

Planning Commission
February 22, 2016
Minutes

The Planning Commission Meeting was called to order by Chairman Stanard at 6:16 pm.

PRESENT AT ROLL CALL: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

ABSENT: Mr. Pogatschnik

Others Present: Rick Loconti, Building Commissioner; Aimee Lane, Law Director; Theresa Dean, Assistant Clerk

Mrs. Cooper made a motion seconded by Mr. Stanard to approve the minutes from the Regular Planning Commission Meeting held on January 25, 2016.

ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

NAYS:

MOTION CARRIED

At this time, Mrs. Cooper made a motion seconded by Mr. Bolek to amend the agenda, thus making the Master Plan Review Committee Report and Recommendations the third item on the agenda and making the presentations regarding the Harrison residence and the Sunoco station items one and two, respectively.

ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

NAYS:

MOTION CARRIED

Harrison Residence

675 Chagrin Boulevard

Zoning Certificate for new dwelling within Protected Hillside Zone

John Williams, architect, of Process Creative Studios was present at the meeting. Mr. Williams stated that there is an existing residence on the site at 675 Chagrin that is slightly encroaching on the hillside zone already. The existing house is in poor shape and not salvageable. The owners purchased the property with the intention of building a new home and locating it on the site to maximize the view to the river. Mr. Williams pointed out the Protected Hillside Zone on the site plan and also clarified that, in discussions with both Mr. Loconti and Mr. Filarski, they understand that no variance is required to build

in the hillside area, only a zoning certificate. They have not yet engaged a civil engineer for a detailed topographical study, as they wanted to wait until this preliminary discussion was conducted with the Planning Commission and had some sense that they could move forward based on the feedback received. Their current map is based off of the State of Ohio's topographic information.

The recommended placement of the new residence is based on utilizing existing topography of the hillside to maximize direct access to the ground level from each level of the home via either decking or landscaping. A portion of the proposed location is in a flood zone; therefore, no mechanical systems or habitable spaces are planned in the lowest level. Mr. Williams presented a schematic drawing showing how the house is proposed to sit into and step up the hillside. Mr. Williams mentioned that the property owner is the Executive Director of Cleveland Clinic Abu Dhabi and that, though the family is not in the area full time, they are Clevelanders and will be traveling to this area on a regular basis. When the owners purchased the property, they thought they would have direct views to the river, which is actually not the case with the placement of the existing home. However, stepping the location up the hillside allows them the desired views and functionality and also moves the house further from the road, minimizing traffic noise. Mr. Williams also feels that the location, combined with landscaping, provides an attractive placement even from a public standpoint.

Mr. Williams stated that the owners desire a contemporary design for their new home. In the current schematic design, the garage and storage will be on first level, the bedrooms on the second level, and the public spaces on the top level. He reiterated that the design currently presented is a rough design only. A final design will be presented at a future Planning meeting.

Mr. Fritz asked how accurate the schematic plans presented at the meeting were in representing how many trees would need to come down. Mr. Williams said that no trees greater than about twelve-inches in diameter should be impacted. A surveyor was on site the previous weekend to diagram which trees would be impacted. The proposed site is in an area that is already fairly level.

Mayor Renda asked to review the site plan to clarify the existing home's location. Mr. Williams pointed out the existing structure and driveway as well as the hillside and flood zones. They have proposed the location to take advantage of the existing topography while avoiding the need for a variance. He also pointed out that there is an existing septic system which will be removed. They have already been in touch with the County regarding removal and have obtained the necessary approval to install a new system, which is much smaller and more compact.

Mr. Stanard asked about the elevation of the existing house relative to the flood plain; Mr. Williams confirmed that it is not in compliance with the current zoning code. Mr. Fritz asked if any area of the flat land is not in the flood plain, and it is not. Mr. Williams stated that the flood plane is approximately six feet above the level area of the parcel, so even the new proposed garage will be in the flood plain. Mr. Fritz asked if alternate building techniques had been explored to allow rebuilding on the existing home's site in the flood plain; this would still entail building the garage within the flood plain and elevating the living areas above that level.

