

Minutes of a Meeting of the  
City of Bay Village Planning Commission  
Work Session  
Held January 8, 2020  
7:30 p.m.

Present: Jeff Foster, Warren Remein, Rick Kirk, Sara Byrnes Maier, Jennifer Lesny Fleming, Dave Maddux and Kendra Davitt

Excused:

Also Present: Mayor Koomar, Eric Tuck-Macalla (Building Director) and Mark Barbour (Law Director)

Audience: Jason Russell

Chairman Foster called the work session meeting of the Planning Commission to order at 7:26 p.m.

**WORK SESSION:**

1. **Stay In Bay**-Review of the Bay Village Commercial Code with Jason Russell, Concord Consulting

Mr. Foster introduced Jason Russell from Concord Consulting.

Mr. Russell introduced himself and explained that he has been working with the City of Bay Village to go through this process to create a mixed-use overlay. Over the last month in half – two months, there have been meetings held with the community to get feedback, find out what mixed-use means to Bay Village, what would the future of Bay Village look and feel like and what are some of their concerns in the long term to maintain to look and aesthetic of Bay Village.

Mr. Russell discussed the feedback that he had received and gave the Board a handout of a rough draft of what the mixed-use overlay district could look like. The rough draft included the purpose, intent, applicability, permitted uses and conditional uses.

Mr. Russell discussed feedback from the community meeting that was held on December 10, 2019. Below are is what was shared during the session via PowerPoint.

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Ms. Byrnes Maier stated that it also benefits the existing property owners. It is not necessarily only for new development coming in but supporting the existing businesses and business owners.

Ms. Lesny Fleming asked how this all came about and if this is driven by Council or the Master Plan.

Ms. Byrnes Maier stated that this came about from the Master Plan. When the Master Plan was published there was a lot of discussion over making more of a vibrant town center in Bay Village and having other housing options for people who want to age in place. They want to be able to modernize the City a little bit but still have the perimeters and restraints around it by having the input from the residents, Planning Commission and City Council. We have the control over it to say what we want it to look like, how dense we want it to be or not be. The Zoning Code as it stands right now only provides for developing suburban strip shopping. We do not need much more of that but do want a more classic look and feel of a downtown and development scheme. (ex: Chagrin Falls, Rocky River and Western Reserve)

Mr. Barbour explained that the reason it was in front of the Planning Commission now is that section 115 of the Code provides that if City Council wants to change the land-use ordinance it has to come in front of the Planning Commission. The Planning Commission will have to either approve it or disapprove it in whole or part. It would go back to Council and then Council can override the Planning Commission's decision with a 2/3rds majority. It makes much more sense to get Planning Commission involved as early as possible because the Board will have to weigh in on it according to the Code.

Mr. Russell asked if there were any other questions or comments.

Audience member discussed one of the line items on the PowerPoint, keeping taxes low. He asked that it be discussed further.

Mr. Russell explained that it was a comment from a member of the community. They want to make sure that whatever it is, it does not increase the taxes in the community.

Audience member wondered what type of taxes. (property, income?)

Mr. Russell stated that he could not tell him. He thinks it would be in regard to property tax. New development actually increases the amount of taxable properties in the community and it would actually help generate more taxes for the schools and the City.

Audience member asked if they were talking about tax subsidies.

Mr. Russell explained that he could not comment on that because he is only working on zoning and is only related to what is permitted through zoning.

Audience member asked how the City will work with the current property owners so that it is a collaborative in adding additional functionality to the present commercial areas.

Mr. Russell explained that the biggest thing is to provide the flexibility for individuals to do additional things to their property and diversify the uses.

Audience member asked if the City already has that in place. (ex: Dover Junction already has office and retail.)

Mr. Russell agreed but explained that there is also a lot of restrictions when it comes to parking. Right now if a property owner wants to add additional square footage they must also provide more parking to accommodate that.

Audience member wondered if they would only need to change the parking code without having to add the mixed-use overlay.

Mr. Russell agreed but explained that the benefit of an overlay is that it only applies to certain areas. If they changed the parking code, it would apply to the entire City. It is better to put the restrictions within the overlay so it only applies to that property. The overlay allows you to specifically address concerns of a specific property or area without impacting parking regulations everywhere in the City.

