



A special meeting of Wickliffe City Council was called to order by Council President Levon on Monday, March 6th, 2024 at 7:00 PM at the Wickliffe Community/Senior Center for the purpose of a public hearing to discuss the re-zoning of the property listed below, owned by the Wickliffe City School District.

The following were present:

Council President
Council Members
Law Director
Engineer
Service Director

Edward Levon
Gerhardstein, Jaworski, Koski, Thielman
Jeremy Iosue
Peter Formica
Ron Strauser

Excused: Bala

Absent: Salotto

Presentation /Discussion

Council President Levon opened the Public Hearing at 7:00 PM.

He gave the description of the property to be discussed this evening as follows (parcel numbers included for record):

Request for Rezoning from Institutional to General Business Parcel A:

Located at part of 29-B-007-0-00-004-0

Located on Euclid Avenue in the City of Wickliffe

Request for Rezoning from Institutional to General Business Parcel B:

Located at part of 29-B-007-0-00-013-0 and part of

PPN 29-B-007-0-00-012-0

Located on Euclid Avenue in the City of Wickliffe

Request for Rezoning from Institutional to R1-60 Parcel C:

Located at part of 29-B-007-0-00-004-0 and part of

29-B-007-0-00-013-0 and part of 29-B-007-0-00-012-0

and part of 29-B-007-0-00-011-0 and 29-B-007-H-00-011-0

and 29-B-007-H-00-012-0 and 29-B-007-H-00-013-0 and

29-B-007-H-00-014-0

Located on Lincoln Road in the City of Wickliffe

Request for Rezoning from Institutional to R1-60 Parcel D:

Located at part of 29-B-007-0-00-013-0 and part of

29-B-007-0-00-011-0

Located on Arlington Circle and Lincoln Road in the City of Wickliffe

He noted this meeting is specifically for the purpose of discussing the rezoning. He stated the current recommendation is for all of the residential to be R1-60 and on Euclid Avenue it will be General Business. He reminded the audience there should be no discussion of the school system or anything other than the re-zoning of this property.

He then asked Law Director Iosue to give the history/the reason for this hearing, and to swear in anyone who will be speaking tonight.

Law Director Iosue related the following:

On November 2, 2023, the Willoughby* City School District filed an Application for Appearance before the Wickliffe Planning Commission with the Building Department including all required information.

Building Commissioner Sack added this item to the agenda for the February 1st, 2024 meeting of the Wickliffe Planning Commission for their consideration.

A Public Hearing of the Planning Commission was called for on February 1st, 2024.

Written notice of the hearing was mailed to all property owners within 300 feet on January 11, 2024.

The notice of the public hearing was published in a newspaper of general circulation. It was published twice in the News Herald on January 12th and January 19th, 2024.

At the February 1st Planning Commission Hearing, the Commission approved a motion to recommend Item #3 on the agenda with one modification.

A Public Hearing was called for by Wickliffe City Council and set for March 6th, 2024 at 7:00 PM at the Wickliffe Community Center. It was required that publication of the notice for this hearing be published in a newspaper of general circulation. The notice was published in the News Herald on February 16th and February 23rd, 2024.

A letter was sent to the property owners, as required, on February 16th, 2024.

That brings us to the Public Hearing before City Council today.

For the purposes of tonight's hearing, this is an opportunity for members of the public to speak for or against the proposed zoning change.

* Council President Levon corrected Law Director Iosue, noting that it was the Wickliffe City School District, not the Willoughby City School District, as he mistakenly noted in his first statement above. Mr. Iosue apologized for the mistake and confirmed it was the Wickliffe City School District who placed the application for the zoning change.

Mr. Iosue noted the next step is to swear in anyone who wishes to speak for or against the rezoning; they will be asked to stand and be sworn in. He asked anyone who will be speaking to stand to be sworn in. He added that if one thinks they might speak, they should stand to be sworn in. Mr. Levon added that if one might speak, they should stand. Mr. Iosue noted it would be better to be sworn in and not speak than to speak and not have been sworn in.

