

DRAFT
MINUTES OF THE SPECIAL MEETING OF COUNCIL
Mayfield Village Civic Hall – Mayfield Village Civic Center
Monday, December 3, 2018 - Immediately following Caucus at 7:00 p.m.

The Council of Mayfield Village met in Special Session on Monday, December 3, 2018, at Mayfield Village Reserve Hall immediately following Caucus. Council President Saponaro called the meeting to order at 7:21 p.m.

ROLL CALL: Present: Mr. Marquardt, Mr. Meyers, Mrs. Mills,
Mr. Saponaro, Mr. Schutt and Mr. Williams

Also Present: Mayor Bodnar, Mr. Coyne, Mr. Wynne, Mr. Cappello,
Chief Carcioppolo, Chief Edelman, Mr. Marrelli,
Mr. Metzung, Mr. Marquart, Ms. Wolgamuth
and Mrs. Betsa

Absent: Dr. Parker and Mr. McAvinew

The Pledge of Allegiance to the Flag was given.

- **Motion to accept the bid of Medical Mutual for employee healthcare commencing January 1, 2019 and to authorize the Finance Director to notify the Village's healthcare consultant, Chapman and Chapman, of the acceptance of bid in order to commence employee enrollment and contract preparation.**

Mrs. Mills, seconded by Mr. Marquardt, made a motion to accept the bid of Medical Mutual for employee healthcare commencing January 1, 2019 and to authorize the Finance Director to notify the Village's healthcare consultant, Chapman and Chapman, of the acceptance of bid in order to commence employee enrollment and contract preparation.

Council President Saponaro asked, any discussion?

Mr. Wynne stated, as I have mentioned at previous meetings, we were a part of the Cuyahoga County Regional Healthcare Plan. Cuyahoga County decided to terminate that plan effective at the end of this year. We went out to market with our insurance consultants and secured bids from the 6 largest insurance carriers. Aetna would not quote on our group. Anthem came in with a 54% increase over what we were currently paying. CIGNA was a 9.25% increase. SummaCare was a 25% increase. United Healthcare would not quote on our group. Medical Mutual came in at an increase of 7.19% which we negotiated down to 3.68%. This motion is to allow me to tell them we will accept their bid and proceed with putting the contract together and the employee enrollment so everything's in place by January 1st.

Council President Saponaro asked, any other discussion or questions regarding this matter?

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 2

There were none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Bid Accepted

- **Public Hearing:**

- **Proposed Ordinance No. 2018-27, entitled, An Ordinance revising the Zone Map of Mayfield Village so as to amend the zoning classification of 15.928 acres of land located South of Highland Road and West of SOM Center Road and known as Permanent Parcel Numbers 831-10-021, 831-10-007, 831-10-005, 831-10-004, 831-10-006 and 831-10-003 from its current classification to Planned Residential Development district. Introduced by Mayor Bodnar. (First Reading – October 15, 2018; Second Reading–November 19, 2018) (Law Department)**

Council President Saponaro stated, this public hearing is an opportunity for the public to stand at the podium, state your name, your address and address Council regarding proposed Ordinance 2018-27, entitled, “An Ordinance revising the Zone Map of Mayfield Village so as to amend the zoning classification of 15.928 acres of land located South of Highland Road and West of SOM Center Road and known as Permanent Parcel Numbers 831-10-021, 831-10-007, 831-10-005, 831-10-004, 831-10-006 and 831-10-003 from its current classification to Planned Residential Development district.” We had a First Reading on this on October 15th, a Second Reading on November 19th. In accordance with our law and ordinances, we are holding a public hearing giving you the opportunity to speak regarding this matter.

- **COMMENTS BY LAW DIRECTOR ANTHONY J. COYNE**

Mr. Coyne stated, a couple of preliminary comments. I would be glad to refrain from making lengthy comments so we can hear from the applicant and certainly respond to any questions that the audience may have.

I also just wanted to note for the record as well that pursuant to the Ordinances and the Charter of the Village, there was a separate hearing on November 15, 2018 before the Planning Commission where this project was thoroughly discussed by the Planning Commission which is required. This has moved on to Council for this public hearing.

This matter has been discussed for a significant period of time. We have also put together a Development Agreement to provide for certain conditions that would be imposed upon the applicant as it relates to this development project. That would include several items concerning the number of units and the fact that this would be in compliance with Chapter 1159 which is the Planned Residential Development District. This property is well-suited and in compliance with Section 1159.01 which is the PRD section so that is significant. We have included into the Development Agreement compliance with that Section of the Chapter and the fact that a homeowner’s association would be created which the Law Department would also have to

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 3

review as that occurs. Other than some of the details which I can certainly review at this time if Council would like me to, or we can hear from the applicant and hear from the audience and respond accordingly.

Council President Saponaro stated, I think that would be appropriate. One point of order is that this evening the Planning Commission did vote to send this to Council for review. I just wanted to make sure everyone knows that. It was a 6-0 vote in favor of sending it to Council for consideration. That being said, I am going to now ask the representatives of Skoda to come up to the podium, state your name and address for the record and then provide us with your presentation.