Audience member asked what the incentive was for the current property owners to invest in these types of improvements beside the obvious, increase traffic flow. He asked where the money is coming from.

Mr. Remein explained that they could increase their rental property without having to completely change what they are doing. Right now everyone is only talking about parking but that is only one aspect. Other aspects include making things more walkable, to deprioritize the automobile and make it better for pedestrians and cyclists, etc. Right now if you bike up to Heinen's currently there is nothing to do with your bike. The overlay would encourage bicycle parking in those types of areas.

Audience member stated that he is all for this but he wonders what the incentive is for other people to make the investment.

Ms. Byrnes Maier explained that for one it is private property. It is more about creating the tools for them to be able to redevelop. You cannot tell them they need to redevelop, it is their choice. The way the zoning code is right now is so restrictive for property owners and makes it harder for them to do that. Right now it probably does not make sense financially to redevelop. You will not be able to recoup enough cost. If you are able to do a little more with the property, more of what the market wants, then there will be more capital to invest. We want to make sure that the rent is not too high for retail so that it forces out the existing businesses. They do not want to do that. It is a way to get more revenue out of the property for the property owner.

Audience member understood and explained he was just curious on what the incentive would be to invest. It is almost as if the City needs an economic development director.

Mr. Kirk explained that what they are trying to do is encourage the atmosphere of development. Right now the Code makes it difficult or states you are not allowed to do that. The City is trying to control the guidelines and rules upfront by encouraging the development to happen. The property owners or developers would be able to see that the City is encouraging this type of development. They want to make the changes to allow this in advance versus what is currently in place and is restrictive.

Audience member discussed the commercial district on Clague. Right now it is only commercial but by updating that area as a mixed-use, it would enable someone to come in redevelop the area with less restrictions.

Mr. Foster explained that it would not necessarily have less restrictions but different restrictions. It encourages other things to happen in that area. This is a very common tool for cities to do that, especially on the redevelopment side.

Ms. Byrnes Maier explained that the property owner or developer does not need to spend all the time up front exploring that and going through the process. This would help us to get the kind of development the City wants and something that will work with our community.

Audience member discussed empty storefronts. He has seen that the empty storefronts have become infectious. When you go to places and see that happening, you wonder if tomorrow other businesses will want to leave. You wonder what the character of the town looks like and what options the developer would have to try and recoup something that would generate revenue for them. Our community is so fragile and we currently have vacancies. He does not think that is a good thing and that the overlay is an enabler for the people who own the property. It may provide some recovery for them. On the surface it sounds good.

Mr. Russell stated that he appreciated the comments and stated that is why it is important to have community feedback to make sure that the regulations that get put into place match with what the City of Bay Village want for future development.

Audience member stated that he would like to have examples of where this type of overlay has been successful and where it has turned around communities. It would be helpful to know what impact it has had on other communities. Staying the same is not going to be an option.

Mr. Russell discussed an area in Shaker Heights. (Van Aken District) It is great example of converting a 1947 shopping strip center into a mixed-use area. They took a tiny shopping center that was over parked and turned it into retail, office and residential space. The most important part of the area is that it is a gathering space for the community to come and spend time and spend money. The mixed-use terminology sounds all new and trendy but cities like Chagrin Falls

and Hudson have been using them for years. Mixed-use is nothing new. It is what cities used to be. It went to single uses after World War II. In some ways we are now righting our wrongs and trying to fix that. The City is taking a nice second step to create this for the commercial districts in Bay Village. The Mater Plan was the first step to identify this as a priority.

Mr. Foster discussed the idea of having an economic development director that was previously brought up. As a small city, we do not have that type of person but the Mayor fills that role. He gave the example of Thyme Table. The community was obviously desperate for that. We need to think of what else the community is desperate for. As a community we have to take some of that off. If we see that there is something that we all want to see, let's see if we can someone to take a look at what we have.

Audience member stated that he feels the City is going in the right direction. He feels there are probably people who would like to come in and redevelop but it is not zoned for that. It is too much of a hassle. This gives the people who have the property the ability to sell it to creative people. It is a great opportunity.