Mr. Iosue asked everyone who was standing to raise their right hand and answer the question that he will ask. He asked, "Do you solemnly swear that any testimony or information that you give tonight will be the truth, the whole truth, and nothing but the truth?"

All standing stated: "I do."

Mr. Iosue thanked everyone and instructed all who were standing to be seated.

Council President Levon invited anyone who took the oath to speak on this topic.

One individual began to speak, and both Mr. Iosue and Mr. Levon asked her to go to the podium. The individual asked if people were being invited to speak on the re-zoning right now, or if they would like to speak on something else. Mr. Levon reiterated this whole hearing is only for the topic of the re-zoning. The individual asked what the R means. Mr. Levon noted it is the size of the lot – R1-60 means the lot has to be sixty feet wide. Councilperson Thielman added that it also means Residential, single-family residential. Councilperson Gerhardstein asked that the microphone be turned on, but the individual was not close enough to the microphone. Once she stepped forward, the microphone picked up her voice and Mr. Gerhardstein noted the microphone was on. Mr. Levon asked all to please identify themselves by stating their name and address for the record before commenting. The current speaker identified herself as Nicky Lorenzo of 30123 Jackson Avenue.

Mr. Levon thanked her and asked if anyone else would like to speak.

Mr. John D'Angelo of 1802 East 291st Street noted he had some simple questions for his own knowledge. He asked who presently owns the property, the [School] Board or the City? Mr. Levon noted "the School Board". Mr. D'Angelo reiterated the answer then asked at what point, at point-of-sale or before the property is sold, does it become City property. Mr. Levon noted it does not, it will be sold straight to the developer. He noted we [Council] are just re-zoning it so that when the developer buys it they have structure to develop it based on the zoning. It never comes into the property of the City at all; it goes straight from the School Board to the developer. Mr. D'Angelo restated the question, repeating the City never owns the property. Engineer Formica noted that once the street is dedicated, the City owns the right-of-way. Mr. Levon noted the City will take over the right-of-way and the maintenance of the streets that go in there, but it will not otherwise be City property. Mr. D'Angelo then inquired regarding the selling price, that whatever it sells for, the School Board takes care of that. Mr. Levon noted that to be correct. Mr.

D'Angelo asked if any legal fees, surveying fees, etc. would go with the purchaser, the new contractor, GC (General Contractor). Mr. Levon noted he believed so and Mr. Iosue noted it is standard. Mr. Levon noted it does not come from our City taxes at all. Mr. Gerhardstein asked Mr. D'Angelo if he was asking if the City/the taxpayers are going to be responsible for any of that. Mr. D'Angelo noted, "Sure". Mr. Levon, Mr. Gerhardstein, and Mr. Levon all answered, "No". Mr. Gerhardstein stated it is the School Board's responsibility. Mr. Gerhardstein noted when the residents voted on referendum zoning and allowed City Council to change zoning, we are required to have a public hearing for the residents to have the right to speak since they gave up the right to vote on that when they voted out referendum zoning. He noted any fees belong to the School; we [Council] are here to make sure that we hear the residents on what they want the zoning to be. He noted any of the sale is on the School Board. Mr. D'Angelo noted he was just interested in procedures and noted his thanks.

