



CITY OF OLMSTED FALLS
PLANNING COMMISSION MINUTES
WEDNESDAY FEBRUARY 10, 2016
COUNCIL CHAMBERS
7:30 P.M.

3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

Present: Fran Migliorino, Bill Eichenberg, Jeanine Colozza, Brett Iafigliola
Absent: Terry Klimchak (excused)

Others Present: George Smerigan, Council President Linn, Ms. Buxton

The meeting was called to order by Chairman Iafigliola at 7:31 P.M.

Chairman Iafigliola recognized Betsey Buxton, a resident of Falls Pointe; she attended the last Planning Commission meeting. Ms. Buxton has specific questions regarding Falls Pointe. Ms. Buxton stated that Mr. Cheatham did not get back to her answering those questions. Mr. Iafigliola introduced Councilman Jay Linn to Ms. Buxton. Ms. Buxton asked for emails of city officials so she can send her questions with clear communication. Mr. Iafigliola asked Ms. Buxton to put her questions into written form via email to Mr. Cheatham and to the Planning Commission Clerk. It will then be forwarded to all Commission members, so her questions are documented. Councilman Linn gave Ms. Buxton his email. Ms. Buxton inquired about her Ward Councilwoman, Terry Duncan. Councilman Linn also referred Ms. Buxton to the Building Department.

Ms. Buxton has specific questions about the builder in Falls Pointe. Ms. Buxton wants to know about the aesthetic changes and the building of lesser quality homes in Falls Pointe. Ms. Buxton wants to know why the residents were not notified of the development changes. Ms. Buxton stated that K.Hovnanian told the residents that the abutters would be notified when the empty area beyond Peppertree Lane was developed. Ms. Colozza referred to the Master Plan and asked if anyone had attended the Master Plan meetings. Ms. Buxton stated that she was just voted as the new secretary for the HOA, sub association three. Ms. Colozza asked Ms. Buxton if she had reached out to the property management. Ms. Buxton stated she had and did not get results. Ms. Buxton asked Mr. Steiger on December 10, 2015 what the plans were. Mr. Steiger did not give Ms. Buxton any plans for additional building in Falls Pointe. Ms. Buxton is frustrated and said the process has been confusing. Ms. Buxton is concerned about the difference and quality of the homes. She also is concerned about her property being negatively affected.

Councilman Linn told Ms. Buxton that the plans had been approved years before when the development came before Planning for approval. Councilman Linn also stated that the economic downturn could have affected what was being built. People may not be able to afford more expensive homes. Councilman Linn stated there should be one Homeowners Association, not different Phase Associations. Councilman Linn also stated also the Homeowners Association should be abiding by the Covenants approved with the Development. Ms. Buxton questioned the approved development 18 years ago. Mr. Smerigan stated that once the plat was approved, it was set for building. Mr. Smerigan stated that the different phases were approved with different home qualities and designs. Mr. Iafigliola asked Ms. Buxton to contact city officials in writing. Ms. Buxton stated she would do so since every answer was creating more questions. Ms. Buxton

6 stated that the city should expect an official request from her and other homeowners regarding
7 these issues. Ms. Buxton stated she is going to ask for a meeting at City Hall.
8

9 **Agenda 04-2015 Amendments to Zoning Code/TND Neighborhood**
10

11 Mr. Smerigan referred to an email from Ms. Colozza. Mr. Smerigan stated the amendments were
12 to develop future projects with the Traditional Neighborhood Development (TND) and Council
13 inquiring about the TND approach. Mr. Smerigan stated he started with the first draft, which the
14 Commission was not comfortable with. Mr. Smerigan stated the Comprehensive Plan also
15 recommended the Columbia Road Corridor be developed under the TND approach. Mr.
16 Smerigan looked at adjusting the current regulations to promote development in Olmsted Falls.
17 The houses would be closer to the street; the garages would not be so apparent; connectivity
18 would be present with sidewalks and there would be some Mixed Use with offices. Mr.
19 Smerigan wants to address some of the shortcomings with the MUPD so the district could be
20 viable for development. Mr. Smerigan talked about waivers and developers not being able to
21 meet the code under its current position.
22

23 Mr. Iafigliola went over the exact areas that are in this zoning area. Ms. Colozza had a map from
24 the Cuyahoga County Planning. Mr. Iafigliola liked that the TND would give the Planning
25 Commission another option for development style. Mr. Smerigan stated he was trying to provide
26 a tool for the Commission and, eventually, Council for future development. Mr. Iafigliola asked
27 for the redline 1260 to be read by Mr. Smerigan and stated the Commission could make any
28 provisions as they went through each section. Councilman Linn stated the intended use of the
29 MUPD was intended to encourage development but that it had not. Mr. Smerigan also stated the
30 regulations were currently too restrictive for developers to meet the requirements.
31

