

City of Bay Village Planning Commission Minutes

Held February 15, 2023

7:30 p.m.

Present: Rick Kirk, Kendra Davitt, Jeff Foster, Pete Winzig, Jennifer Lesny Fleming

Also Present: Lauren Oley (Board Secretary), Eric Tuck-Macalla (Building Director), Mark Barbour (Law Director), Lydia DeGeorge (Councilwoman), Mike Greco (Councilman)

Excused: Dave Maddux

Audience: Amanda Bernot, James Shook, Rick Jozity, Phil Battershell, Joe Kenney, Curtis Swan, Kim Pippin, Debra Jesionowski, Greg Ernst, Tom Putnam

*\*Full recording of the meeting is permanently available on the City of Bay Village website under Government/Planning Commission/View Most Recent Agendas and Minutes/Media*

Mr. Foster called the meeting of the Planning Commission meeting to order at 7:30 p.m. with a roll call and introduced the first item on the agenda as the approval of the minute from the February 1, 2023 meeting.

**Motion** by Mr. Winzig, **Second** by Ms. Lesny Fleming, to approve.

**Motion carried 6 yeas, 0 nays**

**Excused: Maddux**

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| <p>2) Planning Commission review of<br/>St Raphael Catholic Church<br/>525 Dover Center Rd.</p> <ul style="list-style-type: none"><li>• Review of proposed exterior campus improvements. Including: new playground, new pavilion, new storage building, and new walking path with prayer gardens</li><li>• <i>Heard at the 1/4/23 PC meeting, 2/1 PC Public Hearing, 2/8 ABR meeting</i></li></ul> |
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Mr. Foster introduced the second item on the agenda as St. Raphael Catholic Church.

Mr. Jozity stated that everything was approved at ABR. There was one comment about the fencing. They're matching the existing chain link fence that is behind the playground now same height, roughly 6' high, and the opaque slats which will match what is there currently.

Mr. Putnam commented that it appears that the garbage pick-up has been switched to days. He's observed two weeks in a row of pickup Monday and Wednesday between 11 and 11:30 am. They appear to come in off Dover Center driving east which is what the school wants on a school day - they want the traffic to flow towards Douglas. The cones are deployed to cordon off students and there are no students on the parking lot when the truck has been coming. He would say it's semi-permanent. Three of the Four are Republic and one is a paper recycling company, which comes once a month. He believes one of the benefits of these meetings is that the neighbors got the pick-up changed from 6:00 am which has been a welcome change for everyone.

Ms. DeGeorge stated that she's heard from a couple residents on East Oviatt that their concerns with the fence is that there are some trees along there, which are slated to be removed and to install the type of fence that is indicated, which currently also provide a noise buffer. The residents are aware their site line stops at their property, but they have had that buffer for some time. That is part of the reason they are concerned about the fence, not just because it may be unsightly. It's also the fact that they're losing their noise and light barrier that they have had for many years.

Mr. Jozity replied by saying that they are trying to keep as many trees as they can. They've been working with the landscape architect and engineers to try to avoid taking out unnecessary trees. They're doing the best they can. As far as noise, he's not sure how much it's going to make a difference. Most of those trees are older so their tree canopy is higher and it's not going to really block any noise. The material for the fence is going to be the same as existing.

Ms. Debra Jesionowski, 24017 Russell Rd, introduced herself and advised that she's a member of the tree commission. With the update to the tree ordinance is that part of the permitting process would be a survey and a tree preservation plan if the site is over an acre. Is this property over an acre?

Mr. Jozity replied that it is. The tree survey has already been completed. The landscape architect is working on the tree preservation plan which will be submitted with the drawings to the building department.

Mr. Winzig advised that the response they got back seems like the church is going to do a combination of planted new material and most likely a monetary contribution back to the city to replant per the ordinance.

