

## Message From Mayor Susan Renda

Dear Resident,

Planning Commission members held a Public Hearing at their June 5 meeting to discuss the proposed new planned residential development, Moreland Commons, on Chagrin Blvd. This development was permitted by a vote of the residents in November 2016 and allows for a higher density residential neighborhood with a limited mix of townhomes and residential cluster single family homes.

Members of OMNI Group Development Company presented a Preliminary Development Plan to Planning Commission Members, and a large and engaged audience of interested residents. The property proposed to be developed encompasses 21.3 acres on Chagrin Blvd. They presented a plan with 41 percent green space (double the required 20 percent) that would avoid building in the wetlands and would preserve existing ravines and large stands of older, healthy trees. They pointed out that in their design they tried to respect what they considered to be the best environmental features of the land: steep slopes, woods and riparian corridors. The plan proposed a total of 59 residential units. At the maximum permitted density of four units per acre, 85 units would be allowed.

The proposed entrance to the development is located across from an existing entrance into the Orange Schools complex. This is also a high point on Chagrin Boulevard and offers good visibility. A common green space of approximately one-half acre near the entrance of the development will be surrounded by townhomes, to create the sense of a formal park. The Plan shows three distinct neighborhoods within the site that are delineated by the types of homes and streets. Proposed "auto-courts" at the ends of streets would transition from pavement to brick or cobble stone and would create the impression of an enclave. The proposed development would have sidewalks and walking paths throughout the site.

OMNI representatives asked for several modifications to rules contained in Chapter 1159, the group of ordinances that regulate this type of development. Specifically they requested 1) a reduction in the 100-foot setback along Chagrin Blvd. to approximately 80 feet; 2) a common access drive to run through the required 75 feet of landscaping along Chagrin Blvd.; 3) a height modification to allow for a three-story building;

4) a height modification to exceed the allowed 35-foot height to allow for an elevator structure on top of several of the buildings; 5) three setback modifications on the west side of the property and three more on the north side of the property.

The architects for the property stated they will design homes using high quality materials, including stone, brick, wood siding and stucco. They will use "four-sided architecture" in that design features will be used on every façade, not just the front. Roof decks are proposed for several of the townhomes. They said that they will honor French Country design throughout.

Two residents spoke during the Public Hearing to raise concerns about the proposed project. Ron Janke of Easton Lane cited several problematic issues, including the proposed encroachment into required setback allowances, the fact that no traffic survey was submitted with the plans and a lack of information about storm water runoff management controls. He was especially concerned about the encroachment into both the building and landscape setbacks along Chagrin Blvd. He also expressed concern about garages facing Chagrin Blvd. and existing homes on other areas of the site. Connie San-cetta of Wiltshire Road expressed concerns about safety issues related to increased traffic and about the increased traffic itself. She asked about possibly installing another traffic light.

After the Public Hearing, Planning Commission Members discussed the project, input from the public and next steps. The general consensus was that members appreciated the respect shown for the environment, the increased open space and lower density. Members were, however, concerned with setback encroachments, especially along Chagrin Blvd. Furthermore, they were concerned with the request for height modifications and the flat roof townhomes along Chagrin Blvd.

Members made the point that Chapter 1159 allows for modifications and that at some point some modifications may have to be accepted but they wanted the developer to try to minimize their request for modifications.

I will continue to update you on the progress and will let you know when the Public Hearing at Council is scheduled.

*- Mayor Susan Renda*

## Closings and Reminders

### 4<sup>th</sup> of July Holiday

Village Offices will be closed July 4. Tuesday rubbish/recycling pickups will be picked up on Wednesday. There will be **NO Special Pick-ups or Yard Waste Pick-ups on Monday, July 3.**

### Chipping Week July 17-21

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. Therefore, it is important that you have the branches stacked by the side of the road on Sunday evening, July 16.**

### 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 need extra rubbish cans for the party, please call the Service Department.

### Mulch Still Available

Mulch is still available to all residents on a first-come, first-serve basis for \$45 per 3-yard load, which is slightly more expensive than in previous years because our processing costs have increased. Please call the Service Department for information.