○ **PRESENTATION BY REPRESENTATIVES OF SKODA**

Chris Skoda

6317 Kenarden Drive

Highland Heights, Ohio 44143

For those of you who don't know me, I have lived in Highland Heights just across the freeway for 30 years. My kids went to school in Mayfield Village. I care about what happens in this community.

Council President Saponaro asked, can you introduce who is with you this evening?

Mr. Skoda replied, Mike Skoda.

Mr. Skoda continued, so, I do care about what goes here. I care about the Village and the people who live here. We are seeking rezoning of approximately 16 acres. It's a split-zoned with residential. There's a portion of the property that backs into Mayfran on Beta. We would rezone all of that for the planned unit development. In that zoning, that would allow us to build 60 units, 18 of which are going to be single-family detached houses with an emphasis on Highland Road. It would mirror what's on Highland Road currently. The others will be spread intermittently throughout the subdivision. These units will have first floor master bedrooms. We are kind of emphasizing first floor living. Again, there will be a series of those that will be two-family units, no more than that. We won't do any three's or four units in there. There will be a homeowner's association that will govern the property. The responsibility of that association will also be for landscaping and snowplowing driveways. There is a pool, tennis courts and clubhouse included in this development that all residents will be able to use. That will also be controlled by the homeowner's association.

We are also talking to adjacent property owners to make a connection with this development to the Greenway Trail to allow people in this development to access the Village center or go to the pool, the library and the park systems. We feel this is going to be a very nice feature.

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 4

As the Law Director mentioned, we are working with the Village on an agreement that we will abide by that gives protection to residents in the Village. We think it's going to be a special neighborhood for the Village. With that, I will let some people make some comments if they would like.

Council President Saponaro asked, Mike, are you making a comment?

Mr. Skoda replied, no.

Council President Saponaro stated, thank you very much Mr. Skoda. We appreciate it. We appreciate you coming here and working with the Village and also addressing any questions that the citizens and residents of the Village may have.

○ **OPEN PORTION**

- **5-minute limit imposed by Chair. Those who wish to speak must first state their name and address. (The public is requested to limit their discussion to agenda item only.)**

Council President Saponaro stated, I will now open this up to Open Portion. Those who wish to speak can state their name and address. They can speak for 5 minutes. If someone comes up and speaks and then you agree with them, you do not have to repeat everything. You certainly can say I agree with what Joe Saponaro said and that's perfectly fine. That just keeps the meeting moving along. However, you are more than welcome to repeat and speak your mind because this is your opportunity to do so. If you have questions on things of that nature, I would rather you address them here to me and then we will get them answered for you if we can. If they can't be answered immediately then they will be addressed either to you, us specifically, or in some sort of mailing or e-mail because we may not have all the answers. Be that as it may, I appreciate everyone's patience, kindness, respect. Those are all things that we encourage here in the Village. Whoever wants to come up first.

Helen Shelby

6777 Meadowood Drive

I wanted to know, did I understand correctly that the people of Mayfield Village get to vote on this on a ballot?

Council President Saponaro replied, yes. I am going to let the Law Director address this so that everyone understands what the purpose of the public hearing is and why we are looking to have a public hearing for this proposed ordinance.

Mr. Coyne stated, this is an Ordinance that would require a change in use on the property. You would be amending your zoning map as well. What would happen is Council at a point in time will vote on this matter on December 17th. If they vote affirmatively, it will be placed on the

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 5

ballot. That doesn't mean that it's done. It means that it will be placed on the ballot. When it's on the ballot it will be up to the residents of the Village to decide if they want to change the zoning map in this use on this property. If they do so, then the zoning would change on the property. In addition to that, at that time or after that time, Council could decide whether to execute the Development Agreement. The Development Agreement provides some other conditions on the property that are imposed on the developer. At some point in time the process continues, so it wouldn't be on the ballot until next Spring. Does that answer your question?

Ms. Shelby replied, I think it did. I will have to process it.

Council President Saponaro stated, so to answer your question, just to be clear, we are not voting at the next meeting. We are not voting to say, yes, go ahead and build. We are voting to say put it on the ballot in May. That's what we are voting to do. And then we all as residents get to vote whether we want this or not.

Ms. Shelby replied, I am happy to hear that. My thoughts are that I had an impression that many people responding to the survey did not want further development in Mayfield Village. That's my impression. I think that we need many open areas, open space planned. I am concerned about displacing animals living on that property. I am concerned about covering more land with cement, blacktop and buildings. That's it.

Council President Saponaro stated, thank you very much. We appreciate your comments.

Martha Doran

730 Oakwood Drive

My husband and I moved here 16 years ago because we love the Village. We came from Cleveland Heights which is a different type of community which we loved. It was with mixed emotions that we left the city but we moved to be closer to work at the time. I read a couple different accounts of this development, really only in the last couple months. One source, I think it was in Sunday's paper, mentioned a 16-acre rezoning for 42 living units. Today it mentioned 60. My main concern is, or I am just wondering, and I don't know Village procedures as much but kind of to her point, I was wondering if an environmental study was done for the impact on our environment and wildlife. I say that because the Village for so many years, it has been so important to have greenspace. That was part of the charm of the Village where we used the Metroparks quite a bit. We love it. We are so grateful to be in an area that is environmentally friendly.