Pat Jewell of 2162 Rockefeller Road noted she was at the other meeting [Planning Commission]. She is disappointed as she feels there is a disconnect between the School and the City here. She noted a strong school brings a strong city and a strong city brings a strong school. She stated these two should be working together but she feels there is a disconnect there and she is disturbed by that. She stated this is a place where we should all be working together toward the same goal. She stated she thinks some are, but that there is definitely some contention there and as a citizen she is concerned about that. The other thing she wanted to come say tonight is the fact that, as we are working toward what is best for the School and the City, we need to be looking at size of property that will work in that area to bring in younger families who can afford the homes and that the developers will be able to build. She noted they [the developers] are not going to be able to build \$350,000.00 homes there. They are not going to build something on those pieces of property right there. They are going to build things that will fit into the neighborhood, will be large enough – the size she heard from the last meeting – she noted that size won't work in that neighborhood. She noted what the size the School heard from the developers was something that could work there. She noted that for us to block what will work for the School and bring in young families and therefore work for the City, does not make sense to her. She noted we have some bigger homes in Wickliffe that are over by the golf course and off Garden [Drive]; we've got some beautiful older homes; we've got small; we've got large. Somebody noted that is not what anyone is looking for - that was one of the complaints she's heard. We are looking for homes where people will come in, bring their children. She noted she went to school here and she is almost sixty-eight years old, and noted we need younger people. She said we need to do everything we can to bring them in, and if that mean passing zoning that works for the builders, and works for the School, and works for those people looking for homes in our city, then that's what we need to be looking for. She stated her thanks, and Mr. Levon noted he had a few responses. He noted that Planning Commission, as far as he remembers, only changed one of the recommendations, and that was for the parcels to change from R-50 to R-60. He noted there was not a lot of disconnect, as seventy-five percent remained the same – what they [the School Board] proposed was what we [Council] went with. The City did not have problems with that. He noted having conversations with the School Board a couple days ago, they are okay with this current proposal. He noted they do not want it to go any higher. At this point in time, the School Board is content with this as long as it does not change, so there is no hostility or disconnect at this point in time. Ms. Jewell said thank you and noted she is glad to hear that. She appreciated that, as she was hearing people were asking for much larger pieces of property. The last thing, Mr. Levon stated, he believes that, based on the study that the superintendent provided, was that people wanted to see step-up housing. He does not think R1-50 houses are "step-up" houses and that is why it was proposed to move up to the R1-60. Ms. Jewell again thanked the Council President and offered her appreciation for the response.

Keith Kraustok of 29324 Park Street noted he lives four houses away from the old school. He noted he has not had a chance to catch up on any of the revitalization or zoning issues. He asked where we stand on multi-zoning, asking if that is a no-go. Mr. Levon noted this is all single-family residential in this area right now – that is what is being proposed. Mr. Kraustok asked if that is a "down-pat thing", noting no developer is going to touch it if that is the case. Mr. Levon noted that is not the case, adding developers will come if it is R1-60. Mr. Kraustok said that we can build as much housing as we want. He noted there is a house on Rockefeller Road that has already been downgraded \$50,000.00 and has been on the market for over one hundred days, and he does not see the point of building more of those. He noted the last census shows our city at about 12,000 people and Willoughby has about 24,000, and they have double the land. He stated we can't build out, we need to build up. He noted a single-family dwelling is useless. He noted you