Mr. Russell moved on to the draft of the Mixed-Use Overlay District. He went over the entire outline of what he had thus far. Below is what was given to the Board and shown and discussed over the projector.

#### ***Chapter XXXX.XX Mixed-Use Overlay District***

##### ***A. Purpose***

*This District is intended to encourage a predominance of compact mix of housing, retail, service, and office uses in a manner that reflects human scale, prioritizes pedestrians and emphasizes connectivity between development sites and adjacent amenities. All new development in this District shall be consistent with the Bay Village Master Plan. New developments will be required to reflect the overall appearance, form, pattern, and design set forth in District regulations. To the maximum extent feasible, new development in the district will be required to preserve and protect scenic and natural landscape qualities, as well adhere to prevailing storm water management practices to protect Lake Erie.*

##### ***B. Intent***

*The objective of the mixed-use overlay district is to provide a framework that allows for the development of mixed-use zoned properties in a manner consistent with the Bay Village Master Plan. The overlay district is intended to allow greater flexibility of development standards and building types than what would be permitted under the base zone of the site.*

*Mixed-Use developments can be horizontally or vertically integrated. Horizontal mixed-use development consists of two or more attached or detached buildings of differing permitted use categories within the same project area. Vertical mixed-use developments consist of one or more different use placed over another use within the same building. A project area may encompass a single parcel or multiple parcels.*

*District regulations are designed to promote development appropriately designed and located to achieve, among others, the following objectives:*

- *Create dense, walkable, mixed-use centers wherein daily goods and services and employment opportunities are located within short distances of residents.*
- *Promote pedestrian accessibility by discouraging uses that attract large-scale automobile and truck traffic that tend to make pedestrian circulation difficult and/or unsafe.*
- *Improve the pedestrian environment through building orientation, attractive building facades, and pedestrian amenities.*
- *Promote the grouping, clustering and compactness of buildings to further encourage both pedestrian access to retail sales and services as well as comparative shopping.*
- *Allow for a diversity of small business uses that complement and strengthen one another.*
- *Expand residential and lifestyle options with increased mobility choices*
- *To retain the unique historic and architectural characteristics of the City of Bay Village while accommodating new development.*
- *Enhance the overall quality of life for Bay Village residents, business owners and visitors. C. Applicability*

*a. Relationship between overlay district standards and base district standards. For property within a mixed-use overlay district, the regulations in this Chapter allow mixed-use development as an alternative to the type of development allowed under the base (underlying) district standards.*

*b. Base district standards.*

*i. The provisions in this Chapter shall apply to all properties with mixed-use overlay district designation, but the provisions do not supersede the underlying base district provisions until a property is developed in compliance with the provisions of this Chapter.*

*ii. New projects may be developed in compliance with the existing underlying base district, provided that all standards and requirements of the underlying base district are met.*

*iii. Regulations, development standards, and requirements in the underlying base district shall continue to apply to those projects that are currently developed according to the existing standards.*

*iv. For legal non-conforming uses (i.e., uses that do not comply with the provisions of the base district or this Chapter), the provisions in Chapter 1124.04 (Nonconforming use, structure, or site condition) shall apply.*

*c. Option to apply mixed-use overlay district standards.*

*i. The owner or developer of any property within the mixed-use overlay district may choose to develop in compliance with the standards and procedures in this Chapter.*

*ii. In order to exercise the option to develop under the provisions in this Chapter, approval of a development plan shall be required in compliance with Chapter 1129 (Approval Process — Conditional uses, Attached housing, cluster development and business/commercial structures).*

*d. Applicable regulations after completion of development. Once a property is developed in compliance with the provisions in this Chapter, the provisions of this Chapter completely supersede the provisions of the underlying base district. Whenever the requirements of the overlay district impose a more or less restrictive standard than the provisions of the underlying base district, the requirements of the overlay district shall govern.*

*e. Location of a Mixed-Use Overlay District. The mixed-use overlay district may only be applied to the following base districts:*

