



A special meeting of Wickliffe City Council was called to order by Council President Levon on Wednesday, May 1st, 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.

The following were present:

Council President	Edward Levon
Council Members	Gerhardstein, Koski, Thielman
Mayor	Joseph Sakacs
Law Director	Jeremy Iosue
Engineer	Peter Formica
Building Commissioner	Raymond Sack

Excused: Councilpersons Bala and Jaworski

Absent: Councilperson Salotto

### **Presentation /Discussion**

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

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

#### **Request for Rezoning from Town Center to Residential Multi-Family**

Located at the rear of Parcel 29-A-003-0-00-027-0  
29553 Euclid Avenue

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:

Applicant James Hunley of Sunset Development (SDI Construction LLC) requested to appear before the Planning Commission to informally discuss the proposed zoning amendment. This occurred at the July 7th, 2023 Planning Commission meeting. No action was taken by the Planning Commission at this time.

On February 7th, 2024, Mr. Hunley of Sunset Development (SDI Construction LLC) 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 March 7<sup>th</sup>, 2024 meeting of the Wickliffe Planning Commission for their consideration.

A Public Hearing of the Planning Commission was called for on April 4<sup>th</sup>, 2024.

Written notice of the hearing was mailed to all property owners within 300 feet on March 18<sup>th</sup>, 2024.

The notice of the public hearing was published in a newspaper of general circulation. It was published twice in the News Herald on March 20<sup>th</sup> and March 27<sup>th</sup>, 2024.

At the April 4<sup>th</sup> Planning Commission Hearing, the Commission approved a motion to recommend Item #4 on the agenda: Request for Rezoning from Town Center to Residential Multi-Family, located at the rear of Parcel 29-A-003-0-00-027-0 at 29553 Euclid Avenue.

A Public Hearing was called for by Wickliffe City Council and set for May 1<sup>st</sup>, 2024 at 7:00 PM at the Wickliffe Community Center.

It was required that publication of the notice for the hearing be published in a newspaper of general circulation. The notice was published in the News Herald on April 17<sup>th</sup> and April 24<sup>th</sup>, 2024.

A letter was sent to the property owners, as required, on April 16<sup>th</sup>, 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.

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. Iosue reiterated that if one might speak, they should stand.

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 stated: "I do."

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

Council President Levon invited Mr. Hunley to give a brief synopsis of the plan for the property.

Mr. Hunley noted they intend to build fifty-four units (apartments/housing) on the site. These will be single story cottages. The preference is to rezone the very back of the property to allow for a two-story building with a portion of the building to have apartments, and the remainder of the zoning will stay the same [as it currently is]. There will be approximately two hundred feet of property along Euclid Avenue which will be sold/utilized for commercial, making for better use of the property. The units will be rentals for seniors age fifty-five and older. They are working through a few final details and are hoping to begin construction by the end of the summer.

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

Councilperson Thielman wished to ask a question. He asked if there is another step in this process that involves the Planning Commission, e.g.) architectural review. Mr. Formica noted the Planning Commission has not yet reviewed the site plan, nor has the Architectural Review Board seen any of the plans.

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

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 7:06 PM.

#### **Adjournment**

Motion by Gerhardstein, seconded by Koski, to adjourn the meeting.

Roll Call:

Yes: Gerhardstein, Koski, Levon, Thielman

No: None

Motion carried. Meeting adjourned at 7:07 PM.



Clerk of Council



Edward A. Hunley

Council President and Presiding Officer