



CITY OF OLMSTED FALLS
PLANNING AND ZONING COMMISSION
MINUTES
MARCH 6, 2024
7:30 PM
COUNCIL CHAMBERS

Commission Members Present: Brett Iafigliola, Brian Chitester, Michelle Hawkins, Garry Thompson, Randy Abood, and John Campbell. Heidi Meehan was excused. Others Present: Audience: 3.

Chairman Brett Iafigliola called the meeting to order at 7:30 p.m.

1. Planning & Zoning Case # 11-2023 - A request by Greg Modic and Nick Sommers representing Petros Development Group, vacant land on Columbia Road, PP# 291-20-006, 291-18-001, 291-20-005 & 291-20-007, approval of architectural plans for a 234 unit town home subdivision in an MUTND District pursuant to Section 1260.07(h) and discussion of new development street and project names.

Greg Modic, Petros Development Group, 4223 Brecksville Road, Richfield, Ohio.
Nick Sommers, 6770 Snowville Road, Brecksville, Ohio.

Mr. Sommers reviewed the sample color schemes and the layout map. He stated that the considerations Ryan Homes makes states to avoid the same color siding, brick or stone on units directly next to or across the street; ensure a pleasing mix of grays and earth tones colors along with light and dark shades; given secondary consideration to of front door colors try to avoid the same colors directly adjacent or across the street; and when looking at the street scape as a whole avoid having same color siding on end units of adjacent buildings.

Mr. Sommers explained the samples of the brick, stone and siding he brought into the Commission. Mr. Iafigliola asked what number of options Mr. Sommers would like to get down to tonight. Mr. Sommers indicated that he would like to narrow the options down to two stone and one brick. He would also like a decision regarding the shingle color options.

Mr. Hawkins asked why the Architectural Board of Review is not reviewing the plans. Mr. Smerigan stated that in the MUTND District the Commission has the authority to approve everything, they approve the site plan, layout, and architectural treatments. Since this is a special planned development district the Commission approves everything. This is different than a standard subdivision with individual dwellings and each dwelling would go before the Architectural Board of Review. The Commission is approving the color palette for the entire development. Mr. Hawkins stated that if the ABR was able to help assist why couldn't the applicant appear before them. Mr. Iafigliola stated that the commission did not forget, but, this section of zoning gives that authority to this commission.

Dr. Tom Kronholz stated that he had a question regarding the site plan. Mr. Iafigliola stated that the site plan has already been discussed and essentially preliminarily approved. Dr.

Kronholz asked why there were street stubs going north included on the plans; you could put housing there so why run dead end streets. Mr. Modic stated that the stub towards the wetlands when they first started this process the idea was to line up with Metropolitan; we had the Army Corp of Engineers out to identify the wetlands and there was such a large mass and stream we were unable to cross it. The stub was put in to provide a turning movement and “T” ability at the intersection. The stub closer to Columbia Road runs to the property line to give an opportunity to connect to Eastern Star at a future date, we don’t own the property so we do not have the ability to make that connection but this provides for a future connection because an overall city plan was to provide connectivity to Metropolitan all the way down. Dr. Kronholz stated that was his follow-up how are we going to connect to Metropolitan. Mr. Smerigan stated that it would connect through Eastern Star. Dr. Kronholz stated that in previous meeting minutes there was a lot of discussion between these two developments about connecting to Metropolitan but has this been discussed with the EPA or anybody else. This would be a tremendous impact of traffic because Metropolitan will be a four lane highway just like Columbia. His point is we do not want to see anything even close to Metropolitan becoming a cut through.

Mr. lafigliola stated that street names was a topic from before and he has the approved preliminary plan dated December 13, 2023. Mr. Modic stated that they were open to suggestions as marketing wise this is what helps drive the sales and Ryan Homes came up with Falls Landing as the development name. The street names that were previously proposed we are looking for either a yes or no for them and if no, let’s choose through the alternates that are listed on the plan.