Mr. Bolek commented that he did not see any recommendation from Mr. Filarski on this project. Mr. Stanard confirmed that no study by Mr. Filarski has been done yet and that some of his questions require Mr. Filarski's input. Mr. Bolek felt there were probably very good engineering reasons for building at the suggested site but is also looking for Mr. Filarski's recommendations. Mr. Fritz mentioned the possibility of erosion at the base of the hillside as has been seen at other locations.

Mr. Williams reported that they have exchanged multiple phone calls and e-mails with Mr. Filarski, with no indication that this is not a buildable site. Mr. Williams has also had lengthy conversations with a structural engineer. A survey was started on Saturday (February 20); soil borings are still to be done.

Mayor Renda stated that Mr. Filarski did not yet write an engineering study since this is a preliminary discussion. Mr. Williams felt comfortable enough in his discussions with Mr. Filarski that he has engaged a civil engineer and surveyor. Mayor Renda asked if they had paid the engineering review deposit; Mr. Williams replied that he had not but will do so when they submit more detailed engineering drawings. Mrs. Cooper stated that she also felt it was important to hear from Mr. Filarski before going forward.

Mr. Williams wanted to be sure that building in the Protected Hillside Zone is an engineering and not an aesthetic issue. He is already aware that the types of footers and foundation needed will be fairly costly and does not want to move too far with the project without a sense of whether it will receive approval. Mr. Stanard cited section 1173.03 of the Planning and Zoning Code, which list the requirements necessary to build in a Protected Hillside Zone. He stated that it may be possible that the Planning Commission would approve the project contingent upon the results of the engineering study and compliance with the code and felt the proposal merits further discussion at the March meeting.

Mr. Loconti mentioned that we have received a permit application to demolish the existing house and wanted to confirm that the owners wished to proceed with demolition regardless of whether these proposed plans are approved or not. Mr. Williams confirmed that the risk is understood.

Sunoco Station

34180 Chagrin Boulevard
Station exterior, signage

Tony Continenza and Richard Greaves were present at the meeting. Mr. Greaves reviewed his plans to block in three of the existing bays on the left side of the building, add double doors for the convenience store, and remove the existing single door. Once the front is blocked in, he wishes to use cultured stone identical to that used on the exterior of the building across the street and add synthetic cedar shakes to cover the existing plywood. The cedar shakes were not pictured on the plans presented. The elements should tie in with other existing buildings at the intersection.

Mr. Greaves reported that the mechanic and U-Haul are gone. He has called the number on the donation box on site but the number is disconnected, so he may need to have it hauled away. No tires have been left on the site. There is one black pickup truck that is parked on the site that he will investigate.

Mr. Greaves also displayed interior drawings showing placement of the coolers, coffee bar, fountains, and shelving. He confirmed the location of the doors and that no additions to the building are planned.

Mr. Stanard stated that the applicant referenced drawings that are stamped by an architect and asked if Mr. Kawalek would also review these plans. Mr. Loconti confirmed that Mr. Kawalek has not reviewed

the plans and does not know if he is licensed to review commercial properties. Mr. Loconti will have that discussion with Mr. Kawalek. Mr. Stanard noted that the applicants will need to comply with Village Ordinances, sections 1157.15, Design Standards, and 1183.07, relating to signage.

