

MASTER PLAN REVIEW COMMITTEE

September 2, 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, Mr. David Cooper, Councilman Dan Fritz, Mrs. Sibyl McBride, Mr. Sam Steinhouse

ABSENT: Mrs. Robin Cooper, Mr. David Haines, Ms. Sarah Richards

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

Introduction of Master Plan Review Committee and McKenna Team

Introduction of planning concepts

- Zoning
- Master Plan
 - Process of making MP
 - Legal defense of zoning

Proposed Project Schedule

Dates of meetings are firm

Existing Conditions Inventory and Demographic Analysis

Moreland Hills is a stable, high income, but aging community

- 100% of Moreland Hills households are classified as Top Tier

Baby-boomers have a growing desire to age in place

- 18% of Baby Boomers surveyed expressed a desire to downsize
 - This suggest an emerging market for downsized luxury housing in Moreland Hills
 - 223 Village households are expected to be looking to downsize in the coming decade
 - Only 44 downsized luxury housing units currently exist in Moreland Hills
 - Need for an additional 179 units in Moreland Hills

- Regionally there is a need for an additional 1,500 downsized luxury homes

Comments/Questions:

- Will creating this environment lead to aging in place or unintended consequences; how can Moreland Hills ensure downsized luxury housing will be used for aging in place?
 - The Master Plan will serve as a guide for future development
 - Ultimately market forces will be determinant
- Need to determine price point of housing
 - Not everyone in the community is affluent
 - Condos vs. \$800k house
- Smaller lot sizes allow for manageable living situations for aging population

Goals and Objectives

Suggested Goals

- Accommodating the transiting needs of our aging population
- Identify regional development patterns and the effects on Moreland Village
 - Look at neighboring community plans
 - Land use and traffic effects

Project/Public Engagement Strategy

Draft survey

- Survey Monkey
 - Anonymous survey in which people can give input to direct questions without logging in
- My Sidewalk
 - More conversational format in which people log-in with real name to discuss issues and topics
- Committee preferred Survey Monkey over My Sidewalk
 - Draft survey with free-form blank spots at end of questions for additional comments/edits to questions for Committee review
 - Name specific places not generalizations (e.g. name the parks)
 - Define terms and housing types with written descriptions and/or pictures

- Include examples/pictures of housing types to gauge preferences
- Link into the Village's new website design

Community Workshop

- Established date of November 18th
- Will advertise in Village newsletter
- Word of event can be spread now
- Committee and meeting attendees strongly encouraged to spread the message via word of mouth to boost attendance and interest in the planning process

General Comments/Questions

- Developable land has access/topographic issues; is zoned U4
- Desire to be specific with specific area/site recommendations in the Master Plan
- Want to have say/control of future re-development when developers buy up several properties

Mr. Fritz made a motion seconded by Ms. Burke to adjourn the meeting.

ROLL CALL:

AYES: Ms. Burke, Mr. Cooper, Mr. Fritz, Mrs. McBride, Mr. Steinhouse

NAYS: NONE

MOTION CARRIED

The Master Plan Review Committee Meeting was adjourned at 8:00pm.

Respectfully submitted by:

Sherri Arrietta, Clerk of Council