

The Community Development Committee held a meeting on
Monday, February 12th, 2024 beginning at 6:00 P.M.

Committee Members Present: Callahan, Lipian, Schneider, Oswald

Other Committee Members Present: Stewart, Davis, Armstrong, Siwierka, Cerra

Excused Absence: Tollett and Mitchell

Administration and Department Heads Present: Mayor Brubaker, Safety Service Dir Pyanowski, Finance Dir Pileski, Asst Finance Dir Farrell, Law Dir Deery, Dir Calvert, Asst Dir Strohsack, Public Works Supt Conner, Community Development Dir Scott, HR Dir Yousefi, Building Official Farkas - *on zoom*

1. Approval of the Community Development Mtg Minutes ~ January 29th 2024.

Mr. Lipian moved and Mr. Schneider second to approve the said meeting minutes.

2. The matter of a Conditional Use request for a Residential Development located at 1100 Gulf Rd.

Passed by Planning Commission on February 6th, 2024

Referred By: Janet Wang, Maple Waffles Land, LLC

Mr. Bob Corna, 280 Buckeye Dr., Sheffield Lake, is the architect and planner for the project. He gave some history on this project. It began in 2008, he purchased the property from a golf course, which at that time was struggling and in foreclosure proceedings. They acquired the land with the anticipation they would do something similar to Red Tail in Avon, which he developed into a golf course and housing development and wanted to do something similar here. A month after they bought it, the Leman brothers declared bankruptcy and everything changed. Golf as a sport changed and golf courses were closing everywhere. They tried to get people to continue to play golf and keep things alive while they were trying to develop the property. They went through the process of seeking financing which was very hard back then. In 2012 he met Janet Wang at a conference in China and she had the foresight to see what would happen with raising funds through an immigration program where you invest \$500,000 and get a green card. They hired Jack Nicholas to do the golf course. In 2011 they had approval for a 486-unit complex, four plexus and senior living and apartments. Then they thought if they did a really great golf course using Jack Nicholas, they could attract better buyers. It was supposed to take 6 months to develop the golf course, but it ended up taking 5-years. The original investment for the golf course was 1.8 million and it ended up being 12 million. The result is Valley of the Eagles Golf Course was rated by Golf Magazine as the number one new golf course in the US and is also one of the top 10 public courses in Ohio. It's elevated itself to a level now. They are looking at a different plan and they're looking at housing that can be supported in the \$450,000 to \$500,000 range as individual homes. They brought in K Hovnanian Homes who have been very successful here in Lorain County. They have a great product for this golf course which are individual cluster homes. It's taken a few years to get where they are today. The one year expired as to when they were supposed to start building units there. They didn't get approvals from Planning done in time to start construction. He is asking for the committee to consider this Conditional Use Permit which needs to be renewed. It's exactly the same as the one that was done last year. They are hoping to begin construction sometime this year.

The development will consist of 140 cluster units and 80 town house units to be built by K Hovnanian. They anticipate to start construction of both at one time. Things look good for that kind of housing and there is a market for that and interest rates should be coming down. So, for today they need to get the Conditional Use Permit reapproved and they he will be coming back with final development plans.

They have a traffic study because a turning lane was requested by the City. The study that was done showed that a turning lane would not be required until 2035, and if needed at all. The traffic would not impede to have to move the turning lane sooner. But it was suggested that the City would prefer to have the turning lane sooner. They have had their engineers out there for the last 10 days surveying and finishing up for the preliminary plans. The more concise plans will show the grading, retaining wall if needed, if utilities need to be moved, etc. It's more detailed. Their plan is to simultaneously improve the turning lane as they put in streets and roads. They expect houses to be ready early next year. They believe in the future of Elyria and the advantage that Elyria has with the industry. They think the Jack Nicholas name will attract people from all over. Janet Wang has done a magnificent job with the banquet facility, with the facility and with the food and it's reached a level of quality with everything that's going on there. The golf course is in great condition, great reputation. There will be a waiting list starting in spring. By next spring maybe they'll be rated the number one golf course in Ohio.

