

**VILLAGE OF MORELAND HILLS  
ROADS & SAFETY COMMITTEE MINUTES  
October 5, 2021 @ 8:15 a.m. – Community Building**

**Committee Members Present:**

**Councilman Ethan Spencer (Chair)**

**Service Director - Ted DeWater**

**Village Engineer - Jeff Filarski**

**Mayor Dan Fritz**

**Council President Steve Richman**

**Police Chief Kevin Wyant**

**Establish Quorum** - Meeting called to order by Councilman Ethan Spencer, Committee Chair at 8:15 a.m.

**Approval of Minutes** – Minutes from last Roads and Safety Committee Meeting held on August 31, 2021 were unanimously approved by Committee.

**Comments from Residents** – No residents were present; however, Mayor Fritz and Councilman Spencer relayed some negative comments regarding the quality of the paving on Meadowhill that were posted on social media:

- Dust on road following the installation of the berms
- Unevenness of the berm
- Drop off from berm to grass

Meadowood and Mill Creek were also mentioned as being in poor condition. Mr. Filarski explained that the technique for the berm on Meadowhill and Cableknoll has been used successfully in Moreland Hills for many years. The berms are made of crushed limestone. It is approved by the Ohio Any dust on road will wash away over time with the rain. Mr. Spencer noted that he had driven all the mentioned roads, and that the dust was already dissipating. Mr. Filarski also stated that the job on Meadowhill is not yet complete. The sides of the road will be backfilled with topsoil and reseeded. Once this occurs, the road will look more “finished.” Mayor Fritz indicated that Mill Creek would be considered for resurfacing in next years road program. The Village will put out an update on the roads program on its web site and Facebook page to communicate what’s been done so far and what’s not yet finished so that residents are better informed.

Mr. Richmond received a question from a resident about how the road will be striped in front of Moreland Commons. Mr. Filarski answered that a left turn lane will be put in for east bound traffic turning into the development. There will also be a bike lane.

**Police Dept. Updates from Chief Wyant**

- 1) Blue to Gold Training ends this month.

- 2) New officer Charles Lee has been working. He was sworn in by the Police Department, and we will have the ceremonial swearing in at the next Council Meeting.
- 3) Flock Camera update – The locations for the five cameras have been identified. Coordination with Solon and Bentleyville will be required. Two will be on Miles, two on Chagrin and one on SOM. At a future point the Police Department will approach Homeowner Associations to see if they would like to install additional cameras in their areas.

### **Village Engineer Updates from Mr. Filarski**

- 1) The Village Complex Stream Erosion Control project – awaiting response from Army Core of Engineers.
- 2) Miles Road culvert repair – A 54-inch culvert that goes into Bentleyville needs to be repaired. Mr. Filarski shared pictures. He will be proposing a solution and will need to coordinate with Bentleyville. One third of the cost will be borne by Moreland Hills and two thirds by Bentleyville. The culvert was installed in 1977.
- 3) Miles Road retaining wall repair and painting – Patches are being poured this week. After a period for curing passes, the wall will then be painted. Repairs are more extensive than estimated and will cost an additional \$20K; however, Giles and Miles Road wall repairs together were budgeted at \$70K, and we still believe that they will be within that cost.

### **Service Dept. Updates from Mr. DeWater**

- 1) Drainage – The service crew is still cleaning culverts on River Rd. There are still culvert pipes that need asphalt patching around the village.
- 2) Signage at 105 Cableknoll – is now being installed.
- 3) Hazardous Tree Program – work is still going on and should be finished up soon. Some feedback was received that residents did not get enough advance warning. For the future, the Village will send letters to residents far in advance.

### **Miscellaneous Business**

The Committee had a general discussion about communicating better with residents in advance of any work being done near their homes. Methods are letters, Facebook page, Village website, the newsletter, and even knocking on doors. Residents appreciate it when they are aware of what's happening. In addition, the Service Department is considering taking pre-work photographs to better document the conditions before work is done.

**Adjournment: 9:05 a.m.**

**Next Meeting: November 2, 2021 @ 8:00 a.m.**

## Board of Zoning Appeals Public Hearing October 4, 2021

Chairman Stanard called the Board of Zoning Appeals Public Hearing to order at 6:00 pm.