**Motion** by Mr. Kirk, **Second** by Mr. Foster, to approve the St. Raphael's parish plans.

**Motion carried 6 yeas, 0 nays**

**Excused: Maddux**

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| <p>1) Planning Commission preliminary review of the Village Green by HBM Architects Area between City Hall and Bay Library to be known as The Village Green</p> <ul style="list-style-type: none"><li>• Review of proposed exterior improvements including: Picnic Areas with tables, Shade structure with seat wall, seating &amp; gathering areas, new and redesigned walkways, and landscaping and lighting.</li></ul> <p><i>Referred to Planning Commission by Council 1/23/23</i></p> |
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Mr. Foster introduced the next item on the agenda as a preliminary review of the Village Green.

Mr. Barbour stated that they'll also need to hold a public hearing, have ABR Review, then come back to Planning Commission.

Mr. James Shook, with HBM Architects, introduced himself and presented the plans for The Village Green to develop the green space between the new Library and City Hall.

Mr. Foster interjected to say that this whole process started as part of the master plan. As the library landed in that location and City Hall being where it is the space between these two civic buildings is a critical space so this project is a very nice center piece. It's the town square that we've never had. We're very excited about this area being developed.

Mr. Shook stated that they were asked to develop this space and create a series of connections between people who might be approaching the park from Wolf Rd, Pool/Playgrounds/Tennis courts, as well as connecting City Hall and the Library. They've created these pathways that organically curve through the green space. He proceeded to work his way through the plans to discuss the way the pathways converge in the center which can be used as a gathering space. They've proposed a pergola which would be located at that intersection. It's a structure that would provide shade for people that are gathering in that area and offering various types of seating and then flanking that with a perennial garden on the righthand side with some color. There is a pathway that meanders through the garden with benches. To the north there will be some picnic tables that would support when the food trucks come and potentially park in the city parking lot. They are preserving the larger trees which are on the site. The memorials will be incorporated as well. The parking lot at city hall will be modified and created a mounded screen to shield the views from the park and Wolf Rd. He proceeded to discuss the details of the proposed pergola with a seat wall within the pergola. They are looking to use materials, which he detailed, that blend with City Hall and the Library so that it is very contextual. They are planning to incorporate lighting which traditional street lights, lower ground lights through the garden, the bench that is under the pergola they're proposing an LED to create a glow, and in the four mature trees they'll be incorporating moon lighting. The lights will be in the trees to create a moon lighting effect as opposed to lighting the sky. Overall, they'll be lighting the space, but not brightly – rather subtly highlighting the areas in the park and complementing what is going on at the library. There will be picnic tables, waste receptacles, benches, planters, seating under the pergola, round tables and chairs, and bike racks. They worked with the service director on selecting the appropriate plant species that are easy to maintain – grasses and perennials offering color throughout the season and ease to maintain.

Ms. Davitt inquired if there was a crosswalk on Wolf Rd.

Mr. Barbour replied that there is a sidewalk that was recently installed and just went operational. When the weather improves the rest of the markings on the street will be installed, but that is the lines that will walk with you.

Mr. Shook stated that once they get through the approval process they're hoping to start at the beginning of spring and construction will go through the summer – likely taking about 3 months. They're anticipating putting in plantings towards the end of summer.

Mr. Foster inquired if there was any civil engineering left to be completed?

Mr. Shook stated that he believes Chagrin Valley is completed.

Mr. Foster inquired if there was any underground or drainage changes with this work.

Mr. Shook replied in the negative and provided clarity on which trees are existing and where the bike racks will be located. Adding that the bike racks may serve as overflow from the library.

Mr. Foster requested clarity on the moon lighting.

Mr. Shook advised that the lights will be strapped in the existing tree and pointed down so that as it shines through the branches it creates a moonlight effect on the ground. It's not a bright light it's really just to highlight the tree and put a little light on the ground.

Mr. Winzig added that he understood the goal to be not to over light it because there is a lot of ambient light that comes of the library and City Hall parking lot.

Mr. Shook stated that it will provide some light, but it's not there to illuminate the whole space. It's there to create an ambiance. He believes it's a low voltage system.

The board and applicant proceeded to discuss the additional lighting sources and their location along the pathways. They also discussed the reduction of the City Vehicle parking lot to get a little more greenspace on the westside and a mound to screen the area.