*i. Retail Business District*

*ii. Commercial Business District*

*iii. Apartment District*

*iv. Office District*

**D. Permitted Uses**

*a. Residential*

*i. Attached Residential (as defined in Chapter 1158)*

*ii. Apartment Houses located above the first floor (as defined in Chapter 1171)*

*b. Commercial/Retail*

*i. Artisan studios, photography shops and studios, and art galleries. ii. Assembly and meeting halls, provided that such use on the ground floor of a structure shall not exceed five thousand (5,000) square feet of gross floor area.*

*iii. Automated teller machines (ATMs).*

*iv. Banks or other financial institutions, except drive-through bank teller or ATM facilities, provided that such use located on the ground floor of a structure shall not exceed five thousand (5,000) square feet of gross floor area.*

*v. Bars/taverns, provided that such use located on the ground floor of a structure shall not exceed five thousand (5,000) square feet of gross floor area.*

*vi. Medical clinics, provided that any clinic use located on the ground floor of a structure shall not exceed five thousand (5,000) square feet of gross floor area.*

*vii. Offices, business or professional, with a ground floor footprint not to exceed five thousand (5,000) square feet of floor area.*

*viii. Recording, radio, or television studios, provided that any such use shall not exceed two thousand five hundred (2,500) square feet of gross floor area.*

*ix. Restaurants, except drive-through restaurants, with a ground floor footprint not [to] exceed five thousand (5,000) square feet of floor area.*

*x. Retail uses, with a ground floor footprint not [to] exceed five thousand (5,000) square feet of floor area.*

*xi. Services, personal, business, or repair, except for vehicle repair, with a ground floor footprint not to exceed five thousand (5,000) square feet of floor area.*

*c. Similar main uses permitted*

*i. Any other retail store, shop or service shall be permitted if it is determined by the Board of Zoning Appeals to be similar to the uses listed in Chapter XXXX.XX(b) in terms of the following standards.*

*1. Such use is not listed in any other classification of permitted buildings or uses, and*

*2. Such a use is more appropriate to and conforms to the basic characteristics of this classification; and*

*3. Such a use does not create dangers to health and safety, and does not create offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influences to an extent greater than normally resulting from other uses listed in the classification to which it is to be added; and*

*4. Such a use does not create traffic to a greater extent than the other uses listed in the classification to which it is to be added.*

*d. Institutional/Civic/Public*

- i. Government administrative offices.*
  - ii. Public, non-profit, or private cultural facilities including but not limited to libraries and museums.*
  - iii. Public park or recreation areas, including multipurpose trails.*
  - iv. Public recreational facilities, indoor or outdoor.*
  - v. Public safety and emergency services.*
  - vi. Essential public utility and public services installations, including bus shelters and bus stops, but not including water towers, power generating stations, transfer stations, or outdoor storage.*
- e. Accessory Uses (see Chapter XXXX.XX)*

**E. Conditional Uses**

*a. Residential*

- i. Senior Citizen Housing (As defined in Chapter 1175.04)*
- b. Commercial/Retail*
- i. Automobile service stations.*
  - ii. Banks, or other financial institutions, with drive-through teller or ATM facilities, provided that when such use is located on the ground floor of the structure it shall not exceed five thousand (5,000) square feet of gross floor area.*
  - iii. Bars/taverns located within two hundred (200) feet of a residential use.*
  - iv. Convenience stores and specialty grocery stores.*
  - v. Day care centers*
  - vi. Entertainment and indoor amusement facilities.*
  - vii. Funeral homes.*
  - viii. Lodging.*

*ix. Liquor stores.*

*x. Offices, business or professional, with a ground floor footprint greater than five thousand (5,000) square feet, but less than ten thousand (10,000) square feet or provided that any structure must be broken up into storefront modules not exceeding forty (40) feet in width. Each module shall have display windows and other architectural features to distinguish it from adjacent modules.*

*xi. Recreational or sports training facilities, commercial.*

*xii. Retail and restaurant uses with a ground floor footprint greater than five thousand (5,000) square feet, but less than ten thousand (10,000) square feet or provided that any structure must be broken up into storefront modules not exceeding forty (40) feet in width. Each module shall have a prominent entry, display windows, and other architectural features to distinguish it from adjacent modules.*

