voices heard through attending these meetings and communicating by email or telephone.

Chapter 1158 – Applicability

Residents have expressed concerns over whether there enough precautions in the ordinance to protect the residents if something were to be developed in their neighborhood. The Committee reviewed the 1999 City of Bay Village Master Plan, and the 2005 Retail Improvement Strategy prepared by Kent State University, School of Urban Design.

1999 Master Plan

Five Focus Areas and Additional Alternative Areas

Focus Area 1

This area is on the east side of Bradley Road near the southern border of the City. There are two parcels: one to the rear of Bay Commons and the other lot fronts on Bradley Road. The first lot is 700 feet in depth and is zoned Attached Residence. The rear of the lot is zoned residential. These parcels are no longer available.

Focus Area 2

The Zipp Manufacturing Area has been redeveloped to cluster housing known as Cahoon Ledges.

Focus Area 3

The west side of Dover Center Road, south of Heinen's to just north of Donald Road. This is a single family residential area with 13 houses occupying the lots. To the south is the Dover Junction commercial area. The east side of Dover Junction is a mixture of uses, and the area occupied by St. Raphael's Catholic Church. The west is bordered by Cahoon Creek and the valley.

Mr. Lee stated that it is interesting to note that in the 1999 Master Plan they talk about the west side of Dover Center Road. The 2005 Retail Improvement Strategy talks about the east side of Dover Center Road. Mrs. Lieske commented that there has been some substantial work done on those homes on the west side of Dover Center Road. The area referenced in the Retail Improvement Strategy would be well-suited for development.

Focus Area 4

The unimproved right-of-way for a portion of Knickerbocker Road on the southern border of the City, between Clague and Columbia Roads. The land is accessible from East Oakland near Vineland. There are 21 parcels. The owners of many of the vacant parcels live on East Oakland. The Knickerbocker right-of-way separates the property they own on Knickerbocker from the property they own on East Oakland. This area is single-family occupancy.

Mr. Lee stated that the 1999 Master Plan made a recommendation for Focus Area 4 for condominium- town house development, but for Focus Area 5 the recommendation is for single family residences. The two focus areas are close to each other in proximity.

Focus Area (A)

This is the area near the heart of the community; the property on both sides is Cahoon Creek. On the south side of Wolf Road, the property includes the former Shell Gasoline Station, which has been of interest, off and on, to developers. Mr. Cheatham noted that there is a local, reputable developer now that is looking very seriously at the Shell Gasoline Station property to build high-end single-family residences with a buffer to the commercial district. The zoning would permit single family. The setbacks have not been established.

The adjacent area to the west (6 lots) has been reconsolidated and is all one lot again. It is occupied by the home of the owner of the property. Now that it has been reconsolidated the owner cannot redevelop the land with duplexes.

Focus Area (B)

This is the south side of Knickerbocker, 250 feet east of Dover Center Road and includes some addresses on Knickerbocker that are commercial, office and industrial. It is next to the area occupied by CVS Drug Store. This is another area that would lend itself well to attached residences. It is comparable to an area developed in Rocky River backing up to Spencer Road.

Focus Area (C)

This is the former Forestview School property. Mrs. Lieske stated that the thought of the Board of Education is that if a new school were ever to be built they would use that land. There is no interest in relinquishing the property.

Focus Area (D)

This is the Clague Parkway area and is occupied by commercial establishments. John Cheatham of SAFEbuilt, Inc. advised that there has been an application to the State of Ohio to put in a \$10 million nursing home in this area. Mr. Tadych stated that he heard this is off the table.

Mrs. Lieske stated that the area is suited for attached housing development. Mr. Lee stated that the best uses for the area outlined in the Master Plan are office building, professional office building, medical office building, and restaurant.

Mrs. Lieske noted that the RTA Park-n-Ride is located in the area.

Mr. Richard Majewski stated that he was part of the writing of the Master Plan. The recommendations made for this area were based on highway access. It is a transitional area with a creek running behind the property.

Mr. Vincent asked if these commercial properties are one-owner or multiple owners. The Master Plan states that in 1999 there were five parcel in the possession of four different owners. There is also a parcel under the ownership of the City of Bay Village. Mr. Cheatham advised that this is parking area and the paper street that terminates in the cul-de-sac. The parcel in the corner is for sale, but if purchased the buyer would have to get the parcel owned by the City to put in the street and the utilities. Mr. Tadych noted that there is not even a Permanent Parcel Number assigned to the city-owned property.

Retail Improvement Strategy (RES)

Development Discussions (Page 7).

The two existing commercial centers are the Bay Village Square and the Dover Junction Center. Page 12 of the RES talks about a small pocket of luxury townhomes proposed on an undeveloped site west of Cahoon Creek with access to attached garages from Cahoon Road. This is the area that has been reconsolidated to one parcel and cannot be redeveloped.

