

March 17, 2011

Planning Commission

- Work Session: Rezoning request for the Oakwood Country Club Property

Chairman Arthur Goddard called the work session meeting to order at 7:00 P.M. Members present: Andre Reynolds, Ron Sabransky, and Tracie Zamiska. Jennifer West was not in attendance; at the last meeting she stated she would be unavailable for this meeting. Also present: Paul Kowalczyk, Building Commissioner, and John Cieszkowski of McKenna & Associates, City Planner.

Chairman Goddard reviewed a draft copy of the mitigation chart to review any issues/concerns that had been raised on the rezoning and the evaluation and what mitigations would take place; it also included public hearing comments. Items reviewed in the mitigation chart were: traffic, water and sewer, storm water management and riparian issues, safety and health/welfare and the comprehensive plan. Open items to be addressed are any burdens on municipal services and the potential on the Cleveland Heights Oakwood development in regards to the traffic study.

Building Commissioner Kowalczyk presented the lot consolidation/split application to the members. The application will be reviewed by the members at the March 24, 2011 meeting. Since this is a minor subdivision, there will be no public hearing on the matter. This procedure will be handled administratively per the ordinance.

Andre Reynolds raised a question regarding the potential impact on the City of South Euclid with traffic caused by the proposed development in Cleveland Heights. Building Commissioner Kowalczyk could not address the status of the project in Cleveland Heights since there has been no formal submission or update for this project. Mitchell Schneider stated that they exercised their right to acquire the property but have not closed on it. If they decided on something other than residential, they would work with Cleveland Heights on the rezoning. If there was a potential of traffic issues, they would follow the same procedure that was set up in the developer's agreement that was done for South Euclid.

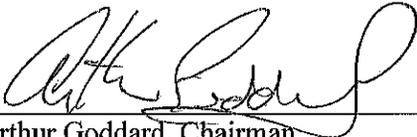
Ron Sabransky asked about the length of the escrow account for the traffic calming/studies and how long the money would be in that account. Mitchell responded to the question that it would be an obligation as outlined in a developer's agreement with a period of about 2 to 3 years.

John Cieszkowski initiated the review of the proposed revisions to Map 4 and Map 5 of the Comprehensive Plan. After reviewing the revisions, he asked the Planning Commission for any additional input or comments on the revised boundary areas on the maps. Tracie Zamiska raised the question if all the maps in the Comprehensive Plan were to be updated. Paul Kowalczyk stated that the scope of McKenna's service at this time was only for the revisions to the areas dealing with the Oakwood Country Club but that the City would need to budget funds for revising the other maps in the plan. This needs to be put into the schedule for the Planning Commission to review in the near future.

Tracie Zamiska mentioned that the Comprehensive Plan needs to be examined to be in accordance with this type of proposed development and the City needs to work on a developer's agreement that is tied into and goes along with the rezoning, not separate from the rezoning. The commissioners raised questions about the timeframe to complete the revisions to the Comprehensive Plan and that this issue needs to be resolved in conjunction with the rezoning process.

Chairman Goddard adjusted the schedule and added another work session on April 7, 2011 to address the revisions to the Comprehensive Plan. Mr. Goddard also made a statement that emphasized the need for cooperation in the public process. Individuals need to come to the table with an open mind and work to create good developments. In his 18 years of experience on the Planning Commission, he has been involved in many projects that could have turned out bad but because of positive input and cooperation, these projects became successful.

Chairman Goddard adjourned the work session meeting at 8:40 P.M.


Arthur Goddard, Chairman

4/14/2011
Date


Paul Kowalczyk, Recording Secretary