will bring people in and make them pay out the ying-yang for a home, like \$500-600,000.00. There's nothing for them to do here, there's no where for them to go. But we have something most other places in Lake County don't have: we have twenty minutes to anywhere, whether that be downtown, in Bedford, in Perry – you are twenty minutes from anywhere. We also have access to LakeTran to go downtown - people who work there. You have access to school systems. You are two minutes away from Case Western Reserve. Once they open up that - the City of Cleveland is already building that up – their board of education is putting five million dollars into Euclid Avenue down that way. Other areas are building up. Our city seems to be the only one without the vision to do so and it scares him. He stated he has been watching this for a number of years now. His job keeps him very busy, but at the end of the day, he noted we need multi-zoning. We have a dead main avenue in this city. He noted everybody here sees that, there's nobody here that hasn't. He noted he's sure that Council will address that in meetings for City Council, but at the end of the day we don't have the need for single-family homes. He stated that, per the census, we are average of 2.26 kids/people per household. He stated even if young people come in, they are probably not going to be here long, so our best bet is to build apartments. He stated he knows it sounds silly, but if you have multi-use zoning like you have in Coventry and in all the other cities that have been growing. He noted it took them twenty years to do it, but they have been growing. He noted Coventry is still a power-house as far as that goes. He noted even Willoughby is doing that with some of their downtown where they are building multi-use. He stated if we have businesses at the bottom of it and apartments up top, that keeps rents low, and could double or probably triple your city if we lined Euclid Avenue with it, and we would get a bigger tax-base out of it, and we would maximize space, and if something breaks, like roads or pipes or electricity and we are on the hook for it, like the resurfacing of Route 84 that is coming up, the tax base is better for it. He does not think that single-family homes are a pick for this. He noted that he and a number of other people have looked at this. He stated it may sound bad when we are talking about renters, but young people rent. He noted ones with disposable income may buy a home here for a couple years and get a tax abatement, then they are gone and we are on the hook for the rest of it. He noted if one builds a \$500,000 home, their property value goes up, but also so does the taxes. He noted that looking at that and keeping it nice and simple, bringing in new businesses on the bottom floor – barbershops, whatever you want – he thinks that is a more positive impact on the city than the short-term vision of “let's build a single-family home and bring in a nuclear family”, noting it doesn't work. He stated other cities have figured it out; our city seems to be the only one who is kind-of lacking in that. Councilperson Jaworski wished to touch on that, noting City Council and the Planning Commission are working on what is called an over-lay district which is what Mr. Kraustok was referring to. The General Business portion along Euclid Avenue, if the zoning would pass – is something they are still in the early stages of, possibly getting to in summer or early fall – the goal would be to allow for that type of housing along Euclid Avenue where there would be businesses on the bottom and apartments on floors two and three. Mr. Kraustok noted Cleveland Clinic has spent a lot of time and a lot of money doing that – they lined Chester Avenue with apartments, and Cleveland State did the same thing – they bought the area around Chester Avenue and they are getting rent from it. He noted he is not asking the City to own it, even though he believes that would be a great idea as we could give a tax break and we could decide what we wanted to do with it - if we wanted to rent it or whatever. He noted that type of vision is what we really need in this city. He noted the school system has. He suggested maybe look at other cities as they have the ability and resources to do it.

Steve Bittance of 29167 Ridge Road noted he is a member of the Planning Commission and [has been] part of a lot of the discussions on the re-zoning. He noted he thinks that that the plan that is in front of us now with the General Business on Euclid Avenue and the R1-60, the sixty-foot wide lots residential piece, is a really good blend between the various thoughts and desires of what to do here. He noted when looking at our surrounding cities that are maybe building some apartments, they are also building tons of single-family homes. NER and Pulty are building single-family concept homes in Eastlake, Timberlake, Willoughby, Mentor, Concord, Madison. All of these are building single-family homes. We have a developer in Wickliffe who is regularly going around buying single-family lots and building new homes on them: four bedroom, two and a half bath, two car attached garage. Those homes are selling as fast as he puts them on the market. He's not sure why the home on Rockefeller has not sold, but his suspicion is the location and the price. Mr. Bittance noted the other thing about why he thinks this is the right compromise for this is that it provides enough density that it will be affordable for a developer to buy this land and put in all the infrastructure that is required to build the homes. He stated if this was seventy-five foot wide lots, much of the infrastructure would be the same infrastructure that's required

whether it is a sixty-foot wide lot or seventy-five foot lots, on this small of a parcel because it's the same amount of street and putting in the same amount of sewer, running the same length of sewer. He stated it might be smaller sewer, might be smaller water lines, but the cost differential won't be too much. The price that's paid that is going to the school district for the land will be less. He stated that every penny that gets paid to the school district for the land is a penny that we all don't have to pay in taxes to run the schools. He noted finding the right blend of what's right for the City, what's right for the community and the neighborhood, and right for the schools is an important balance to strike here. He thinks sixty-foot wide lots is a nice balance. Mr. Bittance also noted the lots on Arlington and Lincoln, he thinks the sixty-foot wide lots will fill out that section of the street to complete the blocks and make some nice homes, some nice frontage. He also stated that behind the library, what is now the football field, will be a very nice development with nice homes. He hopes that after hearing the discussion tonight, Council considers it. He knows there will be three readings [of the ordinance], but he hopes Council votes to approve this zoning so that the School can move forward with the sale of this land. He noted his thanks.