ROLL CALL:

PRESENT: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard

ABSENT: Mrs. Cooper

Also present: R. Todd Hunt, Legal Counsel; Paul Kowalczyk, Building Official; Jeff Filarski, Village Engineer; Theresa Dean, Assistant Clerk

Mr. Janke made a motion seconded by Mayor Fritz to approve the minutes of the August 2, 2021 Board of Zoning Appeals Public Hearing.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard

NAYES: NONE

MOTION CARRIED

### **CRU Restaurant - Greenhouse Eave-Height Variance**

34550 Chagrin Boulevard

The applicants are requesting a variance of five feet from Section 1151.09(b) to allow for construction of a greenhouse with an eave height of fourteen (14) feet. In attendance was architect Richard Kawalek.

Mr. Hunt administered the oath to those wishing to speak, and Mr. Stanard opened the Public Hearing at 6:02 pm.

Mr. Kawalek said two-thirds of the greenhouse's eave height will be below the nine feet allowed per the Code. The ordinance was developed for residential properties, and as this greenhouse will sit on a lot that is zoned residential, the project is subject to this residential Code limitation. Only a-third of the roof will have eaves higher than the nine foot limit. One reason for requesting the variance is the difficulty in properly flashing a greenhouse and ensuring it is water-tight when eaves intersect at a lower height. The applicants would also like to keep with the character of the restaurant next door, as these buildings will be associated as one establishment when construction is done. As the restaurant structure is higher, the additional elevation on the greenhouse will help tie the designs together.

Two elevations of the proposed greenhouse were displayed. Mr. Kawalek pointed out that the higher eave not only makes it easier to cut and frame the greenhouse glass but better matches the character of the restaurant itself and the French design they have been using. Aesthetically, the lower eave height would result in a very squat appearance that would not have the elegance they want it to have.

Mr. Stanard asked if there was storage planned for the higher level. Mr. Kawalek said a water heater and the electrical panel will be on the second level along with some storage for tools, but there are no plans to store anything substantial. He added that the center garage door would be used either for an electric golf cart or ATV vehicle.

As there was no one else who wished to comment, Mr. Stanard closed the Public Hearing at 6:06 pm.

Mayor Fritz said he remembered giving similar consideration to the principal building when CRU Restaurant was first being developed, with much discussion around the higher height being congruent with the tower on the building located diagonally across the street. When looking at the two possibilities of eave height for the greenhouse, the elevation showing the higher center portion appears more in keeping with the character of structures in that area. He said he is in favor of the variance.

Mr. Janke said he at first had concerns with the massing along Chagrin Boulevard, as this structure will be so prominent. However, since only the center portion of the greenhouse will have the higher eave height and the majority of the building is glass, he feels the impact will be minimal. He supports the variance.

Mr. Bolek and Mr. Kawalek briefly discussed several portions of the greenhouse to clarify which sections would be glass and some of the issues surround the flashing. Mr. Kawalek said the elevation showing the higher center section will have more glass and be easier to flash. Mr. Bolek wondered if there is a height that might work between the nine feet allowable per the Code and the 14 feet requested but which might not be quite so high. Mr. Kawalek said they would like to keep the height to clear the lower ridge eave, as there is also decorative trim to consider. They would like to avoid having to substitute metal panels for glass. With the variance, the greenhouse will still be much lower than the restaurant, which is 30 feet high at the peak; the greenhouse will be roughly 20 feet high. Both Mr. Kawalek and Mayor Fritz mentioned the height of the loggia and wine pavilion that are currently under construction, noting that both will be much higher than the greenhouse. Mr. Bolek said he feels the greenhouse should appear to be an ancillary structure to the main restaurant. Mr. Kawalek replied that it will, as they want to instill the feeling of a secondary building on an old estate. He added that they have also retained the trees along Chagrin Boulevard and will be planting some additional landscape screening.

Mr. Stanard said a 14-foot eave height does not seem excessively large for a structure of this size and, while it is on a residential lot, it will serve a different purpose than most accessory structures in this zoning. Mr. Stanard also feels the aesthetics look better with the higher eave height in the center of the greenhouse.

Mrs. Kozminski-VanderHart added that this structure will be the first thing one sees when approaching this intersection from the east, so it will function somewhat as an entrance to the restaurant and business area. Though aesthetics are not typically a major consideration for considering variances, this structures needs to have an appealing appearance.