I have not seen any plan before now, but I wondered about the hard surface. At our house, which is only 2,000 square feet, we are assessed the maximum from the Sewer District for hard surface. We are on 6/10ths of an acre. What is the impact? What's going to happen, not in 5 years or 10 years, but as we look for our community to grow in the way that we want it to, are there any requirements for landscaping, for instance, for the development to include either a certain amount of value of the home to be spent on landscaping? In Cleveland Heights there used to be, 10% of the value of the home had to be spent on landscaping. As I look at that, I

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 6

don't mean to be critical, but I don't really see much in the way of greenspace or landscaping. From this unknowing mind, but just thinking about what do we want for our Village, for our future, for our children, for grandchildren, when we say efficient use of land that looks efficient to me, but is it appropriate, is it in keeping with the Village and our bigger purpose in life? I just had those concerns not knowing anything else. That's what I am wondering.

Mr. Coyne stated, let me address some of the questions you raised. First and foremost, the unit count has been consistent. It's been a 60-unit development on 16 acres. 18 of those units would be freestanding single-family homes. Up to 42 could be what would be called attached units.

Mrs. Doran stated, that could be a miscommunication from what I read.

Mr. Coyne stated, it could be. I just wanted to make sure it is clear for the record. Some of your questions relate to the development of the plan and quite frankly the plan itself, even the plan you see is a schematic plan. It still has to go through a process. Before I get to some of the other amenities they are providing, once the zoning does change on the property, they still have to go through a process where they would go to the Architectural Review Board. They would still go to the Planning Commission. So there would still be other reviews that would take place with the different departments. Building and Engineering would look at other issues that affect the terrain, other issues that affect the environment, other issues that affect stormwater management. So that all still has to get done.

What the developer has done, they have presented a plan that's consistent with your Code, Section 1159 which is the Planned Residential Development District. It is to provide for housing options for people who live in the Village. When you look at other people, like Mr. Skoda, who says he may like living there himself. Those are things that are being looked at as well. The other amenities they have provided is a pool, a community room, a tennis court. A unique element to this is a connection to the Greenway which can be very attractive because it would connect to the multi-purpose pathway for recreational amenities to enjoy the other public infrastructure that the Village has really done a good job developing. It also provides a nice connection to the Library. In a way, it is taking into account the lifestyle choices I think people like to see and I think that those are amenities that are there. As this proceeds, follow along to see that the developer can explain to you some of the other landscaping improvements in the entranceway to the development that can be put in place. Those are all factors. I don't know if that answers your question, but those are things that are required not only because of the Code but also with the Development Agreement the developer has agreed to enter into.

Mrs. Doran stated, I wasn't sure where these thoughts would fit in.

Mr. Coyne stated, sure, good question.

Mrs. Doran stated, so I appreciate it.

Mayor Bodnar stated, Mrs. Doran, just one more thing I wanted to mention was that the original plan was a more compact plan and this is the second plan which includes a strip of land that runs

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 7

along 271 which the Village currently owns. The reason for inclusion of that in the new plan and I will let Mr. Skoda explain this a little bit more, is so that the development could be a little bit more spread out and there could be more greenspace in between the houses. Chris, if you want to address that a little bit?

Mrs. Doran stated, I just have one more thing. For clarification, I think I didn't know until tonight, the minimum lot size for development is a quarter acre?

Mr. Coyne replied, in the PRD, you can have up to 4 units per acre. With the PRD, one of the things you try to do sometimes is you try to protect the greenspace. So 4 units per acre is what you can accommodate but there are distance requirements that we have also imposed on the project so that you will ensure a fair amount of greenspace. Also the homeowner's association, putting that in place, will have some continuity to make sure that the greenspace is maintained well.

Mayor Bodnar stated, I will mention also that that's one of the reasons they are all ranches because you have a much smaller footprint when you build a second story than when you build a ranch.

Mr. Skoda stated, to answer a couple of your questions, the reporter that wrote the article took our information incorrectly. It's always been 60 units. In terms of greenspace on that particular property, we actually by Code could put more units there than what we are proposing, but we chose to try and spread the neighborhood out so there would be more greenspace and it won't look like SOM Court. Not that there's anything wrong with SOM Court, but it won't look like that. The mass of space in between those buildings is very similar to Aintree North. It varies depending on between houses. To your landscaping question, every house will be landscaped through the association. The homeowners won't be responsible for landscaping. There's no landscaping presented now. This is just a concept of what we believe we want to put there. But there will be an overlay of some point and a landscaping plan for every building and every greenspace on that property. It will be heavily landscaped.

Mrs. Doran stated, I do think of Parkledge. It is not similar to Village Trails or to Hanover. It's just such a different vibe.

Mr. Skoda stated, sure. We are not trying to create that here. We are actually trying to make it more like Hanover and not so clustered together.

Council President Saponaro stated, thank you. Who else would like to speak?