Lynn Kramp of 758 North Elmwood noted she agreed with the other person who just talked [Mr. Bittance], and noted she came tonight to be sure that the talk tonight was about single-family homes and not apartments. She noted she has lived in Wickliffe for forty-two years and she would like it to stay pretty much the way it is. She thinks that because we have built new schools, she does not want a lot of transient people coming into the school system, as she thinks that would "just mess things up". She also noted her thanks.

Nicky Lorenzo of 30123 Jackson Avenue noted that while she agrees about the single-family homes, she respectfully disagrees about the apartments; she doesn't think we need or want apartments. Her concern is whether the type of house has been identified. She noted what she is hearing here and what she is hearing [around town] is different. She is hearing that what wants to be built are small homes. She stated that if we look at our city, we know that we are ripe with small homes. She stated we do not need any more small homes, we need that next level. She said that if we are talking about the next level, then that is definitely where that conversation needs to be. She noted that in those homes, which are the ones she sees being built in Willoughby [etc], she asked if those are the homes that are going to be built and can those homes be built on a sixty-foot lot, or do we say they are and then it ends up being a small home like what we have. She thinks what we need to look at is, not today or not five years from now, but twenty, thirty, forty, fifty years from now. She asked and answered, "Why can Lakewood build apartments? Because Lakewood's on the lake." She stated that's why they are building apartments. She noted we don't have those draws, and asked, "What do we have?" and answered, "we have good location." She stated other than that [location], we don't have those draws. She noted we don't have the downtown that Willoughby has - we don't have that stuff. She noted that in time, when we do, then we revisit all that then. She asked, "for right now, what is the best use for our city?" She thinks the four bedroom, two and a half bath is the right plan. She thinks we will build houses like what Willowick has down by Marc's, though she does not know what size that is, but that next level. She restated that we do not need the small house, in her opinion. She wondered if, in fifty years from now if we have more of that small house, what does that become, it is what many of these houses have become. She related people's parents lived there; they had nowhere for the kids to move in to because we didn't have that housing base, so those kids moved away, and the parent's house gets sold or becomes a rental. She noted that is what we should think about and try to avoid. She also inquired, with regard to the sewer/sewage pipes and plumbing, have we given thought to that we are right at the bottom of a hill. She related that all the water that is coming down and now that we are developing and we have more water coming down, are we going to be causing flooding in that area, stating that maybe we don't want smaller sewer pipes, but maybe bigger pipes. She thinks we need to look at the infrastructure too because that is a reality that we face. She wondered what happens down the other hill, north, that they get all the water. She noted we really have to do what is right for the City and not be so quick to jump into these small homes that are not doing what we really need to do. She noted that water is going to do more damage and cost the City more money than those little houses will ever bring in. She noted her thanks. Mr. Gerhardstein noted he would answer her question, noting she had a lot there. He started with the last part about the sewer. He noted this time [hearing/discussion] is just for zoning. He stated that before they [a developer] will be able to develop it they will have to come back with a development plan to the Planning Commission. He noted the City Engineer will then, once they have submitted their plans, cover the part that was mentioned about the sewers - if there will be retention basins built to hold storm water. He noted that will be