Mrs. Lane confirmed with the applicants that they had seen Mr. Filarski's letter regarding parking. Mr. Stanard confirmed that the applicant is not adding to or changing the footprint of the building or parking. Mr. Greaves stated that this is correct, and there is no room at this site to add parking in front of the building. Mayor Renda also asked if the applicant had spoken to Mr. Filarski about eliminating two of the driveways. Mr. Greaves said that they had not spoken but that it was in Mr. Filarski's letter of recommendation. He feels it is something to consider in regard to positioning of signage and is not sure if it would be acceptable to close both drives. Mr. Loconti stated that Mr. Filarski's recommendation to eliminate two of the driveways is based on an anticipated increase in traffic. Mr. Loconti stated he and the applicant had discussed possibly shortening one of the driveways in regards to placing the sign out of the right-of-way. This is a separate issue, but it is possible that both issues could be handled by eliminating the drives closest to the corner. Mayor Renda stated that the drive closest to the intersection is considered to be a safety issue because of the extra traffic from the gas station and convenience store. Mr. Greaves indicated that the middle island where the existing sign and CEI poles are located also contains all the storm and sanitary sewers, the electric control box, and other utilities; in addition, to the right of that island are the EPA monitoring wells. He is happy to discuss options for shortening the drives and/or making one a right-turn-only but feels it is impossible to place the desired monument sign where originally planned due to the utilities and monitoring wells.

Mrs. Cooper said the entrance from SOM Center Road can be difficult and asked if there is a way to close off the drives nearest the intersection and widen the drive further west on Chagrin and further south on SOM Center Road. Mr. Greaves said that a major consideration is ensuring that drivers can get the fuel delivery trucks onto the site. Mrs. Cooper also feels that a monument sign, while attractive, can create a sight line issue at the corner. The applicant reiterated the challenges presented by the utility placement when it comes to locating signage and that this would require further conversation.

Mr. Continenza said that he wanted to move forward with the building plans. Mr. Stanard reiterated that the Village Engineer's recommendation is to close the two driveways closest to the corner, not shorten them, but that does not mean that the other drives cannot be enlarged slightly. Mr. Stanard said that this is a discussion for another day but that it is appropriate to look at the building plans. The driveway issue can be dealt with separately and the sign issue can be presented at a future meeting. Mrs. Cooper asked if there were other styles of signs currently used at other stations. Mr. Continenza said a goal post design is also used, which consists of two poles approximately seven feet apart. The total height is about twelve to eighteen feet, however, and this is not allowable in Moreland Hills.

Mr. Bolek also asked if the Planning Commission could do anything without Mr. Kawalek's architectural review and approval. Mr. Loconti stated that we do handle our own commercial plan review now that we are state certified. We have a certified commercial plan reviewer on staff, but neither he nor Mr. Kawalek have reviewed these plans.

Mr. Bolek felt the Planning Commission could recommend approval of the proposed renovation plans, aside from the site improvements and sign issue, contingent upon architectural approval. Mayor Renda stated that she also wished to make the approval contingent upon the applicants working with the Village Engineer to eliminate the driveways. Mr. Bolek stated that he was only considering the building,

not the site-related issues. Mrs. Cooper reminded the Commission to include the incorporation of the cedar shake, which was not present on the drawings.

Mayor Renda suggested the phrasing be that approval would be contingent upon architect review and engineer approval. Mr. Stanard asked if this contingency would be acceptable to the applicants. Mr. Continenza asked to clarify that this was not contingent upon the elimination of the drives but rather that they and the Village Engineer came to an agreement on the site plan. Mr. Stanard confirmed that this was correct but that this may ultimately require the drives being removed.

Mr. Bolek restated his recommendation with the following contingencies: approval from the Village Architect, addition of the cedar shakes to the design, and approval of a plan for resolving the driveway issue by the Village Engineer.

Mr. Bolek made a motion seconded by Mr. Stanard to approve the Sunoco design contingent upon approval of the designs by the Village Architect, addition of the cedar shakes to the exterior design, and approval of a plan to resolve the driveway issue by the Village Engineer.

ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

NAYS:

MOTION CARRIED

Mr. Continenza asked if they could start the building renovations once they have architectural approval. They would like not to delay the building process and renovations while working through the driveway apron and sign issues. Mr. Stanard said we would not inhibit their ability to construct at this time as long as they are proceeding to come to an agreement with the Village Engineer. Mr. Loconti stated that he needed construction drawings and that permits from the Building Department were required before they can start renovations and confirmed that tonight's approval related only to the conceptual design.