Mr. lafigliola moved to **approve** the architectural plans for Planning and Zoning Case #11-2023 for the following PPN: 291-20-006; 291-18-001; 291-20-005; 291-20-007 to include the following sample layout plan as provided by the applicant in conjunction with the Lake Single Family Attached Townhome Color Schemes Premium, (matrix and color sheet); in addition, that the color coded plan dated November 16, 2023, will be as modified the red will be Appalachian Stone; the black will be Carolina Stone; and Stone Mill Brick will be modified with Sugar Creek Brick, as discussed; in addition the roof shingles will be slate; street names will be Ivy Lane, Blooming Lane, Waterfall Drive, and Garden Drive; development name will be Falls Landing; and the matrix is modified removing Appalachian Stone references and replacing with Grey; Mr. Thompson **seconded**. Poll: 6 ayes; 0 nays. **Motion carried.**

2. Planning & Zoning Case # 13-2021 - A request made by Ehtesham Suhail of Suhail Land Development, LLC, owner of vacant land on Columbia Road, PP# 291-20-001, for approval of architectural plans for Smokestack Trails MUTND pursuant to Section 1260.07(h)

Mr. Sommer indicated that there will be a dozen different options homebuyers can choose from. Mr. lafigliola stated that on the townhome development if you want to purchase one of the five units in a building the exterior will already be decided for you with interior options. In this separate single family development a homebuyer can look through a dozen options and choose what they would like. All the Commission is doing is narrowing down what colors can be chosen.

Mr. Sommer stated that there are 19 different color packages. In a single-family community homebuyers have more of a selection but there are still general rules they have to abide by. For example, you cannot have the same color on either side and or across the street. This way the development does not look sequential. There will be primary and accent siding on some styles, the primary siding would be 50% of the front, both sides and the back; the secondary siding is the smaller color on the front.

Mr. Sommer stated that he would ask the Commission to determine a shingle color for this development as he would suggest keeping one color throughout.

Mr. Iafigliola moved to **approve** the architectural plans for Smokestack Trails MUTND, Planning and Zoning Case #13-2021 for PPN: 291-20-001, for the Lake Single Family Detached Color Schemes Premium Plus as submitted, with the additional note that the roof color to be slate; Mr. Chitester **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

3. Planning & Zoning Case #01-2024 – Referral of Ordinance 06-2024 for a recommendation from Planning and Zoning Commission regarding amendments to Chapter 1260 Mixed Use Traditional Neighborhood District (MUTND)

Mr. Iafigliola opened the public hearing at 8:24 p.m.

Mr. Iafigliola stated that Council has essentially asked for a recommendation from the Commission and if voted on this evening, that recommendation would be sent to Council for their consideration; they can either accept, reject or modify our recommendation.

Mr. Smerigan stated that these changes are based on discussions the Commission had some time ago relative to the overall density of the MUTND projects and the mix of units in those projects. Based on those discussions, and several discussions with the Mayor, he drafted an amendment that would reduce the maximum density from seven dwelling units per acre to five dwelling units per acre; also added a provision of 30% of all the residential dwelling units must be single family detached dwellings on individual building lots. This will still be a mixed use development because you still have the requirement for some commercial, office, but we are slightly reducing the permitted maximum density and requiring that there be some mixture of residential units by requiring that a certain percentage of the residential units be single family detached. As you know the earlier project we did tonight was entirely a townhouse project, which is permitted under the current regulation, that plan would have had to change under the new regulation to have a mix of single family and townhouse as Mr. Suhail's plan has. These are the two changes that are included in the recommendation that come from council. When you set this issue for a public hearing, one of the comments was potentially increasing the minimum separation from 10 feet to 15 feet. He spoke with the mayor who asked him to advise the Commission that he is in concurrence with that change and would support it when this is sent to council. The other comment made was to potentially add language to discourage the use of private streets which would need to be added as well.

Mr. Iafigliola asked if there were any comments regarding changing the density from seven to five. Mr. Thompson stated that he was in favor of that change. Mr. Chitester asked what the rough density was of the two developments. Mr. Smerigan stated that the density is based strictly on the residential portion of the property which is just under seven.

Mr. Iafigliola asked if there were any comments regarding adding the clause about 30% single family detached as opposed to all townhomes. Mr. Thompson stated that 20% of the property is open space, 10% has to be commercial, which is 30% and then the other 30% would be single family homes. Mr. Smerigan responded 30% of the 70%. In other words, the commercial can be anywhere from 10% to 50%, 10% is the minimum with 50% the maximum. We are trying to force mixed use with this district and the idea is that we want them to mix the uses because we want to create that type of atmosphere. No matter what they do they have to have a minimum of 20% open space and both of these projects are slightly over 20%; the residential can't be less than 30% and can't be more than 70%. So, if the maximum commercial is 50% and you 20% of open space then the least amount of residential you can have would be 30%. If the least amount of commercial is 10% and you still have 20% of open space then the maximum amount of residential you can have is 70%, these are the ranges. We are adding one more factor, not only do we want the mix between commercial and residential we want to mix the residential so at least 30% of your residential will have to be single family detached, it can't all be attached and cannot be all apartments. Mr. Iafigliola stated that it states of residential units as opposed to the entire development. Mr. Smerigan stated for example, if we have a project with 100 dwelling units at least 30 of them would have to be single family. Mr. Thompson asked if that was a typical number. Mr. Smerigan stated that these ranges are fairly common. What has happened is over the years as communities have experimented with mixed use developments they have found that there are certain ranges of the mix that work and some that don't and if you get beyond those the project doesn't tend to work as a mixed use development. In order for it to be viable and functional as a mixed use project you have to be in these ranges.

