

# City of Bay Village

## PLANNING, ZONING, PUBLIC GROUNDS AND BUILDINGS COMMITTEE

Held April 25, 2013

City Hall Conference Room 6:30 p.m.

Member Present: Councilman Steve Lee, Chairman  
Councilman Mike Young  
Councilman Clete Miller

Others Present: Law Director Ebert, Service Director Galli, SAFEbuilt  
Chief Building Official John Cheatham

Audience: John Suter, Bruce Geiselman

Councilman Lee, Chair of the Committee, called the meeting to order at 6:30 p.m. in the Conference Room of Bay Village City Hall, and the meeting was open to the public.

### Agenda

Mr. Lee began by noting that this was the first meeting for the Planning, Zoning, Public Grounds and Buildings committee since the committee was reconstituted in January and that we were fortunate to have on the committee the immediate past two chairs of the committee, Mr. Miller and Mr. Young. He reviewed the agenda and indicated that it was his intention to focus the discussions in the limited time this evening to the three oldest items assigned to this committee on the Matters Pending Before Council: *Amendment of Thoroughfare Plan, Cahoon Memorial Park Information Sign and Section 1158—Attached Residence District.*

### Amendment of Thoroughfare Plan

Mr. Lee noted that in preparation for this meeting he had, with the assistance of Clerk of Council Joan Kemper, reviewed old council meeting minutes for references to this topic. This topic has not been discussed by council for several years; however, the Planning Commission had discussed amendments to the Thoroughfare Plan in 2004 and 2005 when Mr. Wasniak was city planner. Mr. Young commented that it was his understanding that those discussions in the Planning Commission came out of the recommendations of the Master Plan that was completed in 1999. He also suggested that review of the Thoroughfare Plan should be done as part of the next Master Plan for the City. Discussion followed regarding the difficulty of Amending the Thoroughfare Plan in a vacuum without specific development proposals or the guidance of a current Master Plan. Mr. Lee also commented that it was his assumption that given the fact that the city was essentially “built out” at this time, the areas for potential amendment of the Thoroughfare Plan would be limited. After further discussion, Mr. Lee proposed that, with the consent of the committee members, he would like to propose a motion to Council to remove Amendment of Thoroughfare Plan from the Matters Pending List, with the understanding that if a new issue came about, the topic could be added back to the Matters Pending List at that time.

Cahoon Memorial Park Sign

Mr. Lee noted that this item has been on the Matters Pending List since early 2006. Mr. Miller noted that the subject has been discussed over the years but there had been difficulty in gaining consensus on a design that would be functional, but also blend in to the historic setting of the park. Mr. Lee noted that funds had not been budgeted for the cost of a replacement sign in the 2013 Budget. Mr. Young confirmed this and suggested that design proposals and cost estimates could be gathered during 2013 and presented to Council so that if a replacement sign were approved, the costs could be budgeted for 2014.

Mr. Young then shared with the Committee a photograph of a new information sign located at the North Olmsted City Hall. He further shared his thoughts regarding a similar design with a base made of sandstone and brick and a permanent sign in white and blue similar to some of the other new signs in the City and in Cahoon Memorial Park. Mr. Miller commented on how resolution has improved with electronic signage, allowing for additional design options. Mr. Young noted that the new electronic signs can be WiFi enabled so that updates to the information display can be made remotely via password. Mr. Galli commented on the availability of electricity in that area and also noted that the Service Department could do preliminary design and construction work for the sign like they have done for other new signage in the community. Mr. Miller also noted that during a power outage, it would be possible to operate the sign with a portable generator. After further discussions, it was suggested that the committee members would collect examples of sign designs they believe would be appropriate and then the committee would provide guidance on a sign mock-up.

Section 1158—Attached Residence District

Mr. Lee noted that there have been extensive discussions over the years regarding amendments to Section 1158, but no modifications have been made since 1974. The Zoning Code Review conducted by the Cuyahoga County Planning Commission following the last Master Plan in 1999, recommended modifications to the minimum site size, maximum height and density requirements contained in the section. Mr. Lee further commented that Mr. Miller had been very helpful in providing some background materials regarding the discussions that have taken place and a mark-up of Section 1158 which included Mr. Miller's proposed edits. The Committee then discussed the attached residence communities in Bay Village as well as several recent developments in neighboring communities. Mr. Lee indicated that he would like to have prepared a cumulative mark-up showing all of the proposed edits for circulation to the Committee members to help further the discussions.

Community House

Mr. Young commented that he would like to see the Committee move forward on the Community House Restoration and Budget Fact Finding matter that was added to the matters pending list in March of 2012. He noted that several studies of the building have been conducted and that he would like to see the studies combined into one set of recommendations, for which costs could then be estimated. Once this information was accumulated, a renovation

plan could be considered by Council. A general discussion followed and it was the consensus of the committee members that investment was needed in the building in order to preserve the building for future generations as well as increase current utilization. Mr. Lee indicated that he would seek clarification as to the role to be played by this Committee and the role to be played by the Public Improvements Committee in moving this project forward.

#### Building Code Updates

Mr. Galli introduced John Cheatham, the Chief Building Official for SafeBuilt. Mr. Cheatham provided a brief update on the transition of building department services to SafeBuilt and noted that there would be an open house on the evening of May 6<sup>th</sup>. Mr. Cheatham further reported that he had begun reviewing the City's building code and had noted several non-substantive terminology updates that should be made to the City's code to make it consistent with changes made at the State level. He noted that the City would have one year to make these updates and that he would propose specific language changes to the Law Director and Council.

The meeting adjourned at 7:30 p.m.

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Steve Lee, Chairman