Mr. Hunt asked Mr. Kowalczyk to confirm the overall height of the proposed peak. Mr. Kowalczyk confirmed that it will be 20 feet. Mr. Hunt noted that there has been discussion about the height of the entrance to the existing restaurant, as a variance was granted in that case. Mr. Kawalek thought it was 28 feet, as the maximum allowable height at that time was 25 feet in this zoning district and a three-foot variance was granted. However, the specific language of that variance was not available during this meeting.

Mr. Bolek made a motion seconded by Mr. Janke to approve an eave height variance of five feet for the greenhouse to be built at 34550 Chagrin Boulevard.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard  
NAYES: None  
MOTION CARRIED

At this time, Mr. Hunt reviewed the conclusions of fact:

- Special conditions and circumstances exist which are peculiar to this land or structure involved and which are not applicable generally to other lands or structures in the same zoning district because this property is zoned as residential dwelling house district. At one time, this property was rezoned from residential to retail use then back to residential because of a proposed house, which was never built. In December 2020, a use variance was granted for a commercial retail use of this parcel. That application included the greenhouse to support the restaurant business on the abutting property. This is a unique and special situation.
- The property in question will yield a reasonable return and there can be a beneficial use of the property without the variance, as this is only granting additional height to the greenhouse.
- The variance is insubstantial given the approved commercial use of the property on this 2.7 acre parcel and that only one-third of the greenhouse roof will exceed the nine foot eave limitation in the Code. Additionally, the allowable height for a structure in the commercial district at the time the restaurant was constructed was 25 feet, and a variance was granted for the entrance tower, which has a height of 28 feet. The highest portion of the greenhouse will be 20 feet.
- The essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer substantial detriment as a result of the variance due to the limited area of the greenhouse where this height would be in place and the distance of the greenhouse from residential properties.
- The variance would not adversely affect the delivery of governmental services such as water, sewer, or trash pickup.
- The property owner did purchase the property with at least constructive knowledge of the zoning restrictions.
- Special conditions or circumstances do exist as a result of the owner desiring to have a taller element to the greenhouse.
- The property owner's predicament can feasibly be obviated through some method other than a variance, but the variance is insubstantial for the reasons stated previously.

- The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting a variance, as the property is approved for a commercial use, and the structure would meet the previous and current height limitations that are in the Code for a commercial use.
- The granting of the variance requested will confer on the applicant a special privilege that is denied by this regulation to other lands, structures, or buildings in the same dwelling house district, but a variance for retail business use of the parcel was well vetted and granted less than a year ago.
- A literal interpretation of the provisions of this Code would not deprive the applicant of rights commonly enjoyed by other properties in the same dwelling house district under the terms of this Code.

Mr. Hunt concluded that even though this parcel is zoned as a residential dwelling house district, a use variance with several conditions was granted for a retail business use, and those conditions support this request.

Mayor Fritz made a motion seconded by Mr. Bolek to approve the conclusions of fact.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard

NAYES: None

MOTION CARRIED

#### Discussion and Adjournment

As there were no other items for discussion, Mr. Janke made a motion seconded by Mrs. Kozminski-VanderHart to adjourn the Board of Zoning Appeals Public Hearing at 6:26 pm.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard

NAYES: None

MOTION CARRIED

Respectfully submitted,

---

Theresa Dean, Assistant Clerk

## Planning Commission October 4, 2021

Chairman Stanard called the Planning Commission Meeting to order at 6:27 pm.

ROLL CALL:

PRESENT: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard

ABSENT: Mrs. Cooper

Also present: R. Todd Hunt, Legal Counsel; Paul Kowalczyk, Building Official; Jeff Filarski, Village Engineer; Theresa Dean, Assistant Clerk

Mrs. Kozminski-VanderHart made a motion seconded by Mr. Janke to approve the minutes of the August 30, 2021 Planning Commission meeting.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart

ABSTENTIONS: Mr. Stanard

NAYES: NONE

MOTION CARRIED

### CRU Restaurant - Greenhouse

34550 Chagrin Boulevard

In attendance to present plans for a greenhouse was architect Richard Kawalek. A height variance was granted earlier this evening to allow the greenhouse to have a maximum eave height of 14 feet.

Mr. Kawalek said the greenhouse will be used year-round and is intended strictly to provide fresh flowers and vegetables to the CRU Uncorked restaurant. It will likely be serviced several times per week during start up but will require no permanent employees. Once established, it will be self-sustaining, with the lights and irrigation system on timers. Mr. Kawalek said the floral budget for a restaurant is quite high, so the owners hope to get most of their flowers from the greenhouse and adjacent formal parterre garden, as well as some fresh produce.

