

Minutes of a Public Hearing and Special Meeting  
of the  
City of Bay Village Planning Commission  
Held January 18, 2012

Present: Dzienny, Krause, Majewski, Miller, Persanyi

Absent: Mr. Bruckman

Also Present: Clinton Keener, Superintendent, Bay Village City Schools  
Daryl Stumph, Bay Village City Schools

Audience: Ellen Oakley, Caroline Kilbane, Nathan Conover, Dan Krieg, Mike Dendinger,  
Heidi Coffman, Chris Baumgartner, Leah Gibbons, John Balch, Bruce Geiselman

**PUBLIC HEARING**

Chairman Dzienny called the public hearing of the Planning Commission to order at 7:30 p.m.

**Bay Village Board of Education  
Installation of Modular Classrooms – Normandy School  
26920 Normandy Road**

Mr. Clint Keener, Superintendent of Schools, Bay Village City School District, and Mr. Daryl Stumph, Assistant Superintendent for Building Operation, displayed plans for the four modular classrooms to be installed on the west end of the Normandy School. Mr. Keener explained that the structure will be factory built with electrical and all other utility service built into the walls and ceilings. The 55' x 72' structure will be installed on a foundation. The end of the existing building is 88 feet. All the required setbacks are in place and there will be no variances required for this installation.

Mr. Keener displayed an illustration of the proposed installation, noting the ramp that will be included since the property slopes downward for drainage. The lower portion of the structure will be brick to the windowsills. Mr. Keener displayed the brick to be used and advised that they will require the contractor to match the brick on the existing building. The existing brick is three or four colors with a dark brown accent color brick. The upper portion of the units will be a Hardi-Board panel with a stucco finish. A sample of the panel was displayed by Mr. Keener. The color of the panels has been chosen to be as close to the brick colors as possible.

Screening will be provided to the residents to the south, west and north. To the north, the building addition is 240 feet from the existing homes but screening will still be provided by the planting of arborvitae behind the playground.

## Planning Commission Minutes

January 18, 2012

The four, fully functional classrooms will be over 800 square feet each with a hallway and restrooms. The rooms will likely house the second graders and allow room in the main building for all-day Kindergarten classes. The existing building has over 600 students.

Mr. Keener advised that at some time the Board of Education will have to make a long-term decision about the life of Normandy School. In the interim, this modular unit is proposed because it is 40% of the cost of a building addition. Mr. Keener noted that this modular unit will be able to be in service for a number of years and will be properly maintained. The rubber roof is sloped and equipped with storm drains which will drain into the sewers at the end of the building.

Mr. Stumph displayed a sample of a short brick which will be included as an alternate proposal. Mr. Keener explained that the short brick is cut thinner and instead of building to a foundation there is a panel that goes on the side and the brick is plastered to the side panel. This type of brick is used on higher-end homes. Mr. Keener stated that they are not yet clear on which brick is the most cost effective, which will be determined through the bidding process.

Mr. Persanyi noted that if the regular brick option is chosen the construction ends with a small shelf. He asked how the water on that shelf would be handled. Mr. Keener stated that the shelf can be capped, or the brick turned. The architect would work out the solution to comply with the codes of the Building Department.

Chairman Dzienny stated that he is pleased to see the Board of Education present these options, noting that the inclusion of the brick to the windowsills greatly improves the look of the modular units.

There being no further comments from the members of the Planning Commission, Chairman Dzienny called for comments from the public.

Mr. John Balch, 27007 Wolf Road, asked how much added cost is involved with including the brick veneer. Mr. Keener stated that the cost will be approximately \$25,000 to \$30,000 for the brick. Mr. Balch stated that he has never seen any of these units with a brick veneer. Mr. Dzienny noted that this is almost a permanent addition and will be at the site for at least 8 years. Mr. Balch commented that he does not like to see the School Board spend the taxpayers' money to make the units look pretty.

Mr. Terry Fiala, 27111 Wolf Road, asked the total cost of the project. Mr. Keener advised that the cost of the project is approximately \$280,000. A permanent addition to the building would cost \$1.2 million. Mr. Fiala stated that the reason he is here is to report about the water in his

## Planning Commission Minutes

January 18, 2012

backyard and stated that his neighbors also have serious problems with the water in their backyards.

Mr. Keener invited Mr. Fiala to see him at the Board of Education to discuss the water problems he is reporting. Mr. Keener advised that he knows the ground is low in the neighbors' area and stated that this construction is nowhere near the site of the area but encouraged Mr. Fiala to visit him at the Board office to see if there is some workable solution.

