



CITY OF OLMSTED FALLS  
PLANNING COMMISSION  
MINUTES  
JANUARY 27, 2016  
7:30 PM  
COUNCIL CHAMBERS

Present: Colozza, Iafigliola, Eichenberg, Migliorino  
Absent: Klimchak

Meeting called to order at 7:32 P.M.

Chairman Iafigliola stated that Mr. Klimchak was excused. Mr. Iafigliola introduced the new Clerk of Commissions, Mrs. Hamrick and he also introduced the new Planning Commission Member Mrs. Fran Migliorino.

Mrs. Migliorino introduced herself as a 40 year resident of Olmsted Falls. Mrs. Migliorino worked for the Ohio Department of Development under Governor Voinovich and Governor Taft. She also was the Economic Development Director of Brooklyn and just recently retired. She is thrilled and honored to serve.

**01-2016 PP#291-20-001 Columbia Road**

The first docket on the agenda is 01-2016 PP#291-20-001 Columbia Road informal discussion of proposed 98 rental unit development by Mr. Ken Martin Architect for BDC located in the Mixed Use Planning District (MUPD).

Mr. Martin introduced Richard Barron and Eric Nelson the developer and the designer. Both have extensive experience with building, maintenance and also tree works. The site has a 235 foot CEI easement and also slope issues. The land is Mixed Use with a waterway corridor. Mr. Martin is interested in discussion and comments from the Commission.

The units are 2 and 3 bedroom units with garages to be used for rental purposes. The units are appealing to older living tenants but not limited to rental from any individual. Mr. Martin also discussed a mail house building and a patio area by the Rocky River using the existing smokestack and concrete pad for a public park area keeping with the heritage. There is a circular drive to all units through the development and there will be 54 parking spaces for visitors and a community garden promoting visitors to the area. Rear patios of the units will have optional pergolas. The entry drive will be off Columbia Road proceeding to a stop sign. 2.5 acres will greet people as they enter. A floor plan of 2 and 3 bedroom units was presented with 1 and 2 car garages respectively.

The constraints were discussed at length with relation to the surrounding homes, greenhouse and nursing home. The developers do not want to adversely affect any of the neighbors. There is a CEI easement and also a sanitary easement. The total acreage is 21.74 but after following the zoning codes you are left with roughly 13 acres. Mr. Martin has all of the land used for this development but with the mixed use he

brought up commercial use on the property. The logic was not there that consumers would find businesses back on this property. The 30 acre minimum was discussed and also Planning approving the building based on that fact. The long entryway takes away acreage but also keeps the current homeowners from being intruded upon. Public and Private roads were another item of discussion with the developer wanting private roads.

A larger common area in the middle of the development and the overlook with the smokestack were discussed in regards to the D1 District. Mr. Martin took particular interest in the code and paid attention to detail regarding setbacks. The garage wall to garage wall is 86 feet. The window to window length is 114 feet. Mr. Martin followed the criteria for the plans but will need the Board of Appeals for the 20 foot distance at the overlook and the 2 bedroom units having a 1 car garage.

Mr. Iafigliola clarified that Mr. Martin was only seeking comments from the commission as an informal review under the code. Mr. Incorvaia stated Mr. Martin's interpretation of the code was correct and had no other comments at this time.

Mr. Smerigan stated some issues with concern of the MUPD district that need considered moving forward. One was the 30 acre minimum requirement but many of the corridor properties do not have the acreage required under the code. The 200 foot frontage was also brought up by Mr. Smerigan but with the easements and the river it would be unrealistic to comply with the code. With this being strictly a residential development the intended use is zoned MUPD. The code also calls for the commercial use to be by the river with people having to drive through the development to get to the businesses. Mr. Smerigan stated offices could be brought in as mixed use but wanted to be very careful if that was done due to the fact of the residents currently on Columbia Road. Mr. Smerigan referred to the code for Planning Commissioners to waive and adjust. Mr. Smerigan stated the code is clear and to give the gentlemen guidance as this was an informal review. Mr. Smerigan liked the protection of the river, protection of the current residents and protecting the ravine. Mr. Smerigan thought that Mr. Martin did a good job doing these plans.

Ms. Colozza asked if the developers had other properties in this rental market. She asked about the single car garage being an issue with \$1200 monthly rent. The developers stated that some may be single or a couple with older children or a college student only occasionally coming home.