MASTER PLAN REVIEW COMMITTEE

Report and Recommendations

Jenny Burke, a member of the Master Plan Review Committee, was present at the meeting. Mrs. Burke stated that she and her family have been residents of Moreland Hills for fifteen years. Since June of 2015, the Master Plan Review Committee, under the leadership of Mr. Fritz and with the assistance of McKenna Associates, has done the following: reviewed the 2003 Land Use Plan; reviewed updated demographics and trends for Moreland Hills, Cuyahoga County, and the nation in general; solicited input from as broad a spectrum of residents as possible, including older residents and developers; received functional information from the Village Engineer on many practical issues, including septic issues; and heard from the Village Attorney on zoning issues, including the types of challenges developers bring when seeking to build contrary to existing zoning codes. Committee members also were tasked with driving around the Village to view all neighborhoods, including those with smaller lots and houses. Mrs. Burke stated that, while the Land Use Plan is not yet finalized, the information received thus far placed Committee members in a position to vote on the resolutions being presented to the Planning Commission this evening. Mrs. Burke also noted that, as the Committee members were tasked to take a

big-picture policy perspective, the resolutions are general in nature, leaving zoning specifics to the Planning Commission. It is Mrs. Burke's understanding the Planning Commission has the resolution language in the Draft Minutes from the Committee's February 16, 2016 meeting. All resolutions passed the Master Plan Review Committee with unanimous vote. These resolutions and the land use plan in general are based on three broad factors: 1) unchanging realities such as topography, erosion, and the fact that the majority of residents have septic systems; 2) the input of residents about what they like, dislike, and desire in their community; and 3) the fact that there exist some very small areas in the Village that are vulnerable to zoning challenges by developers. Mrs. Burke stated that the Committee members share with their fellow Moreland Hills residents a love of the natural beauty and unique character in the area, and she believed that the resolutions passed were a good-faith effort to balance all of the factors mentioned.

At this point, Mrs. Burke deferred to members of the Master Plan Committee who were present and the Law Director, Mrs. Lane, to answer questions about specifics of the resolutions.

Mrs. Lane stated that the Master Plan Review Committee convenes approximately every ten years and looks at land uses and any areas that might be ripe for change. It is a long process, and during the course of this process, the Village has been approached by certain property owners and developers who are looking at areas for alternate development other than what is currently permitted under existing ordinances. The data that has come through the Master Plan Committee reveals that there is a segment of the community interested in some alternative types of residential housing. However, to bring that about would require some changes to the existing Zoning Code.

Mrs. Lane has mentioned to the Master Plan Committee that it is best to be proactive about these issues and, if the data really shows that there is a desire to make changes, it is important to take that into consideration and see if changes are warranted. Mrs. Lane feels that the desire for such changes is reflected by the recommendations that have been presented.

She also indicated that this process is different than normal. Typically, a master plan document would first be presented to the Planning Commission for recommendation to Council. However, because there are currently properties being viewed for development, it seemed appropriate to bring recommendations forward now, as the rezoning process can take several months. Under the Charter and Ordinances, the Planning Commission or Council can initiate a zoning change that requires having legislation prepared. The process can, in some cases, be extensive and require the use of a land use planner. Once legislation is presented, Council would introduce a rezoning ordinance that needs to be put on first reading; it would then need to be referred to the Planning Commission for a hearing. The Planning Commission would make a recommendation to Council to approve, modify or reject the proposed legislation, and then Council needs to hold its own hearing, giving a thirty-day notice of that hearing and taking into account the Planning Commission's input. In some instances, adoption of legislation may be required to be put on the ballot. Therefore, the decision was made to bring recommendations forward now because some of these changes, if adopted, will need to go before the voters, and it is best to get started on that process.

When the Master Plan Review Committee made its recommendations for the proposed zoning changes, it also recommended to make these components part of the Master Plan document.