*xiii. Retail uses with outdoor sales or storage.*

*xiv. Veterinary facility, small animal clinic (allow overnight, indoor boarding).*

*xv. Parking structure as a principal use. Institutional/Civic/Public*

*c. Institutional/Civic/Public*

*i. Convention or conference centers.*

*ii. Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal conditional use.*

*iii. Public Safety and Emergency Services.*

*iv. Schools, public or private (preschool, elementary, secondary, or post-secondary.) Accessory Uses*

*F. Accessory Uses*

*G. Property Development/Design Standards.*

- Maximum Net Density*
- Open Space*
- Mix of Uses • Large Parcel Development*

- *Environmental Standards*
- *Driveway Curb Cuts*
- *Street Connections and Design*
- *Vehicular and Pedestrian Circulation*
- *Streetscape Improvements*
- *Landscaping and Screening*

*H. Lot and Density Regulations*

- *Minimum Lot Area*
- *Minimum Lot Width*
- *Maximum Number of Dwelling Units per Structure*
- *Maximum Building Coverage*

*I. Yard Requirements*

- *Setbacks*
- *Buffer yard Requirements*

*J. Maximum Height Requirements*

*K. Design Standards and Principles*

- *Building Siting and Orientation*
- *Building Materials*

*L. Parking Requirements*

*M. Signage*

*N. Site Plan Review*

*O. Development Plans*

Mr. Russell stated that the purpose and the intent are most in important part of the overlay. Fifty years from now when this is still in the Code it will be helpful to know what the community's mindset was at the time. People applying it in the future will know why it was written the way it was. The intent is similar but speaks more to what the mission statement of the implementation of the Code is. It helps set the tone.

Applicability is the technical part of the Code that lays out where the mixed-use overlay can be used and how it relates to the base district standards.

Mr. Russell then discussed permitted uses and conditional uses. Permitted uses are what is permitted within the mixed-use overlay. Conditional uses are uses that are permitted but would have to be approved by the Planning Commission.

After reading the draft, he acknowledged that it was a lot of information. He stated that details will be very important, they will continue to be flushed out and even more details will be provided. He wanted to run through the outline with the Planning Commission so they could understand the roadmap they are going through. He asked if there was anything they could think of that was not included in this outline that should be.

Audience member asked if the community has invited the current property owners to engage in this exercise as well.

Mr. Russell explained that yes, they have had discussions. They also set up one on one meetings with the property owners. He had the opportunity to sit with the owners of Bay Square and Dover Center Shopping Center so he had could explain the overall process that City Council and the City wanted to do. He was able to listen to their feedback and concerns about the current state of their property and the future. He asked what their concerns were for the longevity of their property and what would help stimulate their investment.

Audience member asked if there was a vision of what they want the retail properties to look like. He had not heard much about this process. He wondered about current properties and if the City is planning to work with owners to try and get them to look like their vision or is this all for new development/buildings.

Mr. Russell explained that he personally does not have a vision. His vision is looking more flat on the earth and creating the rules as to where buildings can be placed. The main vision is to create a reason for people to come and stay. Ex: Walgreens-Right now, people go to Walgreens pick up their prescription and then leave. They want to help property owners have the ability to have something on their property that keeps people from leaving. People would have a reason to come and stay and not make it just a quick stop. That is what will help the retailer long term.

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Audience member asked if the goal is to encourage current property owners to make changes that are more economic and desirable or is it for new property owners who come into the City.

Mr. Russell reiterated Ms. Byrnes Maier's point that they want to provide the tools and flexibility for current property owners or future property owners.

Audience member asked what the tools were. (money, incentives, less taxes?)

Mr. Russell explained that they are focused on the zoning code. The incentives are that allowing the different uses, creates a greater return on a property.

Audience member asked if it was mostly zoning changes then.

Mr. Russell stated that is exactly what they are here to do, only zoning changes.

Mr. Foster explained that this is totally arbitrary. We could do all this and the market could say retail is dead in Bay or rules can be put in place and it could kick start a whole new commercial district. The market will drive all of it.

Audience member stated that the assumption is the market will drive this and it may not be there to drive it. Hopefully after the changes are made, people will be willing to spend the money and go to the store. But with the internet and buying online, it may not be there.