The development project is very complex with its flood plain issues and studies had to be done and they got through that and they finally got the approval on secondary access. They're ready to move forward once they get this Conditional Use Permit approved.

Chair Callahan thanked Mr. Corna and said that Building Official Farkas is in the meeting via ZOOM if anyone has any questions for him.

Building Official Farkas said Mr. Corna is correct, the conditional use approval was granted and has expired. Once the conditional use is approved, the next step to move forward with the variance requests for the land use because it exceeds 30 percent. After that they can move to the actual subdivision phase.

Mr. Oswald said that the City's traffic study said this is a dangerous intersection. By working on getting a turning lane and doing the streets simultaneously before they start building. There are still issues. He is hoping they can come to an agreement on most of those issues. He believes along with the golf course and the development, it will put us on the map!

Mayor Brubaker said Mr. Corna and Mr. Farkas are correct, the matter was tabled at two PC Meetings because of the concerns regarding the turning lane. He said his office and Mr. Corna's team had a meeting and it was discussed that the City will not move forward with this unless there was an agreement to simultaneously put the turning lane as the property was being developed. Mr. Corna has abided by that and spoke at the PC meeting and therefore PC passed it on Feb. 6th.

Mr. Schneider asked where the turning lane will be?

Mr. Corna said there were 2 studies done for the turning lane. It would've been a plus if the turning lane was put in when Gulf Road was re-done. Now it's limited. The best location is closer to the golf course and not into the hill. The plans are being designed to take land from the golf course and widen it to the west, which will accommodate it. The plans they're doing now is moving it to the west and moving everything on the east that was already done.

Their engineers have been out there for the last week surveying and putting a plan together and they will submit it by the end of this week. It will be an updated design. There may be some utilities work that may need to be done and some poles that may have to be moved. They feel it's under control to get things done and engineered at the same point as the engineering for the rest of the project. They have to put the roads, sewers and water in before they can start building.

Mr. Oswald said there is concern about semi-trucks carrying 40 feet trusses and then they have to turn which makes a danger for vehicles going down the hill. There has to be a safe stopping distance for 50 mph is about 250 feet which makes it dangerous to oncoming traffic coming over that crest. That's where the value for that turning lane is so that after that lane is in and the development is completed it will be a plus and make it safer.

Mrs. Siwierka asked where the secondary access is?

Mr. Corna said the secondary point of egress has been the same all the way through, it happens to the south of the entrance. It's designed to be an emergency exit only and will be a breakaway chain. If the other major roads aren't available. There are 3 methods of entering the project, which will be above the flood plain. One is the entrance that is there now, the 2nd will be the cut that they're putting in off Gulf Road which will be the flag entrance. The third one is coming through the subdivision.

Mrs. Siwierka asked what the total length of the main street is?

Mr. Corna said the main street there now is the one that comes to the clubhouse and is one means of egress. The second main is the new road that's going to be put in, it comes to the south and goes through the golf course and comes out to the south of that entrance and that will have the gate that's done by emergency access. Most vehicles will use the main entrance.

Motion Made by Mr. Schneider and second by Mr. Oswald to authorize an ordinance for the 'said' Conditional Use Permit.

5 AYES, 1 NAY (Lipian)

MOTION CARRIED COMMITTEE REPORT WRITTEN

3. The matter of a Conditional Use request for a Residential Development located on Indian Hollow Road.

Passed by Planning Commission on February 6th, 2024

Referred By: Tim King, K. Hovnanian Homes

Dale Haywood of Haywood Engineering will speak on the matter on behalf of his client, K Hovnanian Homes. They are requesting a renewal of a Conditional Use Permit for the project called Riverfield Reserve located between Grafton Road and Indian Hollow Road. A Conditional Use Permit was granted in 2022 in addition to subdivision preliminary plan approval and they are requesting the permit to be renewed and there have been no changes to the proposed subdivision, the development plan remains the same. Density, street layout and homes are as the were previously. This subdivision could be considered a continuation of K Hovnanian adjacent project to the north called Harvest Meadows. The Chair asked Building Official Farkas if he had anything to add.