Mr. Lee reiterated the differences in the Master Plan and the RIS concerning the recommendations for the east (RIS) and west (MP) side of Dover Center Road. The other area that differs in the two plans is adjacent to the Knickerbocker.

Mr. Vincent spoke about the possibility of obtaining Police Department comments regarding potential traffic problems west of Cahoon Creek with the school and library at that location.

Mrs. Lieske stated that the Planning Commission review of Chapter 1158 included suggestions of looking at a smaller area to begin with the possibility of future development if there is initial success. "If we were to hone in on a couple of the areas that seem consistent and try to encourage, that would allay some of the concerns heard from residents."

Mr. Vincent asked the role Council would take to follow this course. Mr. Lee noted that whatever is done by Council would still have to be approved by a vote of the people for areas suggested by the RIS but not located in the Retail Business District.

Mrs. Lieske commented that she asked Mr. Cheatham to be present this evening because he did a comprehensive effort to put some thought into what might be considered for Chapter 1158 this past year. His report was reviewed by the Planning Commission in depth and there were still acreage minimums recommended.

Concerns heard from residents are that without minimum acreage this type of development could occur throughout the City.

Mr. John Birney, Cahoon Road, suggested not comparing Bay Village to Westlake or Rocky River, and keeping the identity of Bay Village apart from other communities. Chapter 1158 needs to be focused on specific locations to determine reality and what is a buildable lot as opposed to square footage. He suggested thinking this through and not "rushing to judgment." Mr. Lee stated this would make sense as long as there is methodology for future development so it would not be challenged as spot zoning. He suggested relying on the existing and new Master Plans and the Retail Development Strategy in this process.

Mr. Vincent noted the surveys sent out to residents will soon be coming back and provide further information.

Jeff Foster, Kenmore Road, commented on the review of Chapter 1158 by the Planning Commission. The question is "Does Bay Village want to encourage multi-family or not?" The change in zoning must go to the voters and is a big hurdle for a developer. This is a good chance to modernize the code and let the market work.

Hugh O'Donnell, Bayfair Court, asked how the focus areas were chosen. Mrs. Lieske stated that the focus areas were recommendations in the 1999 Master Plan which is being revisited now.

Mark Barbour, Chairman of the Planning Commission, stated that the Planning Commission's feeling is it is best to review and suggest changes to the chapter when there are no projects under

consideration. Among the motivating factors were the comments from residents to provide alternative housing options for residents who may not be able to continue maintaining their homes but do not want to leave Bay Village.

Conda Boyd, West Oakland Road, gave a demonstration to visualize what developments might look like.

Mr. Koomar noted the 35-foot height allowance city-wide. Ms. Boyd stated she would like to see consideration for proportionality to the neighborhood so at least there is not something built that doesn't fit with existing development.

Mr. Koomar commented on the importance of public input in proposed developments and how that input affects decisions relating to approval or disapproval of developments.

Ms. Boyd commented that there is a range of types of housing in the ordinance and the definitions of the housing. Mr. Lee stated that the draft prepared by Mr. LeBlanc changed the definitions. Ms. Boyd noted that changing the use in an existing zone has to go to the voters.

Alex Dade, Bradley Road, stated that a lot of people have disquiet about the kind of standards in the proposed ordinance. "All of us have seen situations assured by city officials that 'this has to go to the voters.' A lot of people don't trust that as a valid backstop."

Janice DeAngelus, Lake Forest Drive, asked if these attached residences will be rental units or owner occupied, or both. Mrs. Lieske stated that we cannot specify. It could be both. Mr. Dade noted that there is distrust that the process is going to protect the residents. Talking about the focus areas may serve the purpose of the areas we would like to see considered, but there are no restrictions.

Pam Cottam, East Oakland Road, asked if the attached housing is focused on providing housing for seniors. Mr. Koomar stated it could be for anyone. People are looking for options.

The discussion of Chapter 1158 will continue by the Council Committee of the Whole this evening. The Planning, Zoning, Public Buildings and Grounds Committee will discuss the possibility of an additional meeting in the future for more discussions of this topic. The Planning Commission will meet on Wednesday, December 2, 2015 at 7:30 p.m. to review the proposed ordinance. Mr. Barbour, Chairman of the Planning Commission, stated that a prior version of Chapter 1158 had been reviewed by the Planning Commission for input. The Planning Commission doesn't pass legislation. That is strictly up to City Council, but it was suggested that the Planning Commission review the proposed new ordinance. The Planning Commission looked at a couple of versions as well as suggestions put forth by John Cheatham. The Planning Commission sent it back to City Council. It will come back before the Planning Commission on December 2 at 7:30 p.m., during a public meeting.

The feeling of the Planning Commission was that while they are happy to give opinions, it should be an elected legislators' decision as to what direction the ordinance takes.

Mrs. Lieske thanked everyone for their attendance and participation.

The meeting adjourned at 7:30 p.m.

Karen Lieske, Chairman

Joan Kemper, Secretary