

MASTER PLAN REVIEW COMMITTEE

October 7, 2015

MEETING MINUTES

The Master Plan Review Committee meeting was called to order by Councilman Dan Fritz at 7:00pm.

PRESENT AT ROLL CALL: Mrs. Jenny Burke, Councilman Dan Fritz, Mr. David Haines, Mrs. Sibyl McBride, Mrs. Sarah Richards, Mr. Sam Steinhouse

ABSENT: Mr. David Cooper, Mrs. Robin Cooper

Also Present: Mayor Susan Renda, Steve Richman, Council President, Paul Stanard, Council Member, Ted Buczek, Council Member

Mrs. McBride made a motion seconded by Mr. Steinhouse to approve the minutes of the last Master Plan Committee Meeting of September 2, 2015.

ROLL CALL:

AYES: Mrs. Burke, Mr. Fritz, Mr. Haines, Mrs. McBride, Mrs. Richards, Mr. Steinhouse

NAYS: NONE

MOTION CARRIED

INTRODUCTION

REVIEW OF UPDATED PROJECT SCHEDULE

MORELAND HILLS ASSET AND CHANGS MAPPING EXERCISE

- Community Assets
 - Forest Ridge x4
 - Chagrin Valley Country Club x3
 - Hiram House Camp x3
 - Moreland Towne Center
 - South Chagrin Reservation / Metroparks x5
 - Veteran's Park x2
 - Mature growth tress / natural beauty
 - Polo fields
 - Nature trails

- Park and Glen neighborhood x2
- Orange Schools
- Shopping area
- Transportation options to Metro Parks
- Chagrin River Road
- Change Areas
 - Commercial/vacant properties at corners of Chagrin & SOM x3
 - Ellendale / Berkley / Wiltshire x2
 - SOM 91
 - Chagrin Blvd across from school
 - Stabilize at risk areas
 - Keep Moreland Hills the same
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DISCUSS PATHWAYS TO A SUSTAINABLE FUTURE, GOALS, AND OBJECTIVES

- New Goal: Common denominator is natural beauty of Moreland Hills
 - Homes are accommodating to protecting this
 - “To preserve the uniqueness of our community in terms of its striking natural beauty and harmonious relationship between homes and their settings“
 - Moreland Hills is beautiful because of its trees, varying topography, waterways, and green space and parks that are interwoven into the community. Houses complement rather than compete with their natural settings. From the large homes and lots to the smaller residences, houses tend to complement rather than compete with their natural settings.
- New Goal: preserve neighborhood/housing ‘character’
 - Teardowns and large rebuilds makes neighbors have mixed character
 - Add/move objective under a Goal that is more character based
- Objective under Goal 1: add improving current aging housing stock
 - Housing stock is old and only getting older
 - Maintenance programs?
 - Court litigation is cumbersome and unpleasant process
 - No easy fixes currently
 - Work with restoration society

- 2 Acre minimum trend diminishes houses under 2 acres
 - Change conversation more towards character
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DRAFT MORELAND HILLS 2015 REPORT CHAPTERS 1-4

PUBLIC OPEN HOUSE ADVERTISING AND COORDINATION

- Chagrin Valley Times advertisement
- Code Red call/text outs?
 - Mayor will consider
- Press release to both newspapers
- Phone call to residents
- Assets, Changes
- Brainstorming: Big Ideas
- Fix/Keep/Aspire
 - Preferred method
- Complex vs Simple engagement?
 - Complex allows for a range of responses
 - People who like Moreland Hills as is would avoid simple engagement
 - Results would be biased
- Prepare a program for committee members describing their tasks or information
 - Setup pre-open house communication
- Boards
 - “Downsizing looks like to you”
 - Repeat boards of housing options
 - Where you want to live now
 - Where you want to live when you retire
 - Track stickers to see if answers change

ADDITIONAL QUESTIONS

WRAP-UP

COMMENTS

- Bcc all emails in future to avoid open discussions outside of public

FOCUS GROUP

Attendance

- Ron Janke
- Barbara Erdelek
- Carol Simichik
- Cathy Keith
- David Kaprosy
- Karin Knutsen