A map of the Village was displayed which highlighted several areas for potential zoning changes. The first recommendation is to make text changes related to the WEB area, an acronym for Wiltshire,

Ellendale and Berkeley. This is an area of very small, non-conforming lots. There has been some redevelopment in that neighborhood, and the recommendation is that text amendments be made to make development on those properties a little more flexible, such as allowing parcels to be consolidated without requiring the property owner to come before the Board of Zoning Appeals for a variance, as such consolidations are actually improving the neighborhood. Currently, if a home in that area is being rebuilt, it is required to be rebuilt on the existing footprint. It is also recommended to implement other text amendments such as front and side yard setback requirements and lot coverage requirements; this would prevent the massing of a building to be more in keeping with the character of the existing neighborhood. To clarify, these would be text amendments that would have to go through the rezoning process and the Planning Commission but not be required to go before the voters, as there would be no changes to the underlying single-family home zoning.

The second recommendation pertains to an area of twenty-acres, currently made up of multiple parcels. This area is located on Chagrin Boulevard across from Orange High School, adjacent to other public uses, in an area with several vacant homes, and where public utilities are available. During the course of the Master Plan Committee's discussions, a possible zoning change was discussed for this area, specifically for a planned unit development (PUD). Mrs. Lane explained that the term "mixed use" can mean a mixture of both residential and retail or simply a mix of residential uses, i.e. single-family and town homes. The Master Plan Review Committee has recommended that the Planning Commission explore a Zoning Code amendment that would implement a PUD district specific to this particular site. Mrs. Lane stated that the Committee had talked about applying this zoning to other parts of the Village but felt it was advisable at this time to implement the PUD zoning only to this one area. In the future, should another land owner amass a group of parcels totaling twenty acres, they could go before the Planning Commission and Council to seek a zoning change. If adopted, such proposed change would require a new chapter be put in the Zoning Code and a Zoning map change and, ultimately, need to go before the voters. Mrs. Lane stated that, should the Planning Commission decide to pursue this measure, it is time-sensitive if the Village wishes to enlist the aid of a land use planner and get the proposed change on the November ballot.

The third area discussed was land in the vicinity of the SOM Center Road and Hiram Trail intersection. However, the Master Plan Review Committee did not make a specific recommendation for zoning changes at this time. They did ask McKenna Associates, the consultant for the Master Plan report, to incorporate the idea of a PUD as a development tool at this location in the future. Mr. Bolek asked if this was a twenty-acre site. Mrs. Lane said that it is not, but that it is an area that may be changing in the future. It is difficult for the committee to identify a specific zoning change for that property; Council or the Planning Commission are also free to recommend their own changes at any time.

Mrs. Lane has advised the Master Plan Review Committee that, if there is data and information that seems to indicate a need or desire for changes or alternate uses, it is best for the Village to initiate zoning changes rather than have a future land owner do so. She cited a property in Solon at the intersection of Miles and SOM Center Road that the city was resistant to rezone, and a law suit resulted. The lot was zoned as single-family, but the court stepped in to mandate a change to two-family zoning.

Mr. Stanard asked for clarification on the size and borders of the proposed PUD area on Chagrin Boulevard. Mrs. Lane replied that it would be dictated by the size and borders of specific parcel numbers. Mr. Stanard also asked if the proposed area was all-inclusive or if the area could be divided, with a portion being zoned for PUD and a portion for single-family. Mrs. Lane stated that it is her

understanding that the area would be contiguous parcels, all to be rezoned for planned unit development.

Mr. Stanard also referenced the twenty-acre size that has been mentioned and asked if the size of the PUD would be determined by the Planning Commission or Council. Mrs. Lane said that she has researched what other communities have done in putting together PUD districts. It is common practice that the legislative process will create the "big ticket" requirements such as minimum acreage, density, permitted uses, environmental protections, open space requirements, and architectural design criteria. In some codes, the specifics are worked out through the plan review process.