### Mayor

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### Council

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### Clerk of Council

Sherri Arrietta, villagehall@morelandhills.com

## Ordinances and Resolutions

The following Ordinances & Resolutions were passed in June:

**Ordinance 2017-21** –amends certain provisions of the Planning and Zoning Code and the Building Code regarding the lighting of outdoor sports courts. **Placed on Second Reading**

**Ordinance 2017-22** – enacts new Section 1151.21, “Special Provisions for Wiltshire, Ellendale, and Berkeley,” and amends Section 1151.07(f), “Minimum Setback Requirement,” of the Codified Ordinances regarding nonconforming lots. **Placed on Second Reading**

**Ordinance 2017-30** – amends Chapter 1171, “General Use Regulations” of the Planning and Zoning Code by enacting new Section 1171.25 “Prohibition of Medical Marijuana Entities.” **Placed on Second Reading**

**Ordinance 2017-33** – extends the moratorium on applications for the cultivation, processing, distribution or sale of medical marijuana in the Village.

**Ordinance 2017-34** – authorizes the Mayor to enter into a contract with Longo Sewer Construction, Inc. for the 2017 Culvert & Drainage Program, in the amount of \$108,958.00.

**Ordinance 2017-35** – authorized the Mayor to enter into a Community Cost-Share Agreement with the Northeast Ohio Regional Sewer District (NEORS) for the 2017 Culvert & Drainage Program. As part of this program, NEORS will allocate \$48,000 in Community Cost-Share funds for this project in Moreland Hills.

**Ordinance 2017-36** – authorizes the Mayor to enter into an agreement with Orange Village for the joint purchase and operation of a mini excavator, in an amount not to exceed \$25,378.10.

**Ordinance 2017-37** – authorizes the Mayor to accept a perpetual drainage easement from Carol Simecek, Trustee, for the construction, operation, maintenance and repair of a storm sewer and appurtenances upon the property known as 3829 Wiltshire Road.

**Resolution 2017-38** – adopts the alternative tax budget of the Village for the fiscal year 2018.

**Ordinance 2017-39** - an appropriations ordinance, which is a monthly financial housekeeping item.



*Mariposa Garden*

## Visit Mariposa Garden

Located at Veteran’s Gateway Park at the corner of SOM and Miles, our Village butterfly garden, “*Mariposa Garden*,” is now an official Monarch Waystation. A waystation provides resources necessary for monarchs to produce successive generations and sustain their migration. For more information on how you can help preserve the monarch butterfly, visit [monarchwatch.org](http://monarchwatch.org).

## Kiwanis Rummage Sale

The Kiwanis Club of Lander Circle is holding its 60th Annual Rummage Sale July 13-15 and 20-22 at the Kiwanis Barns on the Orange Schools Campus. Hours are Thursdays 10 a.m.-3 p.m. and 5-8 p.m.; Fridays 5-8 p.m.; and Saturdays 10 a.m.-3 p.m. Visit [landercirclekiwanis.com/rummage-sale](http://landercirclekiwanis.com/rummage-sale).

## Community Kids Fishing Day

More than 70 people attending the Community Kids Fishing Day June 10 at Potts Pier.

A special thank you to Mayor Susan Renda and Moreland Hills Village Council for their full support of the event. Additionally, overwhelming thanks go out to those police officers, service department staff, Ohio Department of Natural Resources (Step Outside Grant) and vendors who partnered with the Village of Moreland Hills to make this event a success.

Vendors who donated to the event were Paradise Ridge (Chris and Claudine Paradise), Kulis Freeze Dry and the Buckeye Worm Farm.

*- Kevin Wyant, Chief of Police*

## Historical Society Update

The Garfield Cabin is open every Saturday from 10 a.m.-1 p.m. this summer.

Scott Newell, freelance reporter, is producing a short documentary about the birth of a President in a log cabin. We are planning a fundraiser to benefit the Cabin Endowment Fund. Will you join us? Visit [mhshohio.org](http://mhshohio.org).

## Village of Moreland Hills

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