Mr. Russell explained that the beauty of the mixed-use overlay is that it provides a variety of uses that can go on that property. They have the ability to change and adapt to what the market is requesting at the time.

Ms. Lesny Fleming had a question about the process. At some point they will get a more detailed proposed chapter and there will be design standards and building materials, etc. She asked who will be the ones that will be coming up with those. Is Council working with a group to come up with those design standards?

Mr. Barbour explained that what the Planning Commission will get a chapter or amendments to the current zoning code that will be reviewed like a submission from an applicant. It would be helpful to have a couple more meetings so the Planning Commission could contribute to the process along the way as opposed to only seeing the final product and then deciding. The administration brought Jason Russell in to this process to help with that. He has a lot of experience with this topic. City Council will be doing it but they would like to get the feedback early on from Planning Commission rather than just later as part of the official process.

Ms. Lesny Fleming asked how Council was going to do it then. Specifically, the design standards. She wondered where they will be looking to create those design standards. Will they have a consultant come in who has done this mixed-use elsewhere and say these are the type of

design standards, etc. Then will they be decided upon by Council then ultimately get the Planning Commission's views?

Mr. Russell explained that the draft they were given was a draft of the first portion of the Code. They will continue to fill that out together and get feedback from the Planning Commission and the City and it will ultimately go to Council so they can do their official process and then it will be referred back to the Planning Commission. He wants have discussions along the way so everyone can be involved and contribute.

Mr. Remein stated that it would be helpful if the Board could have the draft in advance by a week or two to review, look at, think about and digest. Right now they are trying to think about it on the fly. They really need to be able to be able to apply themselves before they come to the meeting.

Mr. Russell stated that he will make sure that he will have this portion and the additional portion to share with the Board.

Ms. Lesny Fleming said it would be helpful to have the details on how they came up with a recommendation as far as building materials, building standards and if this has been successfully utilized in another development. Having the context would be helpful for the Planning Commission in understanding the process a little bit more.

Mr. Maddux asked if there was a specific community that has a mixed-use overlay district that closely resembles Bay Village.

Mr. Russell explained that the top three examples would be Chagrin Falls, Hudson and Shaker Heights. He would not use a direct comparison because those do allow for some different uses that are not compatible with Bay Village. Berea and Oberlin are also good examples. Oberlin especially, has a progressive zoning code that has a mixture of uses that sticks to the core of what downtown Oberlin looks like. It is best to look at the downtowns that have been there 50-100 years. What they do not want to do is create a cookie cutter development. They want to look at the places that have stood the test of time.

Mr. Russell asked if there were any other thoughts or questions.

Audience member discussed that one of the good things about Bay Village is that it is a bedroom community. Most people do not care for any commercial development. Retail is dying. He goes crazy when he sees these master plans because they talk about fixing problems that do not exist.

Audience member agreed but stated that there are things that can be done to develop more.

Audience member stated that he feels Bay Village is unique in that it is a bedroom community and quiet. Every Master Plan for every city uses the key word, "vibrant". He does not want vibrant. He can go to another city to get vibrancy.

Mr. Russell explained that part of his plan today was to go through this portion of the code, A-E. He skipped through section E. Conditional Uses because it is more tangible to respond to. He used some of the same language as the existing Code. The point is not to create an all new chapter but to point to existing uses that exists already in the Code and add to it.

The most important use that reflects a lot of what the feedback was from the community was commercial uses. (See below) He put a cap on the square footage at 5, 000 square feet. It is not an arbitrary number. It is a reasonable size of a store that can be repurposed. Also, if a pedestrian has to walk down 200' of windowless building or a window that does not have vitality or activity into it, it is not a good pedestrian experience.

As a conditional use, it could exceed 5,000 square feet but it would have to go in front of the Planning Commission. The Planning Commission would have to decide if it was an appropriate use for that location. But if you look at the downtowns that have stood the test of time, you do not see large stores. It is a lot easier to repurpose a smaller space than a larger one. If you create a building that supports that type of retail, it has a greater staying power. While Amazon can seemingly do everything, they certainly cannot cut your hair yet or shine your shoes. Those are the service uses that we continue to utilize and support.