Mr. Stanard asked if it is correct that the Planning Commission can accept the proposals and resolutions from the Master Plan Review Committee and then forward them to Council for further review. Mrs. Lane stated that yes, the recommendations can be approved, or the Planning Commission can consider modifications or reject the recommendations. The Planning Commission can recommend the consideration of the entire resolution from the Review Committee to the Council without yet determining details. Mrs. Lane advised that, if the Village wants to pursue rezoning at this time, a land use consultant should be retained to advise the best way to proceed.

Mr. Bolek asked if the Master Plan report is available for review. Mrs. Lane said that it is in the process of being put together. Mr. Bolek wondered if asking the Planning Commission for a recommendation before the report is available is "putting the cart before the horse." Mrs. Lane said no, a Master Plan is a guiding document separate and distinct from zoning ordinances.

Mr. Bolek asked if the data on smaller homes in the Village is available for review. Mrs. Lane said yes, it is available and can be provided. He feels that the only reason to consider smaller development is if residents are asking for it and would like to know how many people want smaller homes. Mrs. Lane stated that a survey was performed; she had one copy of the survey results as well as photos of the areas under consideration, which she passed to Mr. Bolek. He asked if this information was available to the public or only available to the Planning Commission. Mrs. Lane stated that the information is public record and is available as part of the Master Plan Review Committee records.

Mr. Bolek asked about the WEB area. These are generally quarter-acre lots, and the recommendation is to allow consolidation to give some relief for residents needing to seek zoning variances. Mr. Bolek asked what would preclude someone from splitting lots and creating, in essence, another PUD. Mrs. Lane sees this as a text amendment specifically calling out the streets of Wiltshire, Berkeley, and Ellendale. Mrs. Cooper noted that some of the lots on Berkeley are larger than one quarter-acre. Mayor Renda said that the code can be written to prevent lot splits. The recommendation specifically mentions only those streets and was not extended to other roads in the area that have more of a mixture of lot sizes.

Mr. Bolek also expressed concern that this would create a scenario where other residents could challenge the two-acre minimum lot requirement. Mr. Fritz stated that only approximately fifteen percent of the Village has lots smaller than two acres. Allowing lot consolidations would help foster development more in line with the rest of the Village and more in harmony with the two-acre zoning requirement.

Regarding the proposed PUD zoning, Mr. Bolek feels that the size of such an area needs to be defined to prevent it from migrating to other parts of the Village. Mayor Renda stated that this is a detail still to be

decided by the Planning Commission and Council working together. At this time, a recommendation is being sought for the concept of such zoning. Mr. Bolek understands there is one defined area on Chagrin Boulevard as well as a yet undefined area near the intersection of SOM Center and Hiram Trail being considered for PUD zoning. Mayor Renda said that the idea is to put language into the Master Plan that if, at some future time, a developer was to acquire twenty acres in that area, PUD zoning might be a tool to consider. Mr. Fritz also stated that no vote is being sought for a specific resolution, just a recommendation that language allowing for a potential PUD zone be incorporated into the final Master Plan which would be then be reviewed by Council. Mayor Renda reiterated that this is an independent recommendation to the writer of the Master Plan for adding this zone as something that may be considered in the future.

Mr. Fritz stated that one of the goals on the Master Plan Review Committee is to look forward to the Master Plan of 2025 and keep options open in case a scenario develops in the future that might warrant considering a zoning change. Mr. Bolek asked if there were other areas within the Village that might be considered for PUD zoning in the future. Mr. Fritz replied that what is shown on the map presented at tonight's meeting is what was identified by residents after a series of surveys, focus group discussions, and open meetings that have been part of the Master Plan Review process. Mr. Bolek expressed his concern that a PUD may make sense for the area at Chagrin Boulevard but does not see how it fits at the Hiram Trail/SOM intersection, and that allowing the development at the Chagrin Boulevard location may be setting a precedent. Mr. Fritz reiterated that there is a process of checks and balances in place, with zoning changes needing to go to the voters. Mayor Renda stated that what makes both the Chagrin Boulevard and the Hiram/SOM Center intersection areas similar are that they are both near the one and only commercial area in the Village, they are both in higher traffic areas, and they both present difficult development issues. Mr. Bolek asked when the criteria for such PUDS would be developed. Mayor Renda replied that they have been discussed by the Master Plan Review Committee, noted in minutes, and will be well defined in the Master Plan. Additionally, these criteria were laid out in memos written by Mrs. Lane and Jeff Filarski and e-mailed by Mrs. Lane to members of the Planning Commission.