Notes

ASSET MAPPING

- Metroparks x3
- Hiram House x3
- Bentleyville Rd
- Chagrin Valley Country Club x2
- Orange Schools
- Giles Road x2
- Rolling valleys that protect rural character of the community
- SOM car-shop
 - better than being drive through restaurant
 - police can fill up in community
 - shop local
- Village Hall/cabin

CHANGE AREA

- Corner of Miles & SOM Center
 - Vets office and vacant lot next to it...
 - Wetlands?
 - Orange community entrances along Harvard are attractive.
 - Moreland Hills should upgrade entrances to the community (south end).
 - Gas station is not a welcoming sight into community.
- Corner of SOM Center & Chagrin
 - former gas station/now car repair and nursery sites
- Hiram House Camp
 - new agreement will maintain site for long term future

- Country Club
 - struggling to stay relevant and keep membership
 - currently renovating
- Yoga studio on SOM
- Landslide areas on River Road
- Chagrin River Road landslide areas
 - Miles Rd landslides have improved in recent years

VISUAL PREFERENCE SURVEY

- Bungalow style homes are preferred in high density housing environment (>4 units per acre)
 - Many were against high density housing as an optional all together
 - No one was in favor of apartment/condo style
 - Relayed that some neighborhood groups have been against cluster housing in the past
- Most preferred traditional suburban neighborhood developments (cul-du-sacs style) for medium density development (1-4 units per acre)
- Small density developments was somewhat split between traditional historic farmhouses and ranch style housing... slightly favoring farmhouses (<1 unit per acre)

QUESTIONS

- Why did you decide to live/stay in Moreland Hills?
 - ½ hour from airport/Cleveland
 - High quality groceries stores
- What would make Moreland Hills a more desirable place to live? Is Moreland Hills a desirable/comfortable place to retire?
 - Is a desirable, reasonably affordable, place to live
- Is there anything about a neighboring community that you wish were in Moreland Hills?
 - Bus service no longer comes into Moreland Hills (used to 5-10 years ago)
 - Intergovernmental services need to be improved
 - Fire services aren't always from the closest station
 - Lack of community amenities for kids
 - Community pools and kids playing in the streets in neighboring communities
 - Big lots lead to neighborhood disconnect

- Landerwood in Pepper Pike
- Do you desire to ‘age-in-place’ in Moreland Hills/Chagrin Falls? Are there currently housing options available in Moreland Hills to make that possible?
 - Would consider moving into home that requires less maintenance
- What types of amenities, if any, would you like Moreland Hills to add?
 - Like the bike lanes on Chagrin Blvd.
 - Would like to see Metroparks have bike trail system
- What are the top priorities when deciding where you want to retire?
 - Family
 - Retirees have to move to where kids are outside of Moreland Hills.
 - Price of homes with job market as is makes it tough for young families to live in Moreland Hills.
 - Hospitals
 - Priorities: medical facilities in area have improved (hospital within a few miles of Moreland Hills).
 - Groceries
 - Readily available nearby
 - Recreational activities
 - horseback riding
 - trails
 - Cleveland (city and airport) are within an hour.
 - Housing stock
 - Some would downsize within same lot/neighborhood
 - Downsizing from an older large home to a new small home a financial tradeoff?
 - Wouldn’t be able to pull equity out of the swap.
 - Land values are much higher than home values.
 - Some are considering just using the first floor only in current homes

COMMENTS

- Tear downs are viewed as positives more than threats as they improve the community
- Code enforcement needs to be upgraded
 - Exterior code enforcement

- Fence repairs
- Eaton expansion will lead to more housing demand (high end) in Moreland Hills
- Moreland Hills doesn't need more commercial.
 - Neighboring communities have more than enough
 - too much even

Mr. Steinhouse made a motion seconded by Mrs. Burke to adjourn the meeting.

ROLL CALL:

AYES: Mrs. Burke, Mr. Fritz, Mr. Haines, Mrs. McBride, Mrs. Richards, Mr. Steinhouse

NAYS: NONE

MOTION CARRIED

The Master Plan Review Committee Meeting was adjourned at 8:22pm.

Respectfully submitted by:

Sherri Arrietta, Clerk of Council