Mr. Dzienny informed Mr. Fiala that he appreciates his comments, noting that Mr. Keener has invited Mr. Fiala to come to the Board of Education office to discuss the water issue. Mr. Dzienny stated that the public hearing this evening is solely related to the modular unit addition which is 240 feet away from the area of which Mr. Fiala is speaking. Mr. Dzienny asked if there is more commentary to be presented about the addition.

Heidi Coffman, 27100 Normandy Road asked if more blacktop will be added for the children's playground. Mr. Keener stated that more blacktop will be added for the children's playground and there is a catch basin in the area to drain the water. The catch basin is 12 to 15 feet past the existing blacktop.

Ellen Oakley, 26905 Normandy Road, asked why the Glenview School was not considered as a site for the modular addition. Mr. Keener stated that the Glenview Building is older than the Normandy building. Normandy was chosen for transportation and instructional purposes with the ability to have all of the Kindergarten students in the same group. He noted that the Board spent hours reviewing the needs and options, and the Normandy site was chosen as the best education alternative. Glenview is not entirely handicap accessible and it would cost more to make those alterations than to do the project at Normandy.

Dan Krieg, 27002 Osborn asked if there will be enough population for full day kindergarten. Mr. Keener stated that early registration ended today, with an additional application period to follow, and there have been enough enrollments to fill three classrooms. The modular units will be used primarily by second graders and the kindergarten students will use rooms in the interior building with washrooms accessible from their classrooms. Music will be moved off of the stage to a regular classroom.

The modular units will have air conditioning. The rest of the existing building is not air conditioned but two of the rooms do have mounted units due to health concerns of the students. Mike and Patty Dendinger, 392 Douglas Drive also commented about the water problem. Mr. Keener stated that he would be glad to schedule a meeting with the residents who have expressed water concerns.

A resident asked if there will be enough parking for the teachers and the parents who drop off their children. Mr. Keener stated that the four additional staff members will use the K.T. Allen Building for parking. The students will be mostly picked up and dropped off by the school buses and only 15 to 20 additional parents will be picking up and dropping off their children. Mr. Keener noted that there is no easy way to take care of the issue of traffic caused at any of the schools by the parents transporting their children. The architect that is being employed by the school district to survey the buildings will include this issue as part of their study.

Mr. Miller asked Mr. Keener when and where the next school board meeting will be held. Mr. Keener replied that the Board of Education will meet on Monday, January 23, 2012 at the K.T. Allen Building at 6:30 p.m. Mr. Keener advised that everyone is invited to attend but he would like to solicit information from the architect and civil engineer to acquire data regarding the water issue that the residents have reported before sitting down to discuss their concerns.

Mr. Dan Krieg asked if there has been any exploration for grants to address the sustainability and greening of any of the newer constructions. Mr. Keener stated that the Board looked at grants for wind power and solar power but the schools do not have a good location for a large windmill. The architect will include sustainability and greening as part of his study as to how all the schools' buildings function.

The public hearing was closed and Chairman Dzienny called the special meeting of the Planning Commission to order at 8 p.m.

The following members responded to roll call: Dzienny, Krause, Majewski, Miller, Persanyi. Mr. Bruckman had notified the secretary that he would be absent due to a work related meeting.

**MOTION** by Krause, second by Miller, to approve the minutes of meeting held January 4, 2012.  
**Motion carried 5-0.**

**Bay Village Board of Education  
Installation of Modular Classrooms – Normandy School  
26920 Normandy Road**

Mr. Dzienny called for additional comments from the members of the Planning Commission concerning this project. He asked if any of the members of the commission would prefer the units completely covered with the brick rather than half way.

Mr. Persanyi stated that if the brick matches the color it is a good alternative to what was presented earlier. Mr. Persanyi noted further that these are old buildings and to replace them

would require a major bond issue. There is a bond issue in effect presently to pay off the Middle School. This is an inexpensive way to get an additional four classrooms at a price that is reasonable. We have to do the best that we can with what we have available. Mr. Persanyi stated that he is sure that the School Board is doing the best they can to provide for the students.

Mr. Miller commented that the Architectural Board of Review will ultimately give feedback to the Planning Commission on the aesthetics of the project. The Planning Commission reviews the project from the viewpoint of the land issue, buffering issues, and whether it takes too much space on the property, and then refers it to the Architectural Board of Review who will look at the structure and provide feedback as to whether it is a proper use for this site.