Joanne Smakula

6691 Thornapple Drive

I appreciate the ladies who have spoken before me. I have lived here for 52 years, so I have an interest in what happens to Mayfield Village. One question is, how much are these units going to cost? What will be the terms? Will they be for sale? Will they be for lease? Will they be

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 8

lease to own? Some of the other answers regarding cosmetics have already been answered for which I appreciate. I am also concerned about who's paying for the blank blank blank sewers? Because I have just spent two and a half years listening to trucks going up and down the street with bulldozers and things. I would like to know who pays for it because when you get your tax bills folks, you are going to fall on the floor when you find out how much your sewers cost. So, perhaps Mr. Skoda will answer my question?

Mr. Skoda replied, absolutely. As far as the installation of the sewers, it is our responsibility when we build a development. We won't pass it on to homeowners. The cost of these units, we are figuring right now, they are going to be close to \$400,000. Most of that will be driven by market conditions at the time we build, lumber, windows, roofing materials. We can't control those costs. We will try to do whatever we can to keep the cost down to something reasonable. As far as cosmetics, we talked about that.

Mrs. Smakula asked, and you will not be leasing these or renting them? They are for sale?

Mr. Skoda replied, that's correct. In the by-laws we create, which the Village will have to approve, we will make it mandatory that nobody can rent these units or lease these units.

Mrs. Smakula stated, thank you. And thank you all for this meeting because I know there are others that have questions. I appreciate your patience.

Council President Saponaro asked, who is next?

Bob Alberry

6691 Thornapple Drive

I came here around 35 years ago. I think that Mayfield Village is a very unique and a very special place. I think most of these folks feel the same way. Mayfield to me has a couple of different pieces to it. One is regular old-time American small-town like Wilson Mills Road for example, the houses, the businesses and those kinds of things we see all around in the small towns. The industrial things are kind of the same way. But the biggest part of Mayfield is the green land of great houses on greatly landscaped properties like the ones off the end of Highland Road, anywhere around the old part of Mayfield. Those properties in the Thornapple area along Wilson Mills Road and that pretty much covers the Village. But that's where the bulk of the people in Mayfield live. They like their houses inside and out. A lot of people don't care about the outside of their house or anything that's around it. It doesn't make any difference. They go downtown to work, they come home and the inside of the house is the beautiest place that they paid for and that they live in and they don't see anything else. But I think those of us who live in those other neighborhoods see the whole neighborhood and enjoy that part of it.

Now, I will jump to, there's been several new things that came in to this Village. One of them was a community built on SOM Center Road and it's just north of the old Fisher Tavern on that same side of the street. The plan that was presented in this place and in publications put out and handouts showed keeping all of the green possible, cutting down only the trees necessary to put

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 9

in the houses, putting in nice curbed streets, nice big lots per house. So the amount of ground space per foot for the house was quite a large size. I suppose that one morning a whole bunch of contractors came in and we changed laws. Then they graded it. Then they put in all houses that looked like modeling clay pushed into a bunch of different cube shapes. The people who live inside love it. I am not sure from the outside it is beautiful to me anyhow but that's a personal opinion. There's also more units in there than were originally planned. So it does not look at all like what I think the Village approved with the permit to put it up. Whether there were places in the permit that the contractor was able to manipulate and not being in violation without violating the devil out of it in my opinion.

We don't want to let something like that happen here. I would ask, would it be possible to where that sandtrap is for those who play golf, have the vegetation there remain? That is alongside the road on the setback. That would be on the west side. Could that be done? Could that row of individual houses be made to look slightly different than one another so they do look more like what's on the other side of the street? Now the development that was previously talked about, basically the houses are all the same, but they are not because they have got a little different tweak on the other side. I don't think that's outrageously expensive to do. The blueprints are out there and it can be done. It's not quite as easy as cookie cutting, I realize it. It probably costs a little bit more. But it would look better. In the end then, anybody driving down Highland wouldn't even know the rest of the place is there. It would look like the rest of Highland Road does, if you will. In other words, preserve that space with a setback where those individual units are. Make that look a little bit more like an irregular neighborhood than a box cut neighborhood.

Council President Saponaro stated, we appreciate your comments. Thank you so much.

Mr. Coyne stated, if you don't mind me countering on that. That's currently just a schematic design. It would be a landscaped detention area. That's not been designed yet. That will go to the Planning and Zoning Commission for further discussion. If the zoning would change at that time, that would be addressed specifically. I am sure Mr. Skoda would tell you that there are other improvements he wants to present, but you've got to get through the zoning process first.

Council President Saponaro stated, thank you so much for your comments. We appreciate it.

Pat Lamb

6758 Bramblewood

There are 60 units and 18 are single family homes?

Mr. Skoda replied, that's correct.

Mr. Lamb continued, which leaves 42?

Mr. Skoda replied, it would be 21 buildings.

Mr. Lamb asked, condominiums?

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 10

Mr. Skoda replied, the whole premise of that neighborhood is that way because there would be a homeowner's association that would take care of the outside of the buildings, the landscaping, snowplowing the driveways. All the common areas are maintained by the homeowners association, not the homeowners themselves.