Mr. Kawalek said this lot will ultimately include a garden kitchen, which may end up being more of a pavilion with fire pits where restaurant guests can relax while enjoying the garden and a glass of wine. The owners are moving away from the original concept of having it as an area where tents may be set up for special events such as weddings.

Mr. Kawalek said the greenhouse will not be open to the public. It will strictly be a decorative and functional element of the property.

Mr. Kowalczyk had no concerns about the project and said the plans were reviewed and approved by architect Bill Childs. Mr. Filarski had no comments other than those related to plumbing issues, which are being worked through.

Mr. Stanard asked if flowers would grow in the greenhouse during the winter. Mr. Kawalek said he hoped so - it will be heated, with both heat and humidity monitored. They will be working with a horticulturalist, and two hydroponic stations will be included for experimentation along with the standard planting beds. If successful, the number of hydroponic stations may be increased.

Mrs. Kozminski-VanderHart asked at what point in this process lighting concerns are discussed. She said she knows there are specific lighting ordinances and asked if there are concerns about the greenhouse lighting affecting neighbors, especially in the winter. Mr. Kawalek said he did not think it would be a problem. There is no one across the street on Chagrin Boulevard, and the greenhouse is far from the neighbors that back onto Lancaster Road on the east. Trees have been retained along Chagrin Boulevard, and additional trees have been planted to help with screening. He said lights will be set on timers. He does not know how long they will stay on but does not believe they will be on 24-hours per day. This is not intended to be an intensive grow operation. The grow lights will hang low over the planting beds.

Mr. Stanard said he would rely on the Code, which does not permit light trespass. If any problems are reported, steps will be taken to correct the matter. Mr. Kawalek added they will only have one exterior light above one door. There will be landscape lighting on the garden, and that will be low-voltage landscape lighting only. He said they would certainly be responsive if any complaints develop.

Mr. Stanard added that lighting was specifically called out at the time the variance was granted to allow the greenhouse project. He read from the minutes of the December 7, 2020 Board of Zoning Appeals meeting: "All lighting shall conform to the Village Code and shall be installed pursuant to a plan that has been approved by the Village. Mr. Stanard said that light pollution is of concern to residents and avoiding it wherever possible is important. Minimal security lighting and grow lights that are inside the greenhouse are to be expected, but all other lights are to be turned off when not in use."

Mr. Bolek noted that the front gable form is different on each side of the building. On the north side facing Chagrin Boulevard, it is a blind arch and is not representative of the portal entry on the south side of the structure. He also noted that it is parallel to the plane of the building rather than projecting from the center. Mr. Kawalek replied that the gable form projects only six inches on the street side versus two feet on the south side. This was done to be able to meet the allowable square footage for the greenhouse while accommodating greenhouse components, which come in standard sizes. There was also the need to meet the 40-foot setback requirement. Mr. Kawalek said the stone treatment on the greenhouse will be similar to that on the restaurant.

Mr. Bolek also commented about the former Lee Road Nursery on that lot and how it became cluttered, resulting in complaints. Since it will also be easy to see to the inside of this greenhouse, he wondered how it would be maintained. Mr. Kawalek said five evergreens have already been planted to infill the lower areas along the building. Mr. Bolek said he does not want to see tool storage outdoors on the street side of the building, and he does not see anything on the plans for equipment storage, potting supplies, etc. Mayor Fritz said the Village does have an exterior maintenance ordinance that the Village can act upon if the greenhouse starts to look cluttered or weathered, but he does not anticipate any



problems. Mr. Kawalek added that the greenhouse will be serviced commercially. Currently, the owners plan to contract with Impullitti Landscaping, and they will bring in and remove their own equipment. Mayor Fritz said the contractor will need to be made aware of these concerns.

Mayor Fritz noted that Mr. Filarski commented on plumbing issues and wanted the Commission to be aware that the greenhouse will need to tie into the sanitary sewer if sinks are installed. With no tie-in, there can be only very minimal allowances for where irrigation can flow and, obviously, there can be no restroom. Mr. Kawalek said the owners are currently looking at their options and costs to tie into the sanitary sewer on SOM Center Road, which is 800 feet from the greenhouse location. Mayor Fritz said it seems problematic not to have a slop sink in a greenhouse that size. Mr. Stanard said the Planning Commission does not need to weigh in on the plumbing issues, as they will be worked through as part of engineering approval.

