

Planning Commission

- 7:00 p.m.: 4106 Lowden Rd, Rezoning Application, Public Hearing

Chairman Jason Russell called the meeting to order at 7:00 p.m. at the D'Amico Community Center. Members present: Ramon Adams, Dan Ivins, Earl Stovall and Neil Weeks. Also present: Paul Kowalczyk, Building Commissioner.

7:00 p.m.: Public Hearing - 4106 Lowden Rd, Rezoning Application - Chairman Russell opened the public hearing and explained that the reason for it is for the rezoning application. He introduced Mary Hara, NRP Group, to explain the details about the development. Ms. Hara stated that The Vue in Beachwood, Cornerstone on Euclid Avenue and Denison Elderly are a few of the senior housing projects that were built and are managed by NRP Group. NRP develops in thirteen states and builds about 2000 to 3000 units a year. NRP put in a bid for \$350,000 for the former Lowden School site sold by the South Euclid Lyndhurst Schools. Information about the proposed rezoning has been on the city website, newspaper, and has had a first reading by the South Euclid City Council. She indicated that there is a high demand for senior housing in the South Euclid area. If approved, the 11 million dollar proposed development would start in about two years. NRP builds and manages properties. They presently manage over 10,000 units in the country. Ms. Hara opined that the proposed development would be a good site for senior housing. She believes that the development would be a good fit for the neighborhood. NRP is requesting the rezoning of the site for multi family. Chairman Russell asked if any residents had questions or comments. The following responded:

Johnnie Hilliard, 3999 Waverly Place, wants the area to remain as green space.

Beverly Peterson, 304 Greenvale, had no statement.

Vera Sumlin, 4084 Lowden Rd, wants the site to be green space.

Yolonda Stallings, 4131 Princeton Blvd, wants the site to be a playground.

Geraldine Dammons, 4129 Princeton Blvd, a 25 year resident, disagrees with building housing for senior citizens. She wants a playground.

Bess Rhoades, 560 Greenvale Rd, believes that building 65 units for senior housing would be out of character in her neighborhood. She is opposed to the proposed rezoning.

Tracy Jones, 4143 Princeton Blvd, asked questions regarding School Board proposal: what criteria is used to determine what is in the best interest of the public? Explain types of research and how it will affect traffic? Has due diligence been done? What type of controls after rezoning?

Brian Boyd - 4097 Princeton Blvd, had concerns for the kids with all the extra traffic that the development would bring.

Audrey Allamby, 4120 Lowden Rd, a 10 year resident, wants something that will build-up the neighborhood. She is against this project.

Carol Percynski, 4121 Lowden Rd, had concerns about the traffic. She is against the low income housing.

Pat Mocnik, 4109 Lowden Rd, is against the proposed project. Would like it to remain the way it is.

William McLaughlin, 4286 Elmwood Rd, asked questions: any sub-division restrictions on file? Replat property with restrictions? Could they put a pocket park? Tax abatement?

Adrienne Callahan, 3751 Salisbury Rd, said the property should remain as is.

Joe Miller, 4115 Lowden Rd, asked: Does the financing have any conditions that come along with the project?

Bernard Rowans, 4133 Princeton Blvd, is appalled that this low income housing is proposed. He is against it.

John Savani, 1900 South Belvoir Blvd, asked the question: what is the definition of low income housing?

Rodney Vance, 514 Greenvale Rd, a 26 year resident, stated that low income housing brings down the neighborhood. He is against this project.

Phyllis Vance, 514 Greenvale Rd, spoke against rezoning.

Mike Lonsdale, 4189 Greenvale Rd, business owner, stated that he understands the need to bring development to the city. He is against the project.

Tiffany Miller, 505 Greenvale Rd, just recently moved in. Her children are enjoying the green space. She does not like the idea of low income housing. She is against the project.

Willie Summon, 4084 Lowden Rd, a 30 year resident, stated there should be no rezoning. He opined it will bring down property values to have low income housing.

Sherelle Boyd, 4097 Princeton Blvd, had concerns about traffic. She wants the city to think of a project that would be more sustainable.

Cheryl Rothenberg, 4090 Lowden Rd, stated that traffic is noisy and the new development would add to the traffic.

Harvey Rothenberg, 4090 Lowden Rd, understands the need for housing. He asked: could this be spot zoning? He stated green space can add to property values however change would devalue homes.

Juanita Long Sweeney, 3849 Princeton Blvd, a 25 year resident, asked the question: why would we consider having low income housing? It's not the right decision. She will have petition with lots of signatures opposing project.

Mary Lawrence, 3894 Salisbury Rd, stated that she doesn't want additional low income housing. She believes rentals are bringing in more problems.

Bernard Rowans, 4133 Princeton Blvd, stated that if they build this, he is walking away from his home.

Mike Lonsdale, 4189 Greenvale Rd, asked the commissioners to think before they make a decision.

Chairman Russell stated earlier that he would answer questions after the residents were done speaking. He also explained the process that the Planning Commission follows.

The following are some of the answers to the questions from residents:

There are setback requirements, parking lot can be closer to residents than buildings.

A traffic study has not been done.

A property value study has not been done.

Tax abatement - nothing yet.

Some of the questions, Chairman Russell could not address because they were not relevant.

Chairman Russell stated that the concerns about long term view was a good question. Again, rezoning is the issue not about the subject of low income housing.

Mr. Kowalczyk stated that the notices of the public hearing were sent to residents within 200 feet of the proposed site. He also explained the four ways in which a rezoning application could move forward. NPR Group is the agent for the school board and is requesting the rezoning. Even if the site is rezoned and this developer walks away, the land is still rezoned.

Ms. Hara stated that the proposed senior housing is for people 55 years and older only, no one else would be eligible to live there.

Mr. Stovall listened to the passion of the people who spoke at the meeting. He indicated that he will look at all the issues before deciding.

Mr. Weeks stated that he lived here all his life and he wants to make a good decision for the city.

Mr. Ivins, originally from Cincinnati but a resident of South Euclid now, stated that the city has a comprehensive plan and goals for providing housing for seniors and also for keeping green space. He will give thoughtful consideration.

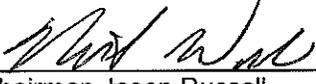
Mr. Adams has lived here for 5 years. He will take the comments that were spoken tonight into consideration before he makes a decision.

Mr. Kowalczyk stated that everyone has rights, including the school board, any application that comes to the city is required by code to go to the Planning Commission. Legal notices are published twice in the Sun Newspaper and notices are sent to property owners near the site.

Chairman Russell stated that he takes the issue of rezoning very seriously because he is a city planner by profession. He had some of the same questions that many of the residents expressed. He thanked everyone for coming to the meeting. There will be more opportunity to discuss the issue. Chairman Russell made a motion to schedule the continuation of the public hearing at the next meeting on January 14, 2016 at 7:00 p.m. at City Hall. Seconded by Mr. Weeks. All ayes. Motion approved. (5-0-0)

Mr. Ivins made a motion to approve the minutes from the December 3, 2015 meeting. Seconded by Mr. Adams. All ayes. Motion approved. (5-0-0)

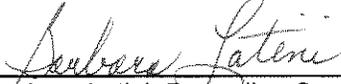
Mr. Ivins made a motion to adjourn the meeting. Seconded by Mr. Adams. All ayes. Meeting adjourned at 9:15 p.m.



Chairman Jason Russell
Neil Weeks, Acting Chair

1/14/16

Date



Barbara Latini, Recording Secretary