Mr. Lamb stated, okay. So if I purchase one of the double units, there's a common wall between me and my co-owner?

Mr. Skoda replied, that's correct.

Mr. Lamb asked, what is that called, a house?

Mr. Skoda replied, each individual unit. It's similar to a condominium.

Council President Saponaro replied, or a townhouse.

Mr. Skoda replied, a townhouse. With a common wall.

Mr. Lamb asked, what's the square footage of any of these units?

Mr. Skoda replied, again, we haven't gotten into designs yet, but I think we are probably looking around 2,000, 2,400.

Mr. Lamb asked, single family units?

Mr. Skoda replied, of all of them. That could vary depending on what a homeowner would want. We have flexibility to change it.

Council President Saponaro stated, the minimum requirement in the Village is 1,800. You can't go any lower than 1,800 as per our building code.

Mr. Lamb asked, so the double unit is 2,000, so each unit would be 2,000?

Mr. Skoda replied, that's correct.

Council President Saponaro asked, is that all you have?

Mr. Lamb replied, yes.

Council President Saponaro asked, anyone else?

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 11

Rick Christian

510 SOM Center Road

If I were to build a house on my vacant lot, my vacant lot has to be at least a half an acre. I don't know PRD is changing the zoning to allow for a quarter acre.

Council President Saponaro stated, that's the point of the legislation. The legislation is a change to that district.

Mr. Christian stated, what I'm saying is right now you have to have a half an acre to build a home on.

Council President Saponaro stated, Mr. Skoda could build 32 homes without anyone batting an eye except of course going through the process. He's trying to do something different.

Mr. Christian stated, several years ago there was a vote taken in the Village for the Northwest Quadrant to change it from commercial to residential. The Village passed that. The residents of the Village said we want to take that Northwest Quadrant and make it residential. The Court said you can't do that. After the Village had voted to change it, the Court turned around and said you can't do that. This was back in the late '60's, '70's. What's going to happen when somebody says, hey I want to build a commercial piece of property back there?

Council President Saponaro asked, back where?

Mr. Christian stated, I want to extend my commercial property from Beta a little bit and the people in this homeowner's association say well we don't want the commercial property built up back there. Is the Court going to get involved and say, hey, you can't do this? You can't change commercial property to residential.

Mr. Coyne replied, you can. That's why the Charter allows for it. As it relates to the commercial property that would be to the south of the subdivision, the property that's zoned commercial to the south, that could be used for commercial purposes. Those who occupy the units in the proposed development certainly could object to a specific development going in, but the use would be permitted.

Mr. Christian asked, what if somebody wants to put up a two-story building in front of somebody's house?

Mr. Coyne replied, they couldn't do that unless it was on the commercially-zoned property.

Mr. Christian stated, right. But what I'm saying is that whole section of green there that's blocked off, somebody owns that property and it's commercial. If somebody wants to build a two-story building there and have access to it, you've got a problem.

Mr. Coyne stated, there's still a process in place to do that.

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 12

Mr. Christian stated, what I'm saying is the Courts have done it before and said you can't change the property from commercial to residential. I'm just putting it out there.

Mr. Coyne stated, I don't know the case you're referring to.

Mr. Christian stated, it was back in the '70's.

Mr. Coyne stated, through referendum zoning or initiative petition, that's not uncommon.

Council President Saponaro stated, thank you Mr. Christian. We appreciate your comments.

Mr. Skoda stated, on that particular picture, the majority of that greenspace, that's all that exists up there. The lower portion, that's all gone. Mars has already turned that into a retention pond. All that's left is that small part. Mayfran owns that.

Mr. Christian stated, well if Mayfran wants to build a bigger building up there two stories tall, you are going to have residents that are looking at a two-story building out there.

Mr. Skoda stated, I can't control what they do.

Mr. Christian stated, I know. I am just letting you know. Thanks.

Council President Saponaro stated, thank you.

Frank Ostrowsky

6587 Highland Road

The first thing I want to say is I'm disappointed in the Village Council from past and the Law Director because they didn't notify the people what the vote on SOM Court would have meant to the Village after that went through if passed. Second of all, in this development, is the whole development going to be done at one time or are you going to piecemeal this project as a property is sold?

Mr. Skoda replied, our intention on this property is we would go in and put all of the streets in and then we would market the properties--

Mr. Ostrowsky stated, I didn't say --

Council President Saponaro stated, hold on. Let him speak.

Mr. Skoda continued, we certainly would build one or two models and sell from there. We wouldn't build all the houses because I want to give people the opportunity to make some choices.

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 13

Mr. Ostrowsky stated, the other thing I have to ask is would any of these houses be leased or rented?

Mr. Skoda replied, no. Homeowners only. It would be in the by-laws.

Council President Saponaro stated, thank you.

Nancy Gasper

6449 Highland Road

I will be the neighbor directly across the street from your suggested building. I have to agree with the young lady that first spoke about the environment. We are the home of the deer crossing. We have been here over 40 years. You are already discussing about how this will be before we even get to decide is it going to be good for the Village? I have to say no. It looks very congested. Are you going to have two-story condos?