**Motion** by Majewski, second by Krause, to submit the application of the Bay Village Board of Education for the installation of modular classrooms at Normandy School, 26920 Normandy Road, to the Architectural Board of Review for their input. **Motion carried 5-0.**

### **Council Update**

**Mr. Clete Miller** advised that the Planning, Zoning, Public Buildings and Grounds Committee, which he chairs, will have their first official meeting of 2012 on Monday, January 23, 2012 at 5:30 p.m. to review the following items pending before the committee:

- Zoning Code Review /Sign Update (Section 1179)
- Amendment of Thoroughfare Plan
- *Cahoon Memorial Park Information Sign*
- Section 1158 – Attached Residence District
- Architectural Board of Review Design Guidelines
- Home at the Northeast Corner of Cahoon Road and Wolf Road on Cahoon Memorial Park Property formerly used as a rental property (4/19/10)

Mr. Miller advised that the home at the northeast corner of Cahoon and Wolf on Cahoon Memorial Park property, previously used as rental property, is being considered for demolition by the city. As a committee there will be a review of Section 1167 of the Codified Ordinances of the City of Bay Village as the language does not necessarily support the referral of that proposed demolition to the Planning Commission. The reference is to mandatory referral and by review of the Law Director it is a general reference. The committee discussion will include what are the best steps and Mr. Miller stated that he will recommend that there will not be immediate demolition without at least considering what will take its place. There should be possibly a meeting with the other civic groups in the city so it is not just turned over to green grass. As a committee, this will be discussed next week at the Planning, Zoning, Public Buildings and Grounds Committee on Monday, January 23, at 5:30 p.m. in the conference room. Mr. Miller

## Planning Commission Minutes

January 18, 2012

noted that the Bay Village Historical Society financially could not lease the home from the city for their purposes. It would have required at least \$20,000 in improvements to bring the building up to code for meeting purposes. At this point they have stated that they do not have use for the home.

Mr. Persanyi stated that a few years ago he worked with Mr. Norton of the Board of Zoning Appeals and former Building Director Milburn to revise some of the zoning code chapters that will be studied by the Planning and Zoning Committee. Mr. Milburn has information available that could be supplied to Mr. Miller to save him the time of starting this project over. Mr. Milburn noted that the entire zoning code was revised to bring it up to current standards. The Council did not adopt the revisions or recommendations as presented. Mr. Persanyi commented further on the suggested revisions to the regulations covering attached residence districts, noting that comparative work was done looking at other communities before making their recommendations. Mr. Milburn and Mrs. Kemper will research these documents and provide them to Mr. Miller.

Mr. Krause asked if there was ever any discussion about offering the Cahoon Road home to someone who would move it from the property. Mr. Miller stated that BAYarts has declined that offer, but he does not know if it would be a viable opportunity for a private citizen. Mr. Krause suggested that consideration be given to offering it to the public, and suggested that Mr. Dino Lustrini might be interested in the home. Mr. Miller will include that discussion with his committee.

Mr. Miller commented further about the home, advising that Habitat for Humanity has expressed interest in the windows and other usable building components of the dwelling. .

Mr. Dan Krieg stated that he is part of the city's Green Team and volunteered the group to work with Habitat for Humanity to assist them with removing the items from the home.

Service Director Galli stated that he has met with representatives of Habitat for Humanity at the property and they would like the windows, doors, plumbing fixtures, furnace and air conditioning system. They have indicated that they can bring a crew in sometime after mid-February.

Mr. Majewski asked what is wrong with the property if there are so many items that are salvageable. Mr. Galli stated that the proposed use of the Historical Society would change the use from residential to a meeting place which would require modifications to meet code for that purpose. Mr. Milburn added that the largest need is for a new foundation. The home has a deteriorating, fieldstone foundation. The electrical needs updating and the roof has to be replaced. Mr. Majewski asked how the home got to be in such poor condition while being leased as rental property by the city. Mr. Majewski noted that rental properties are held to a high standard in the city and asked why the city was not held to the same standard. Mr. Milburn

Planning Commission Minutes

January 18, 2012

stated that the city was going in to the home and doing repairs and upgrading. The foundation has been repaired five or six times. Mr. Dzienny noted that the city does not want to be a landlord in addition to all the other concerns they have in providing services to residents. Mr. Majewski stated that just a couple of years ago the dwelling was an income producing asset belonging to the city and now has deteriorated to a non-useful structure that it is going to be torn down. He asked how it went from Point A to Point B. He questioned whether there is a responsible party for the deterioration of that building.

**ADJOURNMENT**

Meeting adjourned at 8:30 p.m. The next meeting of the Planning Commission will be held Wednesday, February 1, 2012 at 7:30 p.m.

---

Andy Dzienny, Chairman

---

Joan Kemper, Secretary