Mr. Bolek made a motion seconded by Mr. Janke to approve the greenhouse at 34550 Chagrin Boulevard contingent upon final building and engineering review for all required site utilities.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard  
NAYES: None  
MOTION CARRIED

**Nicholas Residence - Lot Split/Consolidation**  
415 Chagrin Boulevard

Owner Steve Nicholas was in attendance to request review and approval of a lot split and consolidation plan at 411 and 415 Chagrin Boulevard. Mr. Nicholas said there has been litigation between himself and the Kaesgen family at 411 Chagrin Boulevard. Part of the resolution is that the Kaesgens will transfer .27 acres and the easement deed parcel to be merged to Mr. Nicholas's property at 415 Chagrin Boulevard. Mr. Nicholas said this resolution has been three years in the making.

Neither Mr. Filarski nor Mr. Kowalczyk had any concerns. Mr. Stanard confirmed that Mr. Filarski has recommended approval for the consolidation.

Mayor Fritz made a motion seconded by Mrs. Kozminski-VanderHart to approve the lot split and consolidation at 411/415 Chagrin Boulevard.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard  
NAYES: None  
MOTION CARRIED

**Miller Residence - Addition, Alterations**  
35450 South Woodland Road

Joseph Park with JP Compass was in attendance to present the project. Mr. Park said his clients wish to expand their existing rear porch to create space for an outdoor kitchen and an area to socialize. In addition, they wish to add a powder room to the existing pool house/pool equipment building. Mr. Park

said the addition will feature stone, siding, and roofing that matches the home. For the pool house expansion, they are bumping in the massing of the powder room addition under the existing covered patio.

Mr. Kowalczyk reported that Village Architect Richard Kawalek approved the plans as submitted. Neither Mr. Kowalczyk nor Mr. Filarski had comments or concerns about the project.

Mr. Bolek made a motion seconded by Mr. Janke to approve the addition and alterations at 35450 South Woodland Road.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard  
NAYES: None  
MOTION CARRIED

**Cornrich Residence - Accessory Building**  
110 West Juniper

In attendance to present the project were Jeff Halpern, Kingdom Home Builders, and Joseph Linek, Linek Studio Architecture. They are proposing a small, free-standing gazebo with screened-in enclosure to accompany the new swimming pool being installed. This project is part of an overall restoration of the rear yard at the home. Pictures of the site were displayed showing the current home, which is brick with white trim, and a landscape block surround that will be part of the pool. The home is on a wooded lot, and Mr. Linek said it is nearly impossible to see the neighbors when leaves are on the trees.

The gazebo will be 320 square feet in size and feature a stone knee wall, white trim to match the house, and a grey standing-seam metal roof that will match the grey roof of the house. The roof will overhang an area featuring a grill.

Mr. Halpern said the gazebo is part of an overall project that will also include replacement of a large deck with a new ipe wood deck. The in-ground pool is being replaced in its current position, and existing pavers are being replaced with new, light grey porcelain pavers. These elements were all over twenty years old and are in need of replacement.

Mr. Kowalczyk said Mr. Kawalek approved the plans with the suggestion that using brick to match the house might be more appropriate than stone on the foundation of the pool house/gazebo structure. Mr. Halpern and Mr. Linek said they were aware of that suggestion but thought they might use the same Belgard patio stone that they will be using around the pool. It can be installed on vertical surfaces as well as on flat surfaces and will allow a seamless transition from the patio to the pool house. The client is in agreement with this option.

Neither Mr. Filarski nor Mr. Kowalczyk had any concerns about the proposal.

Mr. Bolek said he was in agreement with Mr. Kawalek's comment to use matching brick rather than stone on the structure, but he believes using the pavers vertically as described this evening would accomplish the same idea of having consistency in the design. Mr. Halpern displayed an additional

drawing that more clearly illustrated the paver materials they would be using, and Mr. Linek said materials to be used will be reflected in the final construction drawings.

Mrs. Kozminski-VanderHart made a motion seconded by Mr. Janke to approve the accessory building at 110 West Juniper, with notes on the final construction drawings to indicate stone matching the surface pavers will be used on the structure's knee wall.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard

NAYES: None

MOTION CARRIED

### **Cohn Residence - New Dwelling**

95 Easton Lane

Homeowners Barry and Cheryl Cohn were in attendance along with architect Joseph Linek (Linek Studio Architecture) and Jeffrey Halpern (Kingdom Home Builders) to present plans for a new home.