Mr. Foster requested a plan that shows what goes where, from a planting perspective, and adding that the more screening in front of the city parking lot the better. They've got a beautiful front lawn, but it does look at the back

of City Hall. He also expressed concerns about lighting under the seating from a long-term maintenance perspective as well as the micro star lights. They look great from a decorative standpoint, but two years from now they may be kicked over. He wonders if they should be focused on lighting the pathway through the space as opposed to lingering in the space. He doesn't think they want to encourage people after dark to be here, but he'd like to see some focus on leading you through the space from Wolf Rd.

Mr. Shook stated that they're proposing lighting to the inside of the columns in the pergola also which would be up and down light to throw a little light in there, but that would be part of the same manufacture as the microlights.

Mayor Koomar stated that they spent a lot of time on the lighting. If you go out there at night, you'll see that there are 4 street lights and you'll see the front end actually gets quite a bit of light. They'd add it if they need it, but there is a lot already out there.

Mr. Kirk suggested the microlights look a bit residential and there may be something that is a bit stronger in lieu of having something that skinny in the ground.

Mr. Shook pointed out that they won't be located in the high traffic area and they are commercial grade fixtures.

They proceeded to continue discussing the proposed lighting and potential vandalism concerns with lighting and the pergola.

Mr. Shook confirmed that the city will be responsible for maintaining the park and gardens.

Mayor Koomar added that they've considered the long-term maintenance. They've actually scaled the gardens down and added the walking path for that reason. The service director spent a lot of time with the landscape architect selecting the plans. They are planning on sprinkling those beds since they've got some lines that are close in from City Hall. It's a highlighted area that they'd like to pop.

Mr. Shook confirmed the Amy Mihajlovic and future veteran's memorial will be located in the green and provided clarity on the proposed evergreen/perennials plants.

They proceeded to continue discussing the pathways/flow of traffic and the color of benches/tables.

Mr. Foster stated that he thinks the blue color is cute, but it might look more timeless if it's black.

Mayor Koomar added that he thinks it would be nice if they could find a dark blue that matches the city color scheme. Same thing with the light fixtures they tried to match what is existing throughout the city as best they can.

Mr. Shook stated that the chairs are not going to be locked down. They want to encourage using the space in different ways and reconfiguring. There are thoughts that there could be performances under the pergolas so seating could be moved over there.

Mayor Koomar commented that these pieces are industrial and they're very heavy for winds, they've gone through that with the service department, they're going to start with a few of them. You'll always have vandalism in parks, but this being across from Bay Square and the Library they want to try it and think it will be nice - it's an experiment. The picnic tables are a couple hundred pounds they're not easy to move. Adding that library hasn't had any issues so far.

Mr. Foster stated that he sees multiple styles so he'd suggest keeping it consistent and simple – the details of this whole space are really important. It's a space they want to wear well and not be an issue.

The applicant, board, and mayor discussed the planters, their location, and the need to prevent potential skateboarding issues around the pergola.

Mayor Koomar commented that he's talked a lot with the library (who requested the extra bike racks) about kids who don't always want to hang out inside so they're trying to make this sort of an extension of some of that. They've discussed using this for some of their children programming. They've spent a lot of time working on the width of the walkways and how it is going to be used. Some people will meander through and others might be trying to get through to parks and courts with bikes and strollers and trying to anticipate different flows. They've gone through different iterations, but they're feeling pretty good with what they've got. They've talked with Dan Enovitch about the height of the pergola relative to kids climbing on it and things like that. They've tried to be thoughtful in their planning.

Mr. Barbour stated that there has been a lot of time that has been put into this prior to getting it to planning commission, but he'd like to say that he appreciates them giving it so much attention. It's an important project and a great location. It's a very positive change. Safely connecting both sides of the street and once the bridge gets installed you can go all the way through the parks, but it's great access.

Mayor Koomar stated that any trail that comes out from the library will be connected to the proposed path in the Village Green. In fact, one of the reasons they used HBM is because they were the architects for the library project.

