

- 4106 Lowden Rd, Rezoning application, Public Hearing, continuance

Chairman Neil Weeks called the meeting to order at 7:06 pm at the D'Amico Community Center. Members present: Ramon Adams, Carlean Alford, Dan Ivins and Earl Stovall. Also present, Paul Kowalczyk, Building Commissioner.

7:00 p.m.: Public Hearing, Continuance, 4106 Lowden Rd, Rezoning application- Chairman Weeks explained this is a continuance of the Public Hearing that began on December 17, 2015. He introduced Mary Hada from the NRP Group who is the developer for the proposed project. Ms. Hada gave an overview of the proposed project and stated they are seeking rezoning of the land for multifamily project. The NRP Group has developed senior housing in other areas such as Columbus, Avon, and Foster Point in Cleveland, Cornerstone and Denison Elderly. NRP develops and manages the properties. At this time, they have over 10,000 units in the country. Ms. Hada believes this site would be a good location for this project.

Member Carlean Alford introduced herself as she is new member to Planning Commission. She has been doing some research on reality vs. perception on low income housing projects. She had some documents on the subject that she stated she would be happy to share with anyone.

Chairman Weeks opened up the floor to comments/questions from the public. The following responded:

Jane Goodman, 4034 Wyncote Rd, stated that she did some research on NRP and they are very good landlords. Urged the committee to make decision on what would be best for the community and give the community the best control.

Sylvia Billups, 3845 Bridgeview Dr., asked Ms. Hada if they ever considered some other type of facility for the lot, such as assisted living or a one story build.

Diana Brown, 4008 Princeton Blvd, she is a 26 year resident and does not want to see more rental property.

Marty Gelfand, 3954 Eastway Rd., as a Council person he respects the views of the residents and appreciates the process of Planning Commission.

Bess Rhoades, 560 Greenvale Dr, spoke to open space policy in 2011 master plan update.

Ruby Davis, 4021 Waverly Pl, is against more rentals.

Sue & Paul Divito, 4037 Dartford Rd, are single family homeowners, object to rentals.

Marcia Thomas, 3841 Bridgeview Dr., does not support this project.

Laverne Coleman, 4045 Suffolk Rd, spoke to issue of taxes residents pay on the property.

Deborah Hobbs, 4019 Suffolk Rd, asked what would be built if not this type facility. Ms. Hada stated this is the only project that NRP would put on this lot. She also addressed parking space issue.

Maria Jefferson, 4081 Suffolk Rd, objects to the rezoning.

John Savani, 1900 S Belvoir Blvd, asked why developer is limiting to low income. Ms. Hada stated that some units will be market value.

Shirley Littlejohn, 4138 Princeton Blvd., is against the rezoning.

Al Margliano, 4103 Princeton Blvd., stated he is a social worker, many homes he has dealt with have changed to HUD over the years, really need to consider possible long term possibilities.

Darrell Pugh, 1147 Berwick Ln., sighted Indian Hills complex as example of home that started off well and then deteriorated after being sold. There is always potential to change the criteria required to live in the home if sold off.

Sunny Simon, 4110 Princeton Blvd, is totally against the rezoning. She is here as a resident and has seen so many rentals in area with many negative issues. The neighborhood has suffered enough in the past, they are finally finding peace.

Phyllis Vance, 514 Greenvale Dr., concurs with Mr. Pugh and Ms. Simon's views on really considering long term. If the developer really wants location, they should conform to zoning standards.

Ed Carter and Renee Carter, 4072 Suffolk Rd. Ms. Carter spoke on school board issue of selling property to this developer.

Jason Russell, 1252 Winston Rd, said need to have proactive plan in place amongst city, residents and school board.

Cecelia Gray, 1596 Westdale Rd, she objects to the change.

Ruth Gray, 3852 Princeton Blvd, has been opposed to project from day one. Stated the school board did not have right to file application per ORC code. She asked Ms. Hada to retract the application.

Priscilla Bradley, 4049 Dartford Rd, wants to keep as neighborhood of families. Why didn't they go to Lyndhurst?

Audrey Allamby, 4120 Lowden Rd, stated her housing value will decrease even more if this project prevails. It already dropped by \$25k after the school was torn down. She is against the rezoning.

Carrie Ledyard, 4055 Dartford Rd, is against the rezoning and project.

Eric Jones, 4143 Princeton Blvd, wants to keep the neighborhood peaceful. Has seen such projects as this start off great and then deteriorate over time when developer sells.

Tracy Jones, 4143 Princeton Blvd, asked the Planning commissioners what due diligence they have done to educate themselves on this project.

Veronica Walton, 1051 Winston Rd, had herself lived in a similar dwelling that is being proposed and when it was sold, she no longer qualified and had to move. Does not want to see this happen.

Shirelle Boyd, 4097 Princeton Blvd, against the project, concerned with possible traffic and congestion issues.

Harvey Rothenberg, 4090 Lowden Rd, does not favor the multifamily zoning. Would like to see single family homes built on the property. Encouraged the residents to continue to follow progress and stay involved no matter how long process takes.

Sheryl Rothenberg, 4090 Lowden Rd, wants to see neighborhood maintained as a family neighborhood.

Terry Nord, 4115 Princeton Blvd, is opposed to the development, housing values will diminish. Request that NRP withdraw the application.

Carl Nord, 4115 Princeton Blvd, feels the parking lot will be a target for theft.

Cindy Werfel, 495 Greenvale, is against the rezoning.

Seerk Dogger, 492 Greenvale Dr, if lot is rezoned, it could be sold to another developer, need the greenspace/playground.

Irene Gasper, 554 Greenvale Dr, has concerns with traffic issues, no bus stop in area for seniors to walk to. Does not make sense for the area. Quality of living will change for the area. She likes seeing the kids using the ball field for practicing.

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Lucille Oravec, 4113 Lowden Rd, wants to know why the Lowden property is the only one to be sold by the school board.

Pat Mocnik, 4109 Lowden Rd, is concerned with possible sewer issues.

Chairman Weeks made motion to close public hearing. Seconded by Mr. Ivins. 4 ayes to close public hearing, 1 nay. Motion approved (4-1-0)

Mr. Stovall made motion to approve the minutes from the January 14, 2016 meeting. Seconded by Mr. Adams. All ayes. Motion approved. (5-0-0)

Mr. Ivins made motion to adjourn the meeting. Seconded by Mr. Stovall. All ayes. Meeting adjourned at 9:23 p.m.

 2/11/16
Chairman Neil Weeks Date


Monica Ferrante, Recording Secretary