To give all members of the Planning Commission the opportunity to review more details related to the PUD recommendation, and because the Planning Commission needs to make a recommendation to Council as soon as possible so a zoning writer can be hired and the lengthy, complicated process to bring this issue before the voters can be started, Mayor Renda suggested that there be a Special Planning Commission Meeting on March 9th at 5:30 p.m. before the next Council Meeting to talk just about this one recommendation. This was agreeable to the members of the Planning Commission.

General Discussion

At this time, Brian Stone, Executive Vice President of Omni Group Development Company, made an informal presentation to the Planning Commission on a potential project that could move forward if one of the proposed PUD zones identified by the Master Plan Review Committee is approved. Mr. Stone stated that he grew up in Moreland Hills. His father, Richard Stone, who was also present, is the founder and president of Omni Group Development Company and currently resides in Moreland Hills on Stonewood Drive. Also present was Bruce Ferris with David B. Melecka Architects from Columbus. Mr. Ferris is also on the Grove City Council as the Chairman of Lands and Zoning and is on their Board of

Zoning Appeals. He was present to address any questions about their proposed project. The Omni Group Development Company is a family-owned company founded by Richard Stone twenty years ago and is located at the corner of Richmond and Emery.

The Omni Group is currently under contract on six parcels making up just over twenty-one acres. The property is located on Chagrin Boulevard just west of the intersection of Chagrin and SOM Center Road. The site is directly across from the Pepper Pike Elementary School, directly next to the Orange District School Administration Building, two parcels away from the library, and four parcels away from the commercial development at the SOM Center Road/Chagrin Boulevard intersection. Mr. Stone presented preliminary concept plans and elevations for their proposed project and solicited comments and feedback on these preliminary plans.

The proposed project includes luxury single-family homes, townhouses, a light neighborhood retail district on the southwest corner of the property, and green space, the majority of which would be open to the public. The driving concept is to create a "neighborhood inside of a neighborhood," focusing on the demographics of downsizing-in-place baby-boomers and what Mr. Stone refers to as "boomerangs" - those who grew up in and like the area but are not interested in the currently available housing stock in the Village.

The key guiding principles of the project include the following: creating a walkable, vibrant community that preserves and enhances, not competes with, the existing character of Moreland Hills while also creating a unique sense of place that is not found elsewhere in the Village; using a high level of finish and luxury; and emphasizing the property's natural beauty and resources. The majority of the property would be developed as single-family lots. The homes would be smaller and have a more manageable footprint than offered throughout most of the updating housing stock in the Village. The homes would be architecturally interesting but not compete with the character of the Village or its resources. Several elevations were presented as possible examples of home styles, and the neighborhood would include cobblestone, gas lamps, green space features, hiking trails, a playground, etc.

The proposed townhomes would be for-sale residential units, not apartments. The townhomes were included to offer residents more options both spatially and financially. The retail space is proposed not to draw people from outside the Village but to offer amenities to residents and might include a small coffee shop, a small specialty food store, a locally-owned book store, a yoga studio, etc. The retail area would be something the residents could walk to from their homes.

Mr. Stone pointed out additional considerations for this proposal: the site is isolated from the majority of the residential housing stock in the Village; the commercial development at SOM Center Road and Chagrin Boulevard creates a physical barrier to the rest of the Village; and seventy-five percent of the site is surrounded by Pepper Pike.