Mr. Linek said the proposed new residence is an interpretation of a shed-style/21st century modern home. He pointed out on the site plan that the home will sit approximately 200 feet from the road just beyond where the previous home, recently demolished, was sited. The position of the house was adjusted from the original site plan to avoid the need for a side set-back variance.

Mr. Linek said the home is designed with three distinct forms and an exterior courtyard to the rear; the courtyard will include an in-ground pool. He said this is a very wooded lot; photos showing the property and neighboring homes were displayed.

Color elevations and renderings were also shown. Mr. Linek pointed out the shed roof forms and central entry tower. They will use Nichiha horizontal siding, which is a synthetic, cement-based material; Arriscraft stone will be used at the base of the house and on the landscape wall and central tower. Mr. Halpern passed around material samples of the siding and stone. The windows will be aluminum-clad in dark charcoal grey, and trim will also be dark grey. Large panes of glass are featured to take advantage of natural light and views from the house. The rear elevation includes large sliding doors that open to the back patio. The roof will be dark architectural fiberglass asphalt shingles.

Mr. Kowalczyk reported that Mr. Kawalek approved the design with the following comment: "Easton Lane is a rapidly changing neighborhood, and this design is not overly radical compared to some existing and proposed designs, so some degree of eclecticism is to be tolerated in my opinion."

Mr. Kowalczyk said he had no concerns, and that an earlier issue with a potential "footnote c" setback requirement had been resolved.

Mr. Filarski said there is a hillside protection area on the parcel, but the surveyor will need to add that to the final site plan before he can determine if there is any encroachment. If there is, the applicants will need to come back for a zoning certificate. Mr. Halpern said they have looked at the survey preliminarily and think it will be fine. He said there is also some room to move the house forward if

need be, so they could make adjustments if hillside setback requirements become an issue. Mr. Filarski added that any approval should be contingent upon his survey review and site plan approval.

Both Mr. Stanard and Mayor Fritz said they liked the design. Mr. Bolek acknowledged that the neighborhoods in Moreland Hills are changing and are no longer strictly colonial, as many have been in the past. Mr. Bolek thinks this is a nice transition of housing styles, bringing variety into the Village.

Mayor Fritz asked if the design meets the requirements for roof pitches. Mr. Linek said yes, all pitches are 3/12 except for the area of flat roof.

Mayor Fritz made a motion seconded by Mr. Janke to approve the new dwelling at 95 Easton Lane, contingent upon final engineering review and approval of the site plan.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard

NAYES: None

MOTION CARRIED

#### **Discussion and Adjournment**

As there were no other items for discussion, Mr. Janke made a motion seconded by Mrs. Kozminski-VanderHart to adjourning the Planning Commission meeting at 7:32 pm.

AYES: Mr. Bolek, Mayor Fritz, Mr. Janke, Mrs. Kozminski-VanderHart, Mr. Stanard

NAYES: None

MOTION CARRIED

Respectfully submitted,

---

Theresa Dean, Assistant Clerk

# MH Parks Commission Meeting of Sept. 20th, 2021

Meeting Called to Order @ 6:02 PM by Chairman Janke

## Roll Call:

Present:

Mr. Czayka

Mrs. Freundlich

Mr. Friedman

Mayor Fritz

Mrs. Hardin-Levine

Mr. Janke

Mr. Minoff

Mr. Olsson

Mr. DeWater

Mrs. Wyatt

Absent: Councilman Stanard

Also Present: Mrs. Geck (MHHS), Mr. Misterka

## Agenda:

### Approval of Minutes from Parks Commission Meeting held on Aug. 16th, 2021:

Any Amendments: None

Votes for Adoption of the motion:

Moved by: Mr. Minoff

Seconded by: Mrs. Hardin-Levine

Yes:

Mr. Czayka

Mrs. Freundlich

Mr. Friedman

Mayor Fritz

Mrs. Hardin-Levine

Mr. Janke

Mr. Minoff

Mr. Olsson

Mr. DeWater

No:

Abstain:

Mrs. Wyatt

Not Voting:

Councilman Stanard

#### **Updates from Mayor Fritz:**

Mayor Fritz stated that the pavilion is on schedule and the lumber package should arrive soon and appears to be on track for Oct. 30<sup>th</sup> opening.

The Veterans Day service will be held at Veterans Park again this year and recommendations for speakers should be sent to the Mayor.