Mr. Iafigliola asked if there were any comments regarding reducing the distance between the homes from 10 feet to 15 feet. Mr. Smerigan stated that he believes this came about after we started to see the developments and we realized that maybe 10 feet was closer than it was envisioned.

Mr. Iafigliola asked if there were comments regarding the private streets. He knows from firsthand experience that private streets often lead to issues and thinks the commission would be wise to add language indicating that private streets are strongly discouraged. For example, in Mr. Suhail's we allowed a private street because we thought it made sense in that one spot for a very specific reason.

Mr. Chitester asked if there was a way to have the commercial inter-mingled with the residential. Mr. Smerigan stated that would come down to development plan approval. In this everything is a planned development with a conditional use. If the commission is comfortable with the way the commercial is separated that's fine, but if you want to see it done a different way that is part of the plan approval. He does not know that we can write into the code some sort of magic formula, but the commission has a great deal of discretion

in this district. All the land zoned MUTND is only able to be used as D1 unless they get a conditional use permit and plan approval and so they need to convince the commission that the plan being proposed is desirable. As we get closer to downtown mixing the commercial and residential in a different manner makes more sense and the commission has the ability to encourage or require it. Mr. Thompson stated that he has some concerns about that, we carved out five acres for commercial development that we don't know when, if, or what will happen. We know the townhouses will be built but we don't know when the commercial, if ever, will be done. Mr. Smerigan stated that he thinks the commercial will happen, but as we previously discussed there has to be a market for it and it's not as easy as residential. You can build a home and put it on the market and given the schools and community reputation of Olmsted Falls homes here are very hot and will sell. The commercial is a little different its difficult to get financing if you don't have end users and the end users want to see rooftops; at that end of town there aren't rooftops yet but when these developments are built you're going to have enough rooftops in that immediate vicinity you can throw in the senior housing project as well to make some convenience commercial and service viable. The commercial follows the residential, that's the way it has always worked so he thinks that will happen. When you first start out unless someone has a specific end user that they are bringing into the city as part of the project it is very difficult to predict the commercial which is why interspersing it also becomes difficult because then you are trying to design something for something you don't know. If you look at mixed uses like Crocker Park the residential portion fills up much faster than the commercial. Mr. Thompson stated that there it was the opposite they were having trouble filling the residential as the commercial was filling faster. Mr. Smerigan stated that was a different case because Mr. Stark who was a shopping developer already had contracts with commercial end users and he got them to agree to allow residences above them so he did that flipped but he already had all those relationships.

Mr. lafigliola closed the public hearing at 8:58 p.m.

Mr. lafigliola **moved** to provide the following recommendation to City Council as it relates to Ordinance 06-2024 regarding potential changes to Chapter 1260 of the MUTND zoning, (1) changing the maximum density devoted to residential uses shall not exceed five (5) dwelling units per acre; (2) adding a minimum of 30% of all residential dwelling units must be single family detached on individual building lots; (3) increase the distance between houses from 10 feet to 15 feet; and (4) to include language about the preference to include public streets and discourage private streets; Mr. Abood **seconded**. Poll: 6 ayes; 0 nays. **Motion carried.**

COUNCIL LIAISON REPORT – Mr. Chitester stated that he will inform Council of the MUTND recommendations and have them set our public hearing and he will inform the commission of that hearing date. He stated that over the last few years he has really appreciated the work Mr. lafigliola and the rest of the commission has done for these projects. He would really be frustrated if people second guessed the commission's work ethic so thank you for everything you have done.

OTHER BUSINESS - None

APPROVAL OF MINUTES – Mr. Chitester moved to **approve** the minutes of February 7, 2024, as presented; Mr. Thompson **seconded**. Voice Vote: 6 ayes; 0 nays. **Motion carried**.

ADJOURNMENT: Mr. Iafigliola moved to **adjourn**; Mr. Chitester **seconded**. Voice Vote: 6 ayes; 0 nays. **Motion carried**.

Meeting adjourned at 9:02 p.m.

Planning & Zoning Commission Clerk

Date

Planning & Zoning Chairman

Date