Building Official Farkas said he has no concerns as it appears to adhere to the original submittal last year.

Councilman Schneider said there were issues with the exits and entrances to the development coming in and out of Grafton and Indian Hollow Roads regarding traffic and headlights into resident's homes.

Mr. Haywood said when this was discussed with residents and former Mayor Whitfield, they concluded to shift the entrance off of Grafton Road to avoid light pollution from traffic onto the adjacent homes. They looked at the most beneficial way to service the development. They will have two points of access on Indian Hollow Road and one on Grafton Road.

Mayor Brubaker said that was discussed in the PC meeting. Melinda Billings spoke on behalf of her son and daughter in law in regards to the entrance coming out onto Indian Hollow Road where the street was ending across from the house and the concern was potentially there could be issues and it was requested to shift that road a little to the east of that so it would dead-end into an open lot across the street. Engineering is looking into that.

Mr. Lipian said he remembered that there were a lot of residents in neighboring communities that had concerns with light pollution, noise, traffic, etc. He was surprised that there aren't more residents at this meeting and asked if those residents were notified? And are there any outstanding concerns that they are still working through that were already discusses?

Chair said the Clerk's office did notify all of the adjacent property owners.

Mr. Haywood said they had multiple meetings with the administration and adjacent residents when this project was first presented and they believe they have relayed their concerns as much as possible. There will be some inconveniences during construction but they pledge to work through that. They will begin construction in the third quarter of 2024.

Mr. Armstrong asked if this will affect the vegetative land at the end of the Villas?

Mr. Haywood said that will not affect that area, it will remain in its natural condition, which is a requirement of the zoning.

Mrs. Siwierka asked if the blue areas are retention basins? And will there be an HOA? And are the streets public streets?

Mr. Haywood said yes, those will be water retention basins. Yes, they are public.

Mr. Schneider asked Dir Farkas about the density levels and what they could do and what has been proposed?

Mr. Farkas said everyone can see on the map, the proposed open space requirement for a residential planed unit development is 30% and they have far exceeded that with the acreage of woodland with the acreage of woodland to the south. They could go larger but decided to keep in within this realm to be the best fit for the area.

Chair Callahan read the committee report:

Motion Made by Mr. Schneider and second by Mr. Oswald to authorize an ordinance for the 'said' conditional use permit request.

MOTION CARRIED COMMITTEE REPORT WRITTEN

4. The matter of a New Liquor License Request for Family Dollar, 1057 E Broad St.

Referred By: Ohio Liquor Control

This is for a class C1 and C2 permit. There were no issues reported by the EPD and no zoning issues reported by Dir Farkas.

Motion Made by Mr. Lipian and second by Mr. Oswald that the committee does not request a hearing.

MOTION CARRIED COMMITTEE REPORT WRITTEN

5. The matter of amending Section 1301.01 of the Ohio Building Code to adopt the 2024 edition.

Referred By: Building Official Farkas

Building Official Farkas said the Ohio Board of Building Standards Department of Commerce has currently enacted the 2017 Ohio Building code which has been in effect for seven years. After years of cycling and hearing code interest have come out with the 2024 Ohio Building Code of which will affect the mechanical and plumbing codes. He is requesting that this be adopted so it is effective March 1st.

There were no questions.

Motion Made by Mr. Oswald and second by Mr. Schneider to authorize adopting the 'said' Ohio Building Code, emergency clause requested.

MOTION CARRIED COMMITTEE REPORT WRITTEN

Chair Davis called Finance to order at 6:45 for the JOINT Community Development and Finance Committee Meeting.

Motion moved by Mr. Schneider and seconded by Mr. Oswald to adjourn the Community Development portion of this evening's meeting at 7:00 P.M.

MOTION CARRIED

The evening's meetings continued with the Finance Committee Meeting which began at 7:05 P.M.

*Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant*