

September 2017

Message From Mayor Susan Renda

Many residents are talking about the proposed Moreland Commons Development, situated on approximately 21 acres on Chagrin Blvd. I'd like to provide some history. This land was identified in both the 2003 and 2016 Comprehensive Land Use Studies as a potential development area. It is uniquely situated at the edge of the Village as it borders Pepper Pike on three sides and is on a busy through-street.

Furthermore, it is close to the Retail Business District, the Public Library, two high-density residential developments and across the street from the Orange Schools campus. The lots in this area had either narrow frontage on Chagrin Blvd. or no frontage at all and were several hundred feet deep. Thus, the lots were not well-suited for traditional two-acre development.

The two families who owned the majority of this land jointly listed their properties on the market in 2015 during the Comprehensive Land Use Study process. This, in turn, inspired the Master Plan Committee to take a closer look at development possibilities there. A Land-Use Planner guided the committee as it studied the advantages/disadvantages of several types of development for that space. The Committee decided a planned development gave the Village the most control over potential development. Furthermore, best planning practices dictate that there should be diversity in zoning and housing types, which could be achieved with a zoning change there.

The Master Plan Committee unanimously recommended to the Planning Commission that they propose a zoning change to Council. After thoughtful debate, the Planning Commission unanimously recommended that Council put the question of rezoning on the ballot. Council then hired a seasoned land planner to write the Ordinances for Chapter 1159, which dictate the process for development. The Chapter was designed to encourage respect for the environment and to allow carefully designed residential dwellings. Council voted unanimously to put the issue on the ballot last November. The rezoning passed by 18 percent.

In June, OMNI, the developer, submitted a complete application to the Village, which included a conceptual layout of the

development, existing natural features and topographic conditions, a tree survey and perspective sketches of proposed architectural styles. The conceptual layout of the development showed 41 percent greenspace, more than twice the required amount, and 59 housing units, significantly less than the 84 allowed. It prevented building in the wetlands or ravines and preserved large stands of trees.

OMNI has met with the Planning Commission three times. The result is that they presented a revised plan that increased green space from 41 to 47 percent, eliminated roof-top access on some townhomes, and eliminated a common access road. They changed the proposed design of the townhomes to have a less urban feel. They presented a massing study, which showed that the townhomes are visually similar to other homes in Moreland Hills. They stated that they weighed multiple options and gave priority to protecting the wetlands, mature trees, and other environmentally sensitive areas of the site. Planning Commission voted to recommend the Moreland Commons Preliminary Development Plan and requested modifications to Council for their consideration.

Council held a public hearing on August 9, at which time Mrs. Lane, Village Law Director, explained that the planned development process, which was adopted by a vote of the residents, is not a typical development process and that modifications are completely legal and were anticipated in the code. It allows for modifications of the regulations to be permitted if "they will result in a higher quality and more sustainable development ... including, but not limited to, improvements in open space provision, environmental protection, tree/vegetation preservation, efficient provision of streets, roads, and other utilities... "

There is a heavy emphasis on environmental protection, which is reflective of values in the Village. Council took no action on the plan after the Public Hearing. Their next meeting will be held on Sept. 6 at 7 p.m. at Village Hall.

- Mayor Susan Renda

Crimes Against the Creek

Dumping anything other than water down the storm drain or in the creek isn't just a bad idea, it's ILLEGAL.

In areas with separate sewers, storm drains and storm sewers flow directly to local creeks and Lake Erie. Many common household and automotive wastes are highly toxic in the aquatic ecosystem. These wastes kill fish and amphibians and drastically alter water chemistry. In April 2012, illegal dumping of a metal plating chemical down a storm drain killed 31,000 fish along the Rocky River.

If you witness illegal dumping, please report it to the Service Department 440.248.1188. Visit www.cuyahogawcd.org

Meeting Date Changes

The September Council Meeting will be held one week earlier than its regularly scheduled date, on **Wednesday, Sept. 6**, at 7 p.m. in the Village Council Chambers.

The September Planning Commission Meeting will be held one week later than its regularly scheduled date because of Labor Day, on **Monday, Sept. 11** at 6 p.m. in the Village Council Chambers.