32 Mr. Smerigan discussed the 30 acre requirement, which was not applicable because the parcels
33 were smaller in the Corridor area. Mr. Smerigan changed the acreage to 20 acres in the proposed
34 zoning amendments. Mr. Iafigliola asked Mr. Smerigan about the parcels and if he could go
35 lower in acreage. Mr. Smerigan stated he would support lowering the acreage. Councilman Linn
36 did not agree with the 10 acre minimum, but that the developers could have the ability to
37 aggregate the land. Councilman Linn discussed the original intent of residential homes along the
38 river and offices close to the road. The Councilman stated he did not necessarily agree with a ten
39 acre minimum. 1260.03 was discussed by Mr. Smerigan. Mr. Iafigliola asked about open space.
40 Mr. Iafigliola agreed with Mr. Smerigan's description of open space in the code. In the past cases
41 were applying open spaces to areas that should not be considered open spaces. Mr. Smerigan
42 went on to 1260.04 and he stated he took out limited industrial. Mr. Smerigan did not think
43 putting residential and industrial together was a good idea. Mr. Iafigliola did not know if the city
44 would be limiting itself if the industrial was taken out. Mr. Smerigan stated if the Commission
45 wanted the light industrial left in the code he could put it back in. Mr. Iafigliola stated the jobs
46 could be helpful to Olmsted Falls. Mrs. Migliorino did not agree with light industrial in the same
47 area as residential but that dental offices or something of that nature would work. Mrs.
48 Migliorino stated if light industrial would include storage units or warehouses she would not vote
49 in favor of light industrial in this district. Mrs. Migliorino also stated concerns about Columbia
50 Road traffic and was surprised that developers had not asked for stoplights or turning lanes. Mr.

6 Smerigan discussed the 1260.04 A10 section regarding assisted living. Mr. Smerigan stated there
7 was heavy interest in senior living areas in other cities he works with. This market is important
8 within the code. Mrs. Migliorino stated at the last meeting she asked the developer specifically
9 about the senior living aspect. Mrs. Migliorino stated she liked all of the revisions Mr. Smerigan
10 made to the zoning code.
11

12 Mr. Smerigan discussed the significant changes of 1260.06 regarding trees. Mr. Smerigan
13 discussed the larger trees versus the smaller caliper trees. Mr. Iafigliola suggested the
14 replacement trees should be two and a half inch caliper. Mr. Smerigan agreed with Mr. Iafigliola.
15 Mr. Smerigan defined open spaces in great detail in the amended code. He also discussed the
16 maintenance of these spaces. Mr. Smerigan stated that there is not specific language that
17 describes maintenance. Mr. Smerigan and Councilman Linn discussed the developers being
18 responsible years later to contribute to the maintenance which would save the city money on
19 common areas of developers who did not upkeep their open spaces. Councilman Linn discussed
20 a bond for the developers.
21

22 Mr. Smerigan discussed the design standards. Density requirements were discussed for the code.
23 Mr. Smerigan talked about the common area not being counted in the density area. Mr. Smerigan
24 was concerned with design quality. Mr. Smerigan discussed the percentages of total land use.
25 Mr. Iafigliola asked Mr. Smerigan about mixed use developments. Mr. Iafigliola and Mr.
26 Smerigan discussed parking lots being a part of the land use. Mr. Smerigan referred to Crocker
27 Park being mixed use with apartments above the retail or office spaces.
28

29 Mr. Smerigan discussed the setbacks regarding 25 foot and wall lengths. He stated the more
30 important item was building height. Mr. Smerigan made the adjustment to a maximum height of
31 35 feet for single family and 45 feet for multifamily. Mr. Iafigliola asked Mr. Smerigan for
32 clarification on how many stories he envisions a 45 foot building would be. Mr. Smerigan
33 answered a three-story building. Mr. Iafigliola asked for the three-story description to be
34 included in the code.
35

36 Mr. Iafigliola asked about Section H with the words “high quality materials” being defined more
37 in depth. Mr. Smerigan stated he could expand upon the materials being used. Mr. Smerigan
38 stated he could establish criteria for details regarding materials used by developers.
39

40 Mr. Iafigliola stated an adjective such as “durable” could be implemented to help aid the
41 Commission. Mr. Smerigan and Councilman Linn discussed that signage could be heard by
42 Planning Commission in this district. Mr. Smerigan stated other cities had done this and it was
43 sensible for the styling of the district. Mr. Iafigliola stated he thought the city would agree with
44 this since the city was looking to streamline the process for development procedures. Mr.
45 Smerigan stated that a developer going through three different boards was redundant. Mr.
46 Smerigan stated it would be much easier for developers to come into Olmsted Falls in a
47 streamlined manner for approval.
48