addressed once a development plan is brought to the city. On the lot size part, Mr. Gerhardstein noted that if one went out to [Route] 84 out by Osborne School, and see the new development there, those [homes] are built on eighties [eighty-foot lots]. He noted that if one goes farther east, on 84, there is a new development going in there between 84 and Euclid Avenue with the entrance near Bumpers, just a little farther east than the old News Herald. He noted the city engineer pulled a plat map for that, and those are built on fifty-eights [fifty-eight foot lots]. He stated this would give an idea on the development, noting they are fairly nice size houses that are built on fifty-eight foot lots. He noted we are recommending sixty-foot lots, so that should address the concern about step-up housing. He noted they did some research before we went to sixtys [sixty-foot lots]. Ms. Lorenzo noted, "Good!" Mr. Gerhardstein asked if that helped. Ms. Lorenzo noted, "A little bit," adding that she is familiar with the one [development] on 84. Mr. Gerhardstein noted they are both on 84, with one closer to the mall. Ms. Lorenzo noted she knew what Mr. Gerhardstein was talking about, and noted that this [Wickliffe's proposed] would be along the lines of that [the one Mr. Gerhardstein mentioned]. Mr. Gerhardstein noted that is probably the size houses that we are looking at. Ms. Lorenzo noted she understood.

Council President Levon asked if there was anyone else who wished to speak.

Louise Seifert of 1845 Rockefeller Road noted she has been here for seventy-nine years, so she saw Wickliffe when she was a very young child. She grew up here. She noted there is a difference coming, gradually, and she sees it. She noted we are talking about building bigger houses, and that we want young people to move into this town. She asked who has \$400-450,000.00 to move into these houses. Ms. Seifert stated [we should] put a nice house on a sixty-foot lot. She asked and answered, "Can you put a ranch on a sixty-foot lot? No." She related that many have asked her, "What are they putting there?" and she has answered that she really doesn't know. She stated she has been a realtor for over forty-four years, and she knows the market. She stated Wickliffe has only six houses for sale, adding that young kids want to move into Wickliffe; they grew up here; they love Wickliffe; they want to come back to Wickliffe; they can't afford \$300-400,000.00 houses; they can afford maybe \$275. She noted we should build a three bedroom with a basement and a garage. She noted older people want a ranch, but a sixty-foot lot is not going to do a ranch, stating she believes she was told a sixty-five foot lot is needed for a ranch, and asked if that is correct. Mr. Gerhardstein noted the zoning is not for sixty-five. Mr. Levon noted we are fifty, sixty, and seventy-five foot lot sizes. At first, she noted that a ranch could not go there, but then noted it could. She noted that people who live in Wickliffe for years just want a ranch, adding there are so many people looking for ranches and we don't have any developments. She stated she knows that it probably cuts down how many houses you can build because a ranch takes a little bit more room, but noted we need to build something that people can afford and they can't afford these bigger houses. She stated that we want young people in Wickliffe and that they want to come back, but we need a house that they can afford to buy. Mr. Levon stated that, based on the survey that the school board received from our residents, this is supposed to be step-up houses for current residents to move into this location, which would open up the starter homes that they are moving out of for new residents to move in. He noted that this area is not supposed to be, but can be, for new residents, or residents who are increasing the size of the family who have kids going to school to move into a house in the city instead of moving out of the city. He noted that is what the survey told them, noting that is the reason behind that; that is what the residents of the City told the School Board and the survey company. Ms. Seifert noted she is in the market and that is not what she is hearing. She noted she has been doing this a long time and the kids who grew up here want to come back; they love Wickliffe. She noted she has been here seventy-nine years and she is not going anywhere; she lives in a nice, three-bedroom. Mr. Levon noted he completely understands, as he grew up in the City as well, and moved into a step-up house on Fairway, buying a bigger house because he had a bigger family and stayed in the City because he wanted to and there was an opportunity. He noted if the opportunity did not exist, he was going to leave the City. He noted this is what the residents want. He stated younger families starting to get on solid ground and moving up on their career and starting to have a family going to school in the school system and want to stay in the City, this is their opportunity to get out of their small bungalow or small colonial and get out of their smaller house and get into a bigger house. Ms. Seifert mentioned a fourteen to fifteen hundred square foot and wondered if that is too small. Mr. Gerhardstein noted he believes when discussing affordable housing, if wanting to have a developer come in and put in the infrastructure that they have to do: putting in roads, sewers, bury utilities, etc., and increase the lots size to seventy-five, and cut down the amount of lots he [the developer] can sell, the lots that are seventy-five [foot lots] are going to go up in price. He noted even though it is said we would like to keep the cost down, that is not possible to go up