**Motion** by Mr. Winzig, **Second** by Mr. Foster, to refer the Village Green to a public hearing.

Ms. Oley advised the public hearing will be 3/1/23.

**Motion carried 6 yeas, 0 nays**

**Excused: Maddux**

- 2) Planning Commission preliminary review of Humble Wine Bar  
27215 Wolf Rd (Previous Vivid Jeweler location)
- Review of new bar/restaurant with outdoor dining areas

Mr. Foster introduced the next item on the agenda as 27215 Wolf - Humble Wine Bar.

Mr. Curtis Swan, with AODK, introduced himself and provided a walkthrough of the proposed renovation and patio addition on both sides to the proposed Humble Wine Bar. The patio will remove 5 parking spots and move one ADA parking space which will be moved further south.

Mr. Foster inquired what the capacity is for the proposed outdoor seating area.

Mr. Swan replied 35 outside and 100-125 total. The building will be stretched out over the exterior and a door addition will be added on the west and northsides. The dashed line is represented by awnings that extend out overhang. There will be planter boxes added for privacy and a small fence on either end leaving a 5'8" sidewalk.

Mr. Foster stated that parking is a challenge in that plaza as it stands.

Mr. Tuck-Macalla replied that for the square footage of that space there are 48 spaces required for the restaurant. There are just 48 spaces in that lot for that restaurant. He stated that when they redid the parking ordinance, he counted everything up for each space in Bay Square and found out that they are way off. They brought everything back to where there were just enough spaces in that lot and surrounding lots. There are some by Bay Creek and also near Heinen's that service that plaza too. There is just enough with that space being a restaurant.

Ms. Amanda Bernot stated that there will be Neapolitan style pizza, small plates, meat and cheese boards, salads and desserts. People can go in for a drink, but a lot of time people are going in for full dinner service. Percentage wise they're doing 40-45% food and the rest is alcohol and sometimes that switches based on the season. The hours will be M-T 4-10 pm Fri/Sat 4-11 pm and about nine months out of the year they'll close on Sundays. They have summer hours where they'll be open seven days a week from Memorial Day to Labor Day Sunday hours will be 4-9 pm and they also will have the capability of hosting private events on Saturday and Sundays from 11am – 3 pm.

Mayor Koomar added that one of the reasons they added 10 parking spots on Wolf Rd is to provide more space for parking. Just trying to get as much creative parking as possible.

Mr. Foster stated that he also feels the timing of parking is just as important and since they're not open for lunch it doesn't overlap with some of the other functions in the plaza in terms of heavy parking counts.

Mr. Kirk stated that the parking code is based on square footage. So, while capacity is 125 (he counted 136 seats) code only requires 48 parking spaces?

Mr. Tuck-Macalla replied in the affirmative. He believes, offhand, that it's one space per 75 sq. ft. (gross space not seated area). That's how it works out and that is how it works out for most cities around us.

Mr. Foster added that 48 spaces for 130 people seems light. He feels that this needs to be documented with this submission so that if there is an issue, we can show the due diligence of it. There are bollards around the seated area – should those also turn the corner to keep someone from driving into that landscaped area on the south side.

Mr. Swan stated that it will probably stay as the asphalt is now. Concrete will be added where the seating is along with the planners and they will add the bollards to make a walkway.

Mr. Foster stated that they need to address ADA on how to make that transition – confirming with the architect that there is no curb currently in that location. He advised the Planning Commission will need a landscape drawing of what is being put in on the landscape island to ensure it's not too high as to not create a blind corner. What are the planter boxes made of?

Ms. Bernot stated that in Lakewood they had a steal fabricator make them connected to the steel fence that they had. There is the option to have that. They had talked about doing a nice smooth concrete. Confirming that will suffice for liquor control.



Mr. Foster reiterated that for the next submission they'd like to see the materials for the planter boxes, dimensions, etc.

Mr. Kirk stated that he's interested in the circulation around the front entrance. If he's walking from the east and he wants to go to Java Bay, is he walking through the planters?

