

Moreland Hills at a Glance

News and Updates for the Residents of Moreland Hills



August 2016

Message From Mayor Susan Renda

Dear Resident,

Council met on July 13 and voted to put the proposed new U-5 Chagrin Northwest Residential and Planned Development Conservation District (PD) on the November ballot. Because some residents whose properties could have been rezoned voiced objections, the number of parcels included in the rezoning proposal was reduced from 14 parcels to 7, reducing the acreage from nearly 40 acres to approximately 20 acres. This area is uniquely situated at the edge of the Village near the Orange Schools campus, the Orange Library and the Village's Retail Business District. The lots in this area have narrow frontage on Chagrin Blvd. but are several hundred feet deep, impeding traditional redevelopment.

This rezoning, as you may remember, was recommended by the Master Plan Committee, by the Planning Commission, by the Administration, and now, by Council. Two public hearings on the rezoning issue were held, one by Planning Commission and one by Village Council. Input was received at each stage from various residents, Council members and members of the Administration. The original legislation for the proposed zoning change was modified in response to this input to eliminate any possibility of commercial use in the area; to include various environmental protections, including a tree study requirement; to require a diversity of compatible and complementary architectural design within the development; and various other technical modifications to increase Village control of the project.

This rezoning issue will be on the ballot in November. If passed, it will allow for a higher density of a maximum of four units per acre in this area of the Village only. At least 20 percent of the total land area of the planned development must be open space. All structures must be set back at least 100 feet from Chagrin Boulevard and at least 75 feet of that area must be appropriately landscaped. All current environmental, landscaping and building codes in the Village must be followed. Finally, some people at the public hearing seemed to confuse the project at 551 Chagrin Boulevard (Chagrin Bluffs) with the proposed zoning change. Chagrin Bluffs is being developed appropriately under our two-acre development rules. No variances have been granted for that project regarding tree removal or infrastructure installation.

On another note, Service Director, Ted DeWater and I met with three managers from Cleveland

Electric Illuminating Company (CEI) on June 15 to review power outage data and discuss ongoing electric line system maintenance in the Village. According to CEI data, there have been two significant outages in Moreland Hills in 2016: 1) February 3 a forced outage of 66 minutes to repair a broken bracket on a pole; and 2) June 5 a 173-minute outage in the morning and a 138-minute outage in the afternoon due to failed equipment on a pole at Chagrin and Brandon Ct. CEI misidentified the problem in the morning, got the system up and running only to have it go down again in the afternoon. All customers were restored at 5:55 p.m.

According to CEI, 94 percent of the Village is powered through the Lotus Substation located in Pepper Pike. All the Lotus circuits were patrolled in 2015, at which time four significant and eight minor problems were identified. All four significant problems were repaired immediately and five of the minor problems have been addressed. The three remaining minor problems are scheduled for repair. The L-5-LT circuit which serves 72 percent of Moreland Hills will be patrolled and thermoscanned with an infrared camera this summer. The infrared camera will detect any electrical equipment or splices which are "running hot." Repairs will be scheduled for any problem areas. The most common reason for outages is branches or trees falling on wires.

To prevent these types of issues, CEI performs extensive vegetation management and contracts with tree companies to trim trees every four years. The entire Lotus circuit was trimmed in 2015 and will be trimmed again in 2019. CEI asks that you report each outage, even momentary ones, by calling 1.888.544.4877 or by sending a text message to 544487 (LIGHTS). You can also download the First Energy smart phone App and use it to report outages and get an estimated time of restoration. Several residents have asked us to have the utility companies report to us outages and expected restoration times. They do not and will not operate that way. If you can't reach them or they are unresponsive, we will take up your cause, but you need to report your outages directly to them first.

As you have probably seen elsewhere, there will be a new restaurant in Moreland Hills at the corner of SOM Center Road and Chagrin Boulevard on the old Lee Road Nursery site. Cru will serve French-American inspired food and fine wines. The design evokes a French villa and can be seen on their sign or on the Moreland Hills website. We are excited

to have this beautiful addition to our Village, which is expected to open next spring.

The North East Ohio Regional Sewer District won its lawsuit which enables it to provide and charge fees for Regional Stormwater Management. As the issue is now settled the District will again charge fees and these fees will show up on your Cleveland water bill beginning in July. If you have questions you can call the Sewer District at 216.881.6600.

In addition, residents are invited to attend the Sewer District's Annual Open House on Sept. 17, 2016, at the Southerly Wastewater Treatment Facility. Stormwater workshops will be offered at this fun, family-friendly event, but this event is a great opportunity to learn more about all the work the Sewer District does to help keep our Great Lake great. More information is at neorsd.org/openhouse.

- Mayor Susan Renda

Police Community Meeting August 15

The first Police Community Meeting will be held in the Community Building at the Village complex on **Monday, August 15 at 7 p.m.** Moreland Hills Police Officers will update residents on recent activity in the area and discuss other pertinent topics such as frauds and scams. This is also a great opportunity to get to know your Village Police Department.