Council President Saponaro stated, Mrs. Gasper, a couple of things. All we are deciding on in this Public Hearing is if we put this on the ballot for all of the Village to vote on it. There's been no decisions made other than that. Just to be clear. Number two, these are two types of buildings. They are single family and there's cluster homes which are up and down. The whole point, I think Mr. Skoda had said before, or maybe the Mayor did, they did these cluster homes so that we would have a smaller footprint to allow more greenspace. They are going to be up and down homes as well as single-family homes which are all one floor.

Mrs. Gasper stated, so I would be concerned about the landscaping then if there's a second floor.

Mr. Coyne stated, to elaborate on Council President's response, keep in mind that this is a preliminary site plan number one, and number two, the final site plan, the landscape plan, even the architectural design of the units, that still has to be reviewed by the Boards and Commissions of the Village. This is really so you can get a sense of whether this complies with the Planned Residential Development District. It's in the Code under Section 1159 if you want to look at it further.

Mrs. Gasper asked, is all that going to be determined before you put the zoning issue on the Spring ballot? Will it be clear to the voters? Will it be worded so they know what everyone's talking about?

Mr. Coyne replied, that's the specific section of the Code that it would be under. That's number one. The one additional protection that's being included is a Development Agreement, so there would be some additional requirements to make sure that the number of units aren't going to be exceeded, to make sure that there's a connection to the Greenway, to make sure that there's buffering, to make sure that the units aren't too close together, to make sure the drainage and the engineering is properly addressed. There are other inclusions to make sure the development would be as green as possible and would comply with other requirements that the Architectural

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 14

Review Board may put on it, that the Planning and Zoning Commission may put on the development as well.

Mrs. Gasper stated, it just doesn't sound too good to me. I'm sorry.

Mr. Marquardt stated, you didn't answer whether it would be before they would vote on it or after they vote on it.

Mr. Coyne replied, the provisions in 1159 would have to be followed.

Mr. Marquardt asked, before or after they vote on it?

Mr. Coyne replied, both in a way. Once the zoning changes, they would then come back. It's a two-step process. All this does is change the zoning code.

Mr. Marquardt stated, but she's asking, do they find that out before or after they vote on it?

Mr. Coyne replied, all I can say is the section of the Code, what's in it is what they have to comply with, so they will know that before they vote on it. After they vote on it, let's assume for the sake of discussion it would be passed, when they come in with an application, everything would be reviewed by Building, Engineering, Architectural Review Board, approved by Planning and obviously some things would come back to Council as well. That's what I am saying, both would be in effect. The Development Agreement, what's nice about it, when you look at the Code, the connection to the Greenway, which the developer has to pay for by the way. That's not required in your Code, but as part of the process we are including that as an additional amenity to the development. The Code does not require a community center. It doesn't require an amenity like a pool. It doesn't require a tennis court or any other recreational use. So those are things the developer in presenting to the Village has indicated he is willing to do. Like most developers, I say this respectfully, you want to make sure that you get that into an agreement so that things don't change later on. By doing that, what you vote on, you are going to get it plus some other amenities. I don't know if that helps or it answers your question.

Mrs. Gasper stated, I think it would be very confusing to everybody like me. I think you are eradicating some of the prime greenspace by doing that.

Mr. Skoda stated, as far as the units go, the Development Agreement that I am signing with the Village, correct me if I'm wrong, there's a unit count in there. It has how many ranches, how many two stories, how many single family.

Mr. Coyne stated you can't exceed 60 units total and you cannot exceed attached units by more than 42. 18 of the units have to be single-family detached homes, more traditional residential homes.

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 15

Mayor Bodnar stated, if I can interject, so the choices between the PRD that's proposed versus 31 or 32 single-family homes which I understood to be, and Chris you can expound on this, would be much larger than the units that would go in in the PRD?

Mr. Skoda replied, yes if we needed to go to the 32 units, it probably would look more like a Hanover Woods.

Council President Saponaro stated, thank you.

Mary Murphy
816 Hardwood Court

I love the look. I am concerned about keeping the cost down. The clubhouse, the pool, the tennis court, I don't know, is this necessary? We have new tennis courts opening this spring in Mayfield Village, which I don't think will be real busy. I don't know. We have an outdoor pool, a lovely pool. We have a lovely indoor pool at the High School. The clubhouse, our community room is \$200 to rent which is very reasonable compared to other community rooms on the east side of Cleveland. My family's rented a number of them. We don't rent there anymore. Now we always rent in Mayfield Village. Wiley Pavilion, does anybody know about Wiley Pavilion, right at the Police Department? That is a lovely picnic pavilion and it's free if you live in the Village. It's got bathroom access, a little kiddie park, bocce, that is a nice asset. The Wildcat Fitness at the High School, anybody get a pass there? It's \$32 a year, \$12 if you are a senior citizen, \$5 for a class, that is a wonderful facility. I don't know how much the clubhouse, pool and tennis court are going to add on to your costs. I think I would rather see maybe these units going for \$275,000 or something like that and then a homeowner's fee. Maybe that's something to think about. Is that really necessary, those amenities?

