



A special meeting of Wickliffe City Council was called to order by Council President Levon on Wednesday, June 5th, 2024 at 7:02 PM at the Wickliffe Community/Senior Center for the purpose of a public hearing to discuss the re-zoning of 176 Properties along Euclid Avenue.

The following were present:

Council President

Edward Levon

Council Members

Bala, Gerhardstein, Koski, Salotto, Thielman

Mayor

Joseph Sakacs

Law Director

Jeremy Iosue

Engineer

Peter Formica

Excused: Councilperson Jaworski

Presentation /Discussion

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

The list of properties is attached, and summarized as follows:

Request for Rezoning from General Business to Open Space: 1 parcel

Request for Rezoning from Office Building to General Business: 7 parcels

Request for Rezoning from Town Center to Commercial Manufacturing: 3 parcels (1 portion)

Request for Rezoning from Town Center to Industrial: 1 parcel

Request for Rezoning from Town Center to General Business: 87 parcels (2 portions)

Request for Rezoning from Town Center to R1-50: 77 parcels

He noted this meeting is specifically for the purpose of discussing the rezoning. The rezoning is necessary due to the removal of the Town Center District.

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:

A Public Hearing of the Planning Commission was called for on May 2nd, 2024.

Written notice of the hearing was mailed to all property owners within 300 feet on April 16th, 2024.

The notice of the public hearing was published in a newspaper of general circulation. It was published in the News Herald on April 17th, 2024.

At the May 2nd, Planning Commission Public Hearing, the Commission approved, by a vote of four (4) to zero (0) on the motion to recommend # 3 on the agenda of the May 2nd, 2024 meeting: This recommendation was made pursuant to the provisions set forth in Chapter 1341.

A letter was sent from the Chair of the Planning Commission to the President of Wickliffe City Council dated May 3rd, 2024 denoting the recommendation as noted above. This letter was discussed at the May 13th, 2024 Council meeting.

A Public Hearing was called for by Wickliffe City Council and set for June 5th, 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 May 18th, 2024.

A letter was sent to the property owners, as required, on May 17th, 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 asked the person 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?"

The woman stated: "Yes."

Council President Levon invited the person who took the oath to the podium to speak.

Madelina Pilica of 1441 Bellview noted she has lived here for fifty years. She has a question regarding the zoning on Bellview. She noted Bellview has many different types of homes, but it has always been that way. She asked if Council foresees any issues with regard to the zoning. Councilperson Thielman asked what the zoning was in this area previously. It was noted it is currently Town Center, and with the change, it will become R1-50. He asked if one lives in a duplex and wanted to sell it, will it remain a duplex. Mr. Sack noted it will, as it is a pre-existing, non-conforming use. He asked if a new two-family could be built, and Mr. Sack said, "No". It was noted a new duplex would not be permitted without a zoning change. Councilperson Salotto wanted to be sure this is correct and that the zoning is not changing. It can be sold as a duplex, if the owners choose to sell. Ms. Pilica asked if the zoning behind her was going to change. Engineer Formica noted it will remain Town Center at this time. It was noted any changes would need to go before the Planning Commission.

Two individuals arrived while Ms. Pilica was speaking and Mr. Levon asked if either of them planned to speak, as they missed the swearing in at the beginning of the meeting. One person noted she was planning to speak, and Mr. Iosue issued the oath again.

Denine Knezovic of 1440 Rockefeller owns a duplex on Rockefeller north of Euclid Avenue. The first question was would they be able to sell their duplex as a duplex. It was noted they could. Ms. Knezovic noted they own two lots behind them which they had intended to build on – a duplex on each lot. She noted, based on the last answer to the previous speaker, they would not be able to build duplexes on their lots, and asked if that would be correct. Mr. Formica asked for the address and was looking up the address (1430 Rockefeller) to see the property that was being asked about. Councilperson Salotto asked if the property is on Rockefeller, and Ms. Knezovic noted it is not, it is behind the property on Rockefeller. It was asked if there was access to the property. It was noted that property faces 294th Street, on the unfinished portion. It was noted there are no utilities there and these would be responsibility of the property owners if they decided to build on those lots. Mr. Sack noted the owners would have to request a lot split, and then the utilities would be the responsibility of the owners. The owner noted they considered decreasing the size of their property to make the other lots a bit bigger. It was noted any proposed changes would need to go before the Planning Commission. Council President Levon noted this current zoning change will not affect them at this time, but they would need to go before the Planning Commission if they did decide to build on that property. It was noted they would likely need a conditional use permit or a variance for any changes. Mr. Sack noted they would need to do a zoning change to build a duplex and it would need to come before both the Planning Commission and Council. Mr. Formica noted the current zoning (Town Center) does not allow multi-family, but does allow for townhouses. It was noted the Sunset Development property currently is not zoned that way. Mr. Formica noted any multi-family that is there now is grandfathered in and it does not affect this.

Mr. Levon noted since there was no one else sworn in to speak, he closed the public hearing, and asked for a roll call to adjourn the meeting at 7:20 PM.

Roll Call:

Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman



Clerk of Council



Edward Ahr

Council President and Presiding Officer