Mr. Stanard ask for clarification of the features shown on the site plan. Mr. Stone pointed out the placement of the townhomes and retail spaces, as well as the wetlands area on the site and a ravine. There was a blank area on the plan, which Mr. Stone explained was land currently owned by individual residents with whom Omni Group is in discussions. Two other undefined areas shown on the plan could be developed into homes, a playground, or a public area to overlook the ravine. Public amenities like a playground or walking/bike paths are not shown on this preliminary plan. Mr. Stanard asked if there were any intentions to build a public use building such as a club house; Mr. Ferris replied that there are currently no such intentions.

Mrs. Cooper asked if the plan shows just the six parcels already under contract; Mr. Ferris confirmed that is correct and clarified the property's position related to surrounding properties. Mr. Stanard asked about driveway access. Mr. Stone answered that the plan currently shows two points of ingress and egress but that they have not yet conducted a traffic study. Mrs. Cooper asked if they have considered just residential development. Mr. Stone answered that yes, they have, but it is not something they have planned for at this point.

Mr. Ferris stated that, should a Planned Use Development (PUD) Zone be incorporated into the Village's Master Plan going forward, this is the type of conceptual information that will be presented from a developer proposing a PUD project. From his former experience on City Council with Plans and Zoning, Mr. Ferris feels that PUDs are good for planned growth, especially on the outside borders of a community, as this enables control over future growth. Along with a PUD, if conceptual planning goes forward, there is a design standard booklet that is written to accompany the project. The design standards ensure that architectural criteria throughout the residential and retail areas are maintained for the sake of both property values and sense of community.

Mrs. Cooper asked what the density would be for this conceptual plan. Mr. Stone says the plan currently shows forty-eight single-family homes, thirty three-story town homes, each of which has a two-car garage, and two retail areas, each of which is eight-thousand square feet. The retail area is split in two to avoid the look of a strip mall or one large, brick wall.

Mr. Stanard asked how long it takes to build out a project like this. Mr. Ferris replied that it depends on how the developer decides to phase the project as well as pre-sales. Mr. Stone replied that they would likely develop several model homes and then sell and develop the single-family homes. He feels that the retail area and at least a portion of the town homes would be part of the first phase but cannot offer more specifics at this point. Mr. Ferris stated that, since a buffer is desired for the single-family homes, the design flows from retail to townhomes then to the single-family homes.

Mrs. Cooper asked if the proposed retail might draw a lot of students from the high-school. Mr. Stone stated that he did not feel the proposed amenities would be the type that high school students would be interested in, though the retail spaces would be for the entire community.

At this time, an audience member stated that she bought her home in 2003 looking at the existing master plan. She said that some residents may feel they are under duress to sell their homes. She feels there are many implications for parcels that are adjacent to any proposed retail area and that, while having such an area makes sense, the community as a whole needs to be involved in the discussion. She expressed concern that the best use for everyone be considered, not just the best use for one large land owner or developer, and cautioned that the Village needs to be thoughtful when considering citizen input. Mr. Stanard thanked the resident for her input and stated that, if or when the Planning Commission recommends a PUD to Council, the Council would conduct an exhaustive review including a number of public hearings and back-and-forth recommendations between the Planning Commission and Council before any rezoning would ultimately go before the voters, so there would plenty of opportunities for input. The resident replied that she has attended all of the Master Plan meetings to date and requested that the results of the surveys be put on the Village's website. Mr. Stone interjected that one of the advantages of the PUD process is that it enables community collaboration, and Mayor Renda stated that the survey results would be posted to the website the next day.

Mr. Stanard asked if there were any other items for discussion. As there were none, Mayor Renda made a motion seconded by Mr. Bolek to adjourn the meeting at 8:16 pm.

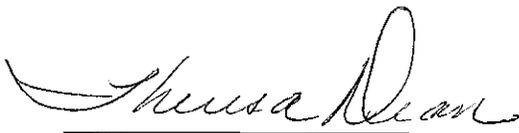
ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

NAYS:

MOTION CARRIED

Respectfully submitted:

A handwritten signature in cursive script that reads "Theresa Dean". The signature is written in black ink and is positioned above a horizontal line.

Theresa Dean, Assistant Clerk