49 Mr. Smerigan discussed this zoning amendment truly being a traditional neighborhood. The
50 garages will be recessed or a side load to get away from the garage door being the focus. The

6 access and connectivity of sidewalks was discussed. Mr. Smerigan stated that to make this
7 happen, having the walks included eventually would create the connectivity to downtown that
8 was desired. Mr. Iafigliola asked what would prevent lollipop streets from not connecting. Mr.
9 Smerigan stated we want to make sure that adjacent properties connect. Mr. Iafigliola expressed
10 his interest in the connectivity for the city. Mr. Smerigan discussed the whole idea of a TND
11 development approach was connectivity. Mr. Iafigliola discussed developers not making
12 connections within the city. Councilman Linn made a statement to the Commission that the
13 decision was in their hands and the Commission did not have to approve plans if there was an
14 issue.

15
16 Mr. Smerigan discussed changes to the setback requirements. The changes, if approved, would
17 be a five foot minimum and a 25 foot maximum. The Commission had some concerns that five
18 feet was minimal. Ms. Colozza stated it depended on location. Mr. Smerigan stated the idea was
19 pulling homes closer to the street, for more of a downtown look. Mrs. Migliorino asked about
20 front lawns. Mr. Smerigan stated the yard would be in the backyard. Mr. Smerigan said the
21 design would be very important. Mr. Smerigan told the Commission they had to be comfortable
22 with their decision. Mr. Iafigliola reiterated that the closeness to the right of way was very close.
23 Ms. Colozza stated there was a range from five to 25 feet. Ms. Colozza discussed the importance
24 of the range. Mr. Eichenberg asked if enough separation was included. Mr. Eichenberg wanted
25 the Fire Chief consulted. Mr. Smerigan discussed this would be a slightly denser development.
26 The lots would be smaller and buildings closer together, similar to Beachwood. Mr. Smerigan
27 stated this did not violate any fire codes. Mr. Iafigliola asked why performance bonds were
28 eliminated. Mr. Smerigan stated the performance bonds were in 1232 and it was redundant. Mr.
29 Smerigan stated rather than repeat 1232 he took it out under the amended section. Mr. Iafigliola
30 said that he spoke to the Mayor. The Mayor stated the city would like to move forward with this
31 TND amendments as an option in the development portfolio. Mr. Iafigliola discussed Planning
32 being reactive, not proactive. Mr. Smerigan agreed that historically, the Commission was
33 reactive. He told the Commission they were in the position to give advice to the city regarding
34 development and planning. Mr. Smerigan stated the Commission could help advance Olmsted
35 Falls in a positive way moving forward.

36
37 Councilman Linn discussed his time on Planning. He stated the Commission used to see eight or
38 more cases per month. Councilman Linn stated the economic downturn slowed growth in
39 Olmsted Falls. Councilman Linn told the Commission developers were interested in building
40 here and the Commission was not just a judicial board. Councilman Linn discussed public
41 hearings with the Planning Commission. Updating the codes was a very common part of his
42 years on Planning Commission, but since things slowed, the codes had not been updated for a
43 long period of time.

44
45 Mr. Iafigliola asked Mr. Smerigan a timeline for presenting the proposed changes they discussed
46 tonight. Mr. Smerigan set March 09, 2016, to return to the Planning Commission. Mr. Iafigliola
47 and Mr. Smerigan discussed the amendments being approved and sent to Council. Mrs.
48 Migliorino discussed the amendments being sent to Council for Work Session. Councilman Linn
49 suggested the Council attend Planning Commission for a Work Session.

5 Mr. Iafigliola asked Mr. Eichenberg to go over the meeting minutes. There was a short
6 conversation about the Minutes from the January 27, 2016 meeting. Mr. Eichenberg stated he left
7 his corrections at City Hall.
8

9 **Other Business:** Councilman Linn stated that Mr. Haviland would be recommended for Council
10 Liaison to Planning.
11

12 **Approval of Minutes:** None
13
14

15 Jeanine Colozza motioned to adjourn. Seconded by Migliorino. Ayes 4. Nays 0. Motion carried.
16

17 Meeting adjourned at 9:52 P.M.
18

19 
20 _____
21 Jane Beitzler
22 Planning Commission Clerk
23

4-13-16

Date Approved

24 
25 _____
26 Brett Iafigliola
Planning Commission Chairperson

4-13-16

Date Approved