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Moreland Hills *at a Glance*

Ordinances and Resolutions Passed in July

Ordinance 2016-19 – submits the question to the electors whether the Moreland Hills Planning and Zoning Code should be amended to enact new chapter 1159, “Chagrin Northwest Residential and Planned Development Conservation District,” as well as amending the Zoning Map of the Village to reflect that new zoning classification district of certain parcels from U-1 Dwelling House District to U-5 Chagrin Northwest Residential and Planned Development District. **Placed on Third Reading and Passed as amended.**

Ordinance 2016-20 – adopts the 2016 Comprehensive Land Use Plan. **Placed on Third Reading and Passed as amended.**

Ordinance 2016-25 – amends Section 1151.13(p) (2) “Fences and Walls in Rear Yards, and Section 1345.02 “Fences and Walls in Rear Yards” of the Codified Ordinances. Recent applications to the BZA suggest that the purpose of these walls is to provide bench seating, therefore the maximum height of these walls will be increased from 18 inches to 36 inches. **Placed on Second Reading.**

Ordinance 2016-26 – amends Section 115319(b) “Open Space Requirements of Chapter 1153 “Open Space Conservation District,” of the Codified Ordinances to clarify that the conservation easement required for a residential open space conservation development is to be held by a third party (such as a land trust or other third-party entity capable of accepting such an easement). **Placed on Second Reading.**

Ordinance 2016-27 – amends Section 1157.07 “Height Requirements” of the Codified Ordinances to increase the maximum principal building height from 25 feet or 2 stories to 35 feet or 2.5 stories in the Business District, which will make the requirement in line with all Residential Districts. **Placed on Second Reading.**

Ordinance 2016-29 – amends Section 1179.13(h) “Access Drives,” of Chapter 1179, “Off-Street Parking Regulations” of the Codified Ordinances to remove the requirement that the centerline of an access driveway be at least 40 feet from the right-of-way line of the nearest intersecting street and to add the requirement that new access drives be located where there is adequate sight distance to intersections. **Placed on First Reading and Referred to Planning Commission.**

Ordinance 2016-30 – amends Section 1129.07, “Conditional Use Certificates,” Section 1133.09, “Public Hearing and Notice by Planning Commission,” and Section 1173.01, “Changing Land Contour Regulations,” of the Codified Ordinances, to make the time requirements for mailing notices be in line with one another to prevent any administrative efficiencies. **Placed on First Reading and Referred to Planning Commission.**

Ordinance 2016-31 – amends Section 1125.03, “Building Inspector,” and Section 1311.01, “Building Inspector; Appointment, Compensation and Bond,” of the Codified Ordinances to clarify that the terms “Building Official,” “Building Inspector,” and “Building Commissioner” are all interchangeable. **Placed on First Reading and Referred to Planning Commission.**

Ordinance 2016-32 – amends Section 1313.29 “Roof Lines,” of the Codified Ordinances to add the definition of a “flat roof.”

Ordinance 2016-33 – amends Section 153.04, “Vacations,” of the Codified Ordinances to conform with the recent update of the Village’s Personnel Policy Manual.

Ordinance 2016-34 – fixes the compensation of various officers and employees of the Village of Moreland Hills.

Ordinance 2016-35 – authorizes the Mayor to accept a permanent drainage easement for the installation, maintenance, and repair of a storm sewer and appurtenances upon the property known as Sublot #15 Hunting Trail.

Ordinance 2016-36 – authorizes the Mayor to accept a permanent drainage easement for the installation, maintenance, and repair of a storm sewer and appurtenances upon the property known as 55 Hemlock Lane.

Ordinance 2016-37 – authorizes the Mayor to accept a permanent drainage easement for the installation, maintenance, and repair of a storm sewer and appurtenances upon the property known as 10 Hopewell Trail.

Ordinance 2016-38 – an appropriations ordinance which is a monthly financial housekeeping item.

Resolution 2016-39 – adopts the alternative tax budget for the Fiscal Year 2017.

Closings & Reminders

Fire Hydrant Flushing

The Service Department will begin to flush fire hydrants throughout the Village in August.

Block Party Information

If you and your neighbors are planning a Block Party, please notify the Police and Service Departments in advance, so that they can determine if road blocks and/or barricades are needed. If you have the need for extra rubbish cans for the party, please let the Service Department know.

Chipping Week is August 15-19

The Service Department will chip branches and sticks on your street. The branches should be cut into 4-foot lengths, and all sticks and branches must be bundled. They cannot chip logs over 5 inches in diameter. The Service Department will chip them throughout the week, beginning at the south end of the Village. **They will not come back through a second time, as it takes them the whole week to make their way through the entire Village; therefore, it is important that you have the branches stacked by the side of the road on Sunday evening, August 14.**

Employee Clambake

The Village is still accepting donations for the Employee Clambake in September.

Village Closings

Village Offices will be closed Monday, Sept. 5, in observance of Labor Day. Senior pick-ups will be done on Tuesday; regular rubbish/recycling pick-up days will not be affected. Yard waste and special pick-ups will not be done that week.

Village of Moreland Hills
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