Village of Moreland Hills

phone: Village Hall 440.248.1188
web: www.morelandhills.com
email: villagehall@morelandhills.com

Mayor

Susan C. Renda, srenda@morelandhills.com

Council

Ted Buczek, tbuczek@morelandhills.com
Daniel Fritz, dfritz@morelandhills.com
Stephen Richman, srichman@morelandhills.com
Gary Sherck, gsherck@morelandhills.com
Paul Stanard, pstanard@morelandhills.com
Monica Sturgis, msturgis@morelandhills.com

Clerk of Council

Sherri Arrietta, villagehall@morelandhills.com

Ordinances and Resolutions

The following Ordinances & Resolutions were passed in August:

Ordinance 2017-21 –amends certain provisions of the Planning and Zoning Code and the Building Code regarding the lighting of outdoor sports courts.

Ordinance 2017-22 – enacts new Section 1151.21, “Special Provisions for Wiltshire, Ellendale, and Berkeley,” and amends Section 1151.07(f), “Minimum Setback Requirement,” of the Codified Ordinances regarding nonconforming lots.

Ordinance 2017-30 – amends Chapter 1171, “General Use Regulations” of the Planning and Zoning Code by enacting new Section 1171.25 “Prohibition of Medical Marijuana Entities.”

Ordinance 2017-40 – amends Section 1177.11 (g), “Solar Energy Systems,” of the Planning and Zoning Code as requested by the Fire Marshal, to include pathways on rooftops with solar panels and markings to ensure safe access and notice to fire department personnel in the case of a fire or other emergency at a structure with a solar energy system. **Placed on First Reading and Referred to Planning Commission**

Ordinance 2017-41 – authorizes the Mayor to enter into an agreement with Orange Village for the cooperation and cost sharing for the resurfacing of Jackson Road.

Ordinance 2017-42 – accepts the bid of and authorizes the Mayor to enter into a contract with, TC Construction for the reconstruction of Creekview Circle, for the amount of \$269,280.

Ordinance 2017-43 – an appropriations ordinance, which is a monthly financial housekeeping item.

Service Department Reminders

Chipping

The last two chipping weeks for the year will be Sept. 18-22 and Oct. 16-20. Please make sure your materials are placed curbside the Sunday prior to the scheduled pick-up date and are bundled and tied with branches cut no longer than 4 feet. No logs or tree stumps, please. The Service Department will work their way through the Village throughout the week, weather permitting. Brush placed by contractors and branches put out after the chipping crew has passed will not be collected.

Senior Snow Plow Program

Please call the Service Department to obtain an application for the 2017-2018 winter season. Deadline for returning the form is Oct. 13.

Tall Grass in Ditches

Reminder: Residents are responsible for mowing grass that is within the ditches in front of their property in accordance with the property maintenance code (1351.01).

Scrap Tire Drop-Off

Scrap Tire Drop-Off will be M-F, Sept. 25-Oct. 6, from 7 a.m.-3 p.m. behind the service garage.

Missed Rubbish and Recycle Collection

Residents who miss their weekly rubbish collection and call for the Service Department to return will have that pick-up subtracted from their three special pick-ups for the calendar year. Once the three pick-ups have been used, residents will be charged \$25 for any missed collection the Service Department returns to pick up. Payment must be made *prior to collection*.

Join us for **Greening the Hills Oct. 7, 9 a.m.-12 p.m.** at Village Hall

- Light refreshments, Conversation and Clutter Removal
- Proper Paint Disposal. Latex (Water-based) paint is not a hazardous waste and WILL NOT be accepted at Greening the Hills. Latex/water-based paint should be thrown out with your regular trash, as long as it has been dried up first.
- The Service Department is sponsoring a Food-Drive to benefit the Cleveland Food Bank, so please bring non-perishable food items to donate. They also will be collecting clothing and household items for Goodwill.
- Confidential Paper Shredding
- Hazardous Waste Drop-Off – oil-based paints (Alkyd)*, varnish, harsh cleaning supplies, herbicides and pesticides, etc.
- Rx Drug Drop Box – unused, unwanted, or expired prescription drugs can be placed in the secure drop box that is located in the Police Department lobby.
- Recycle, Recycle, Recycle – Bring old cell phones, computers, electronics, car and lawn mower batteries, heavy scrap metal, aluminum and tires