to seventy-five feet and keep the cost down. He stated the developer is going to have to charge for the lot to incur his cost on the development itself, so if he is going to cut down on the amount of lots he can sell, the price per lot is going to go up. He noted the R-60 is right in the middle where we should be for what we are trying to accomplish, in his opinion. Ms. Seifert asked how many square feet this would be, maximum that they could get on that lot. Mr. Levon asked the City Engineer if he had those numbers. Mr. Formica noted, according to the schedule of areas, that one floor for an R1-60 is 8,400 square feet, up to 8,400 square feet. He noted an R1-50 is 6,000 square feet. May people denoted this is the lot size, and Ms. Seifert noted she would like the size of a home on that size lot. Mr. Formica apologized, and attempted to calculate the size. Many people began to speak at once on this. Mr. Jaworski noted the fact of the matter is that no developer has come to City Council, no developer has come to Planning Commission, and a few developers have spoken with the School Board. He stated he has not seen any plans, and he does not know the exact size of these homes. He noted that he, nor anyone up here, can answer those questions. He stated that, unfortunately, the only way that we eventually will know is when this process plays out. Mr. Levon noted we cannot answer anything about this, as we do not know the size of the homes that will be on these lots. The only thing we can do is zone the lots the way we think is best for both the School Board and the City. Ms. Seifert offered her thanks.

Keith Kraustok of 29324 Park Street noted he lives four houses from that school. He noted he's lived there for over twenty years. He stated he has yet to have anyone ask him or poll him. He noted he does not know where the poll numbers came from. He noted most of the people that live there – there are some who have lived there as long as he has – but there are also a lot of people who don't live there anymore that were renters originally – many of those homes are still owned, in the Park and Silver Street area, by landlords. He noted if those are the people who were polled, they probably aren't here any more and noted their opinion probably isn't valid. He noted that, thinking about putting in twenty to thirty homes at two people per, in a little bit better development, he thinks the numbers are little bit skewed, especially with regard to poll numbers since he has never been polled in twenty years by the School or the City on what he would like to do with that property. Mr. Levon noted that was “fair enough” and thanked Mr. Kraustok.

Paul DiCicco of 1836 Lincoln Road stated he lives directly across from the School and he does not want to see apartments there ever, and if he does he will move. He noted he had been here fifty-five years and he thinks the plan that is on the board right now is a good plan. He related that there are sixteen different lot sizes on Lincoln Road, and he thinks that the sixty-foot lot size gives a nice ability to build different types and sizes of homes that would fit into that neighborhood. He restated that he thinks the plan that is here is a good plan and offered his thanks.

Mr. Levon asked if anyone else would like to speak.