Mr. Skoda replied, it's not a necessity. It's something we propose to use by the development. We thought it would be something people would want. Certainly if it wasn't there, it would drive the cost down. I don't know how we address that at this point.

Council President Saponaro asked, will you say that again? I am so sorry.

Mr. Skoda replied, the tennis courts, pool and clubhouse are not a necessity. It was something we did to make the neighborhood more attractive. Certainly it would drive costs down if we didn't have it, but at this point, I don't know how we address this if we do at all.

Mrs. Murphy stated, maybe there could be more greenspace. Thanks.

Martha Doran
730 Oakwood Drive

For clarification for how the rezoning amendment would appear in parameters, are you stating that the maximum would be 60? Does the amendment say how many units would go into it?

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 16

Council President Saponaro replied, it's just for rezoning.

Mrs. Doran stated, but the zoning laws will determine how many units can be put in?

Council President Saponaro stated, we already have them on the books.

Mrs. Doran asked, is there a likelihood that the, is there a mechanism that if the amendment was approved that, is there a mechanism whereby the number of units would end up somewhere between 32 and 60? Is it definitely 60?

Mr. Coyne replied, the Development Agreement addresses specifically some of the things that you just asked about actually. The Development Agreement has a maximum of 60 units which actually under the PRD Code you could go above that, but the Development Agreement has put a maximum of 60. The Code doesn't restrict you from the type of units, so they could all be attached. You could have several tri-plex units even, but that's not what we put in the Development Agreement. The Development Agreement just allows 60 units max, 18 would be single-family detached and up to 42 units or 21 buildings or structures could be attached. The gentleman standing in the back that asked the question, the size of the units would still be 2,000 square feet or more.

Mrs. Doran stated, I just wanted to clarify. I didn't have it clear that 60 was the definite number. Thank you.

Pat Lamb

Bramblewood

Could we create a hypothetical timeline and just say that the first step is Council votes to put it on the ballot?

Mr. Coyne stated, on December 17th?

Mr. Lamb asked, and the second step sometime in the Spring?

Mr. Skoda replied, May.

Mr. Lamb stated, thank you. The residents vote?

Council President Saponaro replied, correct.

Mr. Lamb asked, and it gets approved?

Council President Saponaro stated, hypothetically.

Mr. Lamb stated, yes. That's what I said. A hypothetical timeline. It gets approved. So now at that point the citizens have lost control of where it goes from there.

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 17

Council President Saponaro stated, that's why you trust us. You vote us in so that we do. You don't lose control.

Mr. Lamb stated, we don't have our say.

Council President Saponaro stated, you still have your say. There's still Commissions and other places where they still have to follow suit. Your fellow residents sit on those Commissions and Boards that have to make decisions that they will have to adhere to.

Mr. Lamb stated, and that's why I'm standing here to ask the question. The hypothetical timeline that I would like to see develop is after the citizens vote, and it is approved, then I have heard conversation, but it's not clear in my head, as to Engineering has their say, sewer and water, the various departments that we trust have their say to tell the developer, no, you can't do it this way, you have to do it this way.

Council President Saponaro stated, yes.

Mr. Lamb stated, and so I would like more information about that if possible that will help educate me on which way I am going to vote.

Mr. Coyne responded, when or if it passes, within a 12 month period, the developer will come in and start to plan the development. In that process, the departments within the Village will review what's being proposed.

Mr. Lamb okay, stop right there. In the first phase of your review, if you don't like something, where does it go from there?

Mr. Coyne replied, let's say for example there would be an engineering issue concerning stormwater management and there are parameters and metrics that Mr. Cappello looks at for just that. If they don't comply with that, they are not going to be able to proceed. They are going to have to get past him. There are other ways you can appeal that as well, but they will have to get past him on that specific issue. If there's a traffic safety issue, and Chief Edelman who will have been retired by that time, but whoever the Chief is says, hey this is not safe, then that's going to be a problem. That would be something the Planning Commission would actually weigh in on. The Fire Chief may have an issue concerning some building methodology. Those things all have to be reviewed to the satisfaction of the department heads and the professionals that are involved and then each Board too. So you have the Architectural Review Board looking at the design of the units themselves, you have the Planning and Zoning Commission doing that as well as well as the landscaping plan as well as the overall specific site plan. All of those things have to be done which is why we have been trying to be using the caveat about schematic plans or things of that nature because it could change a little bit. He could come in with 54 units and that would be okay under what he has agreed to do and under the current zoning code. But those are all things that have to be reviewed carefully and properly by the Village Boards and Commissions and they

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 18

take their job seriously. Some of them are here tonight. You are not losing control as a community.

Council President Saponaro stated, I just wanted to make sure you don't feel like you have a say in it. Because you do.

Mr. Lamb stated, when you vote, you have that say.

Council President Saponaro stated, of course. And when you come to our meetings and you express yourself, you do have a say. We may not respond immediately, but we take in what you have to say. We do hear you. We do hear everyone in the Village because we are one of you. We are all in it together.