Ms. Lesny Fleming asked how big for example, a Dollar Store is typically.

Mr. Russell explained that they are about 15,000 square feet. Walgreens is close to 2,100 square feet.

Ms. Lesny Fleming stated that the 5,000 square feet would essentially limit those type of stores.

Mr. Russell stated that it would not eliminate it but it would require them to come to the City and the Planning Commission for permission for that conditional use. It removes that use by right so that there is greater overview by the City.

## ***E. Conditional Uses***

### ***b. Commercial/Retail***

#### ***i. Automobile service stations.***

***ii. Banks, or other financial institutions, with drive-through teller or ATM facilities, provided that when such use is located on the ground floor of the structure it shall not exceed five thousand (5,000) square feet of gross floor area.***

***iii. Bars/taverns located within two hundred (200) feet of a residential use.***

***iv. Convenience stores and specialty grocery stores.***

v. *Day care centers*

vi. *Entertainment and indoor amusement facilities.*

vii. *Funeral homes.*

viii. *Lodging.*

ix. *Liquor stores.*

x. *Offices, business or professional, with a ground floor footprint greater than five thousand (5,000) square feet, but less than ten thousand (10,000) square feet or provided that any structure must be broken up into storefront modules not exceeding forty (40) feet in width. Each module shall have display windows and other architectural features to distinguish it from adjacent modules.*

xi. *Recreational or sports training facilities, commercial.*

xii. *Retail and restaurant uses with a ground floor footprint greater than five thousand (5,000) square feet, but less than ten thousand (10,000) square feet or provided that any structure must be broken up into storefront modules not exceeding forty (40) feet in width. Each module shall have a prominent entry, display windows, and other architectural features to distinguish it from adjacent modules.*

xiii. *Retail uses with outdoor sales or storage.*

xiv. *Veterinary facility, small animal clinic (allow overnight, indoor boarding).*

xv. *Parking structure as a principal use. Institutional/Civic/Public*

Mr. Russell asked if there were any questions or comments.

Audience member asked if there was a summary, outline or general guidelines of what they are trying to do and what they have done so far so somebody like him can understand a little better.

Mr. Russell explained that what they are trying to create now is a mixed-use overlay that can be incorporated into Chapter 11 that could be applied to different properties in the city of Bay Village. They are creating the regulations for that overlay district. It could eventually be used by a property owner in the future. They first met with the Planning Commission in November 20<sup>th</sup>. He gave an overview of what mixed-use is, what it could be and some examples. They discussed the concerns that have happened in the past with development. It was followed up with a meeting with City Council in December which was similar to what was discussed at the Planning Commission meeting. There was a public engagement meeting on December 10<sup>th</sup> at the Dwyer

Center. He gave the exact presentation and they spent time discussing the look and feel, what they would like to see and what they would not like to see. He has taken all that input and has worked on drafting the Code that was presented at the meeting. They will continue to make changes to make sure to create the rules and guidelines for future development in Bay Village.

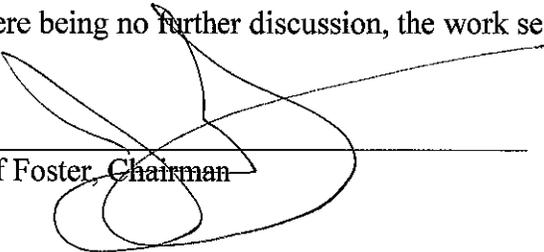
Audience member asked if this would relate to residential along with commercial.

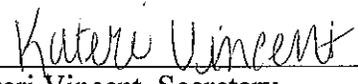
Mr. Russell explained that mixed-use could allow for residential, retail and office in the same area.

Mr. Remein stated that this mixed-use will not be in a residential zone. It primarily applies to retail commercial districts. If a property owner wanted to add residential apartments over the top of stores, it could potentially be permitted.

Mr. Russell asked if there was any other questions or comments. He thanked the Planning Commission and audience for their time.

There being no further discussion, the work session meeting adjourned at 8:30 p.m.

  
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Jeff Foster, Chairman

  
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Kateri Vincent, Secretary