Ed Park of 1711 Maple Street reiterated that no one has any ideas on the houses, but noted that downtown Willoughby has what he thinks are called brownstones or town houses and wondered if that has come up in conversation at all, or maybe like an apartment. He noted he is not being vicious; he is just speaking about the design. Someone else made an undistinguishable comment, and Mr. Iosue noted comments should be addressed to Council and not each other. Mr. Levon noted we are only considering residential at this time. He noted there has not been any other consideration, as there is no intersection, nothing to make us look like downtown Willoughby. Mr. Park noted he was not saying that; not to look like downtown Willoughby; he was just making a reference to the design [of the style house], wondering if it has been there has been any discussion. Mr. Levon noted there has not been any discussion [on that], noting the proposal came to Planning Commission and this is what Planning Commission recommended. Mr. Park noted he was just wondering about the design, and Mr. Levon noted he could speak about it with him afterward. Mr. Gerhardstein noted that, with regard to this zoning, if this passes, and the School Board goes ahead and sells the property to a developer, the developer has to come with a development plan. He stated if he [the developer] wants to submit to the Planning Commission for another zoning change, say either seventy-fives or something like what Mr. Park is talking about, after he [the developer] brings his plan, the Planning Commission will hear his recommendation and, if it is a valid plan, then this process will start all over again. Mr. Gerhardstein noted the School Board wants this [property] rezoned the way that they want it rezoned. He noted the School Board owns it, but it is like City property, like the resident's [property], so they are zoning it to sell it, and once they sell it, the developer will come. He stated there is a whole procedure for this, noting they need to come with a development plan and then we will see what they have in mind to develop that. He noted they may want seventy-fives, and if the developer wants to put in seventy-fives, then they will start this all over again and submit a

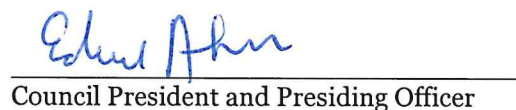
plan again. Mr. Park asked how high they [a developer] could build. Mr. Gerhardstein noted in that area, one would not see more than a single-family home. He noted he was honestly speaking for himself and stated apartments are not going on School property. He noted he believed there would not be enough members of Council who would vote for apartments on that property. He noted it is basically single-family homes that are the consensus. He noted the School Board did their survey. He stated the survey that we got is from the School, noting that we [Council] did not poll anybody. He reiterated the City of Wickliffe did not poll anyone and that is not part of this, as we are just here for the hearing on the zoning part on their [School Board] recommendations on what they wished for. Mr. Park noted he was just thinking out of the box and thought they [the brownstones] were nice looking and was thinking of something different and that was all.

Steve Bittance of 29167 Ridge Road wanted to share that Planning Commission discussed, reviewed, and evaluated for this property and the piece that is on Euclid Avenue that is [going to be] general business a number of different housing types. He noted they spent the summer not only talking about this property, but Euclid Avenue, and Wickliffe, and what to do. He noted they evaluated town homes and mixed-use development, trying to think about what to do. He noted Planning Commission met starting in May or June twice a month throughout the summer thinking about it and evaluating numerous types of different housing types and what could work and what could be built on Euclid Avenue. He stated Mr. Levon did point out correctly that the thought on this was that it is "move-up housing". He noted they look[ed] at that when houses that are the bigger houses in Wickliffe go up for sale they sell quickly and they quickly transfer. He noted we all know people who have lived in their bungalows and have moved out of Wickliffe and have moved to Mentor, moved to Willoughby, moved to Highland Heights and our hope is to keep folks with that income that can afford to move out to stay in Wickliffe, and when they move out of that bungalow then that becomes available for the new, first-time buyer. He noted this is not a circumstance in which the Planning Commission has not thought about a number of different housing types. He noted the idea was to figure out what, on this piece of property that is surrounded on three sides by all single-family homes, the Planning Commission's recommendation to City Council was and that sixty-foot wide lots, single-family homes fit on this unique property. Mr. Jaworski added that, just for clarification, the Schools have only come to the City on that portion of what was the football field and along Lincoln and a couple spots on Arlington, talking about single-family residential; that is all the Schools have ever, in the conversations they have had with Planning Commission, spoken about.

Mr. Levon asked if anyone else would like to speak on this topic. After multiple calls inquiring if anyone else would like to address Wickliffe City Council at this Public Hearing and there being no reply, Council President Levon marked audience participation closed at 7:44 PM. He noted that Council will put this [topic] into a committee to create the legislation and have the ordinance read three times. He thanked all for their time and closed the public hearing at 7:45 PM.



Clerk of Council



Council President and Presiding Officer