Mr. Eichenberg asked about the 120 feet minimum in regards to the Riparian with a recent BZA case cited. Mr. Smerigan stated that Mr. Eichenberg was correct and as the plans went further through the process it would need addressed. Mr. Eichenberg stated that the existing structure was a great idea but cited 1470.15c in the code presenting a problem with a possible variance being needed. Mr. Eichenberg talked about the driveway from the nursing home connecting to Metropolitan Drive. Mr. Smerigan agreed that in the past there was discussion but that there is a huge ravine to cross in order to do so. The cost would be substantial and the environmental issues were still present. Mr. Eichenberg also voiced concern about the three bedroom units and the school system. One bedroom could be used as an office but he was concerned about the effect

on the school system with respect to overcrowding. Mr. Eichenberg also brought up traffic on Columbia being backed up and if the project would cause traffic.

Mr. Migliorino asked if this was going to be an independent living community in relation to the nursing home next door and also if it would be a gated community. The developer stated there was a possibility of it being gated. Mrs. Migliorino stated if it was gated with private roads how would residents get back to the river. The developer met with Rosann Jones and the developer said the public would be able to access the river and the roads would replicate public roads. There would also be trails in the area. She asked about cost effectiveness with less units. The developer answered that with infrastructure costs in the development and the upfront cost less units were not feasible and they may not meet rental guidelines.

Mr. Iafigliola asked a series of questions including the private road issues. He asked why they would want the responsibility. The developer wants to keep the property under one parcel number for billing and would provide access for all city services. In the future it would be held to a higher standard. Mr. Iafigliola asked about phasing which the developer stated grading would be the complete site plus the infrastructure and the southern buildings would be Phase 1 with the roadway to the "T". Ms. Colozza asked what would provoke Phase 2 if there was a certain financial requirement etc. Mr. Barron stated 70% of the first phase being completed, not occupied. The developer also talked about the extensive drainage that would be installed for the runoff to be safe for Rocky River. Mr. Iafigliola asked the developer about their businesses and the tree company "Big Trees." Mr. Barron gave some details about his tree company which moves larger trees for saving. Mr. Iafigliola had discussion about the clearing of the trees on the site. Mr. Barron stated the intent was to save approximately 15% of the existing trees and replant them along the CEI easement. Landscaping was also discussed with attention to any mounds being placed. Mr. Martin stated there were sensitive corners and there was an obligation to put trees back in the code. Big trees can move up to a 40 foot tall tree. Mr. Iafigliola stated the driveway from the nursing home would certainly be worth investigating as another entrance especially as another option for entry and exit. Mr. Martin stated with the current zoning code it would not accommodate a 20 foot easement or the 25 foot minimum from the road. There are also grading issues.

Mr. Smerigan stated that an emergency access would be worth exploring for the property that would allow access in case of emergency. Mr. Iafigliola was disappointed that the site didn't have mixed use but stated it was not practical due to location. He also complimented the architect and developers on their plans. He liked the sidewalks on Columbia and thanked them for their attention to detail. Mr. Martin added that there was discussion of the sidewalks going to Uncle John's Greenhouse and they were not off the table. Mr. Iafigliola asked as the plan progressed to add the complete length of the sidewalks. Mr. Martin and BDC stated they would be back in the next couple months with further plans.

Mr. Incorvaia reminded the commission that they needed to vote on reappointing a chairman and vice chairman.

#### **04-2015 proposed Zoning Code Amendments 1260**

Mr. lafigliola asked Mr. Incorvaia his opinion about Mr. Eichenberg recusing himself due to concerns he had living close to the district in discussion. Mr. Incorvaia stated this was a general item that added a new zoning district and he did not see any problem with Mr. Eichenberg hearing the proposed zoning changes. Mr. Eichenberg stayed for the discussion.

Mr. lafigliola asked Mr. Smerigan if he thought this docket item would end tonight. Mr. Smerigan replied that he was looking for feedback and that he suspected it would take at least another session to complete the zoning updates. Mr. lafigliola stated that the Commission would reconvene on February 10, 2016 for their regular meeting. Mr. lafigliola asked Mr. Martin to stay if he could and hear the information about the zoning updates.

Mr. Smerigan stated that initially looking at the Traditional Neighborhood Development (TND) the Commission wanted more specifics. Mr. Smerigan noted that the he was asked to also look at the Mixed Use Planning District (MUPD). Since the last meeting about the proposed changes to section 1260, the Comprehensive Plan draft has come out and recommended the entire corridor be TND. Mr. Smerigan took the existing MUPD chapter and looked at converting the chapter into a TND approach. There are concerns that have been noted with this district, although well intentioned, the district has been in place since 1997 and no development has taken place here.