Mr. Lamb stated, I hope I didn't come across as negative.

Mr. Coyne stated, no. Those are good questions. Very good questions.

Mr. Lamb stated, and also, finally, because my 5 minutes is probably up. If I am a developer, I would think somebody's that been in the business for 30 plus years knows how to anticipate what a given community is going to require in relation to all those things that you just mentioned. So therefore if he wants this to go from A to Z and work then he is probably anticipating what you are going to require in that area, in the next area, in the next area, so therefore this should all go real smoothly in theory.

Council President Saponaro stated, and to that point, that's why Mr. Skoda took the time to come speak to Administration and say, okay, what can we do to make this, so he does know that. And we have not had a ton of developments like this. We only have one other one. So it's not like we are a big heavily developed Village. Definitely he is performing his due diligence and that's what we are all doing right now, performing ours. Very good. Thank you. Anyone else?

Rick Christian

510 SOM Center Road

How is this going to be written on the ballot? There are about 3,500 people in the Village. You've got 50 here tonight. Now the people in the Village vote. You might get about 700 people to vote in the Village which controls what happens.

Council President Saponaro stated, we don't like that number by the way. We would like more people voting.

Mr. Christian stated, I would like to see more people vote too. I would like to see more people come to the Council meetings more often, but they are not going to. I would like to know how it is going to be written on the ballot to let people know what they are voting for. If you write it on the ballot, proposed change for these parcels, half the people that vote don't know what the hell they're voting for.

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 19

Mr. Coyne replied, the change would be to the Planned Residential Development. That's the first thing. That's in the heading of the Ordinance. I will tell you that there are Election Laws that govern what's on the ballot so this will be sent down with an explanation that the zoning map of the Village will be changed, that this land use will be changed to a Planned Residential Development District and how that's actually drafted will be handled by, they will send it back to the Village to look at, but that will be done by the Board of Elections.

Mr. Christian stated, right. But a lot of times you go to vote on something, you read it, it doesn't make any sense. Sometimes if you vote yes, it means you are voting no.

Council President Saponaro stated, sure. I understand. I know it's confusing. We don't have control over that part of it though as Mr. Coyne said because the Board of Elections takes care of that, but what I am hearing you say is can we put something out that basically explains what this is?

Mr. Christian stated, explains what we are voting for.

Mr. Coyne stated, I guess on that topic the Village can certainly send a letter out to that effect. The *Voice of the Village* might be a good way to get out and explain in more detail how the zoning change would work. I am sure Mr. Skoda will also probably be doing that as well to inform the community.

Council President Saponaro stated, but no, your point's well taken. Thank you. We appreciate it.

Mr. Christian stated, just to let you know.

Council President Saponaro asked, anyone else?

Jim Farmer

956 Aintree Park Drive

I am at a point in my life and I have got a lot of contemporaries who are, where I have a 5 bedroom house and so far I am still able to convince my wife to share one bedroom with me. We have 4 bedrooms that are empty. I have a lot of people my age that are in that situation right now. We have these houses that we had when we were raising our family. We want to stay in Mayfield Village. But, it's not necessary for me to have a house that big. I am really looking for some alternative housing.

It's very important to me that Mayfield Village stays a Village. I don't want it to expand to a point that we ever get taken out of that category. I never want us to lose so much of our greenspace that we lose a lot of character of the Village. I don't think that would be the case. I would like to see a development like this go through. Unfortunately, I am not so sure I can afford it at this point and if they eliminated some of those amenities that I know they think they

DRAFT

Minutes of the Special Meeting of Council

Monday, December 3, 2018

Page 20

have to have because that will help sell them. We have all those. We have unbelievable amenities in Mayfield Village already. There's no reason to duplicate them. They might be surprised. They don't get used. I would rather see the price of these come down a little bit. Get rid of some of those amenities. I think there's a big market right within the Village of people that already live here without having to try and attract a lot of outside people. I am in favor of this. I think it would be good for the Village. Believe me, I do not want to see us get to the point that we are so large that we can't be a Village anymore. That's very important to me. I know with the Metroparks and with our pool and with our ball diamonds we can get unbelievable amenities already. I don't see where we need the ones that they are suggesting. Maybe it will bring the price down enough so I can sell my house and get one of those.

Council President Saponaro stated, that will be something that, Mr. Skoda, you will have to put down on paper and figure that out. Unless there's anyone else. I truly appreciate everyone standing up and giving their opinion. Your opinion does matter to us. We appreciate it very much. With that being said, we have concluded Open Portion.

- **QUESTIONS/COMMENTS BY COUNCIL/BOARDS/
COMMISSIONS**

Council President Saponaro stated, are there any other Council members or Mr. Syracuse if you want to speak on behalf of Planning Commission? You are not required to. You certainly can. Or if anyone else would like to speak regarding this matter.

There were no further discussion.

ADJOURNMENT

Mrs. Mills, seconded by Mr. Marquardt, made a motion to adjourn.

The meeting adjourned at 8:26 p.m. The next Council meeting is scheduled for Monday, December 17, 2018 at 8:00 p.m.