Village council will submit a proclamation of support for the WRLC to obtain NRAC funding for purchase of the Chagrin Meadow Preserve.

The Mayor stated that Forest Ridge/Village Park needs more comprehensive rules/regulations. The village has been relying on the conservation easement. Research is currently being done by the administration and the parks commission will be asked for feedback at some point in the process.

#### **Updates from the MHHS:**

Mrs. Geck stated that the draft of the sign for the schoolhouse is complete. She will share it with the parks commission for review.

Temporary signs have been created and the MHHS is working on story boards with QR codes.

Mrs. Geck asked if a timeline was available for the list of improvements being made to the Birth Site Park.

Mayor Fritz confirmed that some of the projects are being worked on and he will be able to provide more details in writing if needed.

Mrs. Hardin-Levine asked if the MHHS would donate a private tour of the Birth Site Park as a fundraiser item for HFTH.

Mrs. Geck commented that the MHHS would be willing to.

**Letter of Support for WRLC:**

Mr. Czayka has drafted a letter from the commission in support of the WRLC acquiring NRAC funding to purchase Chagrin Meadow Preserve.

This property is currently owned by Hunting Valley to prevent development under MH U1 zoning.

If acquired the land would be operated by the WRLC as a public park. A conversation regarding any village involvement would occur down the road.

**Approval for Letter of Support:**

Moved by: Mr. Minoff

Seconded by: Mrs. Wyatt

Yes:

Mr. Czayka

Mrs. Freundlich

Mr. Friedman

Mayor Fritz

Mrs. Hardin-Levine

Mr. Janke

Mr. Minoff

Mr. Olsson

Mr. DeWater

Mrs. Wyatt

No:

Abstain:

Not Voting:

Councilman Stanard

### **Head for the Hills 2021:**

Mr. Friedman commented that HFTH currently has 60 registrants and signups have averaged 2 per day over the last week.

He will be meeting with Hermes next week to finalize some details of the event.

Mrs. Freundlich has been handing out promo cards at Forest Ridge and Village Park.

Mayor Fritz stated that the village will push out another round of social media posts and add another notice of the event to the newsletter.

Chairman Janke stated that the CVT will run an article in the next edition.

Mrs. Hardin-Levine encouraged the commission members to step up efforts for registrations. She shared that the current donation totals from sponsors were \$5660 and \$2348 from in-kind donations.

Mr. Friedman added that \$1300 in donations have been received through the event website.

Chairman Janke commented that the shirts should be ready prior to the event for preregistration pick-up and signs have been ordered to designate the route for the hike. He stated he will follow up with the teams to ensure that any needs for the event are communicated to the logistics team and the service dept.

### **Open Discussion:**

Mr. Minoff asked about a missing sign at Forest Ridge that indicated that one of the trails was closed.

Mr. Misterka stated that it must have been removed and he will investigate replacing it.

### **Adjournment**

Motion to Adjourn at 7:30 pm.

Moved by: Mayor Fritz

Seconded by: Mr. Friedman

Yes:

Mr. Czayka

Mrs. Freundlich

Mr. Friedman

Mayor Fritz

Mrs. Hardin-Levine



Mr. Janke

Mr. Minoff

Mr. Olsson

Mr. DeWater

Mrs. Wyatt

No:

Abstain:

Not Voting:

Councilman Stanard

MORELAND HILLS PARKS COMMISSION LETTERHEAD

September 16, 2021

District 1 Natural Resources Advisory Council  
c/o Cuyahoga County Planning Commission  
2079 East Ninth Street, Suite 5-300  
Cleveland, Ohio 44114

RE: Support for the Chagrin Meadows Preserve project

Dear District 1 NRAC Members

Moreland Hills Parks Commission supports Natural Areas Land Conservancy's Chagrin Meadows Preserve project which will protect approximately 26 acres of land in the Village of Moreland Hills. This property consists of natural features worthy of preservation. The unique proximity to a historic cemetery would make this a special property to protect and restore for passive recreation.

The natural features of the property as well as the diversity of species identified on the site make this a great project for preservation with the Clean Ohio Green Space Conservation Program. The planned restoration with native plantings will further increase the beauty and ecological benefits of this property. In addition, the proposed extension of the Buckeye Trail will improve hiker experience and safety.

Moreland Hills Parks Commission fully supports and encourages the funding of this project, and I believe it will be a welcome addition to the available parks and walking paths in Moreland Hills.

Sincerely,