Mr. Smerigan referred to Mr. Martin's proposal and cited there are many issues within the district for developers who have to look for 8 or more waivers because of the restrictions of the district. Mr. Smerigan's suggestions are to take the chapter and adjust it to accomplish the TND for connectivity within the district. Mr. Smerigan red lined the chapter to accomplish this.

Additionally the chapter refers to Section 1232, Development Procedures, in order to not have to rewrite that entire chapter also making the adjustments there while 1260 is changed so both chapters are in line together. Mr. Smerigan provided background information for the Commission members' reference. Mr. Smerigan has information from other State Legislatures for the Commission's reference although Ohio has not had legislation. A TND located in Medina, Ohio was discussed as an example of TND. This TND is somewhere close by the members could look at as a guide.

Ms. Colozza asked about the consistency of language used for MUPD and TND. She asked if there was a better use for the site. Ms. Colozza asked about the time frame of this zoning amendment. Mr. Smerigan stated he was trying to meld both in order to develop this particular area. His opinion was the planning needed to TND for that development to occur. The city is interested in the TND district being implemented and the steering committee also concurred. The modification would produce just what was necessary to get the community where it was trying to get to and the desired district the Comprehensive Plan calls for. Mr. Martin stated his opinion that the MUPD district was too far away from the town center and that generally it should be within walking distance for connectivity purposes.

The Commission briefly went over the redline copy Mr. Smerigan prepared for them. Mr. Smerigan suggests reducing acreage for development, moving it from 30 acre minimum. Mr. Smerigan stated the idea of having two districts in the corridor was illogical and should be developed in a common fashion. Mr. lafigliola asked if 1260 could stand alone from 1232 revisions. Mr. Smerigan stated that both of these Chapters are interlinked so both have to be updated due to Plan Review requirements. Mr. Smerigan cleaned up language in 1232 such as a zoning administrator, which no longer exists. Mrs. Migliorino felt that both of the districts were being blended as suggested by the city planner.

Mr. lafigliola asked about the Council Liaison which has not been appointed by Council President Linn as of this meeting.

**Manager Business & Community Services Report:** Rosann Jones not present for report.

**Misc.:** Mr. lafigliola asked for copies of the Policy & Procedures for Planning Commission. Also the Chairperson and Co-Chair need to be elected.

Jeanine Colozza moved to **appoint** Brett lafigliola as Chairperson. **Seconded** by Migliorino. Ayes 3 Nays 0. Abstain 1 (lafigliola). **Motion carried.**

Jeanine Colozza moved to **appoint** Terry Klimchak as Co-Chairperson. **Seconded** by lafigliola. Ayes 4. Nays 0. **Motion carried.**

Brett lafigliola moved to **appoint** Bill Eichenberg as the Representative to BZA. **Seconded** by Migliorino. Ayes 3. Nays 0. Abstain 1 (Eichenberg). **Motion carried.**

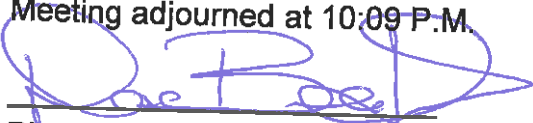
**BZA Report:** Mr. Eichenberg stated St. Mary's may be interested in building a gymnasium but had some issues with parking. He will keep the Commission updated.

**Other Business:** Betsy Buxton, 9455 Ravinia Drive, had some questions regarding Falls Pointe. Ms. Buxton specifically inquired about the developer. Her concerns were concerning the phases of Falls Pointe and new homes of lesser quality being built. Ms. Buxton also asked the Commission about property being owned by K. Hovanian. Ms. Buxton was referred to Mr. Chatham. Mr. lafigliola asked that she have some communication within two weeks or by the next regular Planning Commission meeting on February 10, 2016.

**Approval of Minutes:** None

Brett Iafigliola motioned to **adjourn**. **Seconded** by Eichenberg. Ayes 4. Nays 0. **Motion carried.**

Meeting adjourned at 10:09 P.M.

  
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Planning Commission Clerk

4-13-16  
Date Approved

  
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Planning Commission Chairperson

4-13-16  
Date Approved