Mr. Swan confirmed that there are existing pillars by the entrance. You'd be walking down the sidewalk, by the existing structure and then around the new sidewalk. All of the circles with square around them on the drawing are the columns.

Ms. Lesny Fleming inquired if they plan to have heating outdoors in the winter?

Ms. Bernot replied in the affirmative adding that there will be no garage doors.

Mr. Ernst stated that they talked about garage doors, but they decided not to. They would require a heavy amount of modifications to the façade for installation and the second is the humidity and bug issues.

Mr. Swan stated that the existing trash cans will remain.

Mr. Kirk inquired if there was a rear entrance for customers?

Mr. Swan stated that will just be for employees. There is one main entrance for customers, but two entrances/exits onto the patios for staff. There are 3 doors out the front and one out the back.

The board and applicant proceeded to discuss the doorways.

Ms. Davitt inquired how much space is between the landscaped island closest to the parking lot?

Mr. Swan stated that the existing sidewalk is 8-9'.

Ms. Davitt commented that she feels like if you were walking from the east you wouldn't walk by the columns because you'd feel like you'd be going to the restaurant and that would be weird. You'd likely try to go around the columns and she wants to ensure there is enough room beside them.

Mr. Swan stated that is existing. If you look at the photo you can see its existing.

Mr. Ernst stated that they do stick out and some kids will wind up hitting them.

Mr. Foster inquired if the sidewalk would be better served connecting in a different spot as opposed to additional landscaping.

The board and applicant proceeded to discuss concerns around sidewalk/entry.

Ms. Bernot confirmed that there will be music on the patio. There will be multiple small speakers, but it won't be very loud it's just to help with ambiance and background. People will be able to talk and eat dinner.

Mr. Tuck-Macalla confirmed there was nothing in the ordinance as it relates to outdoor sound at restaurants.

Mr. Kirk inquired if this proposal is supported by the owner of the plaza?

Mr. Ernst replied that it is and that he provided a letter.

Ms. Lensy Fleming inquired what the expected timeline would be.

Mr. Ernst replied that they're still working on the lease, but they're hoping to move forward as soon as possible.

Mr. Winzig inquired about the current snow removal?

Mayor Koomar replied that it's along Wolf Rd and sometimes they'll take it in sections.

Mr. Winzig added that the covered walkway currently works well during the winter without much pileup. The current design has the sidewalk exposed.

Mayor Koomar stated that there are several spots where it's removed by Walgreens and Perfect Fit.

Mr. Ernst stated that their intention is to stripe the new sidewalk to delineate it from the rest of the asphalt.

The board, applicant, and building director discussed the handicap parking requirements. Currently there are not enough spaces as required, but the building director is unsure how it got that way. This space will need two for the restaurant so they're set up to add one and they're going to need to add two.

Mr. Foster reiterated that when they come back, they will need to bring cut sheets on their materials, canopy awning, outdoor furnishings, planters, etc.

Mr. Ernst confirmed that they'll come back later to ABR for signage.

Ms. Davitt inquired if the changes to the lot will ensure there are enough handicap spots available?

Mr. Tuck-Macalla replied that as locations change, they will ensure there are enough for each location.

As the parking conversation continued, Mayor Koomar pointed out that Vivid is a separate ownership and they have separate parking with handicap.

Mr. Barbour added that The Print Shop has parking in the back including a handicap spot. Pizza Hut is also separate – those are separate plats. What this project will do is move the current handicap spot to the spot and adds another one. So, the parking lot will go from two handicap spots to three.

The group continued to discuss handicap parking requirements for various locations around the square.

Ms. Lesny Fleming inquired how this facility compares to the Lakewood location?

Mr. Ernst replied that it's larger than that location by maybe 30-35%. The parking in Lakewood is always an issue so this is better even though it doesn't meet the counts.

Ms. Davitt stated that the column cuts really far into the sidewalk and it doesn't seem like there is enough space to walk between the sidewalk and the tree lawn. While it's existing right now, you'd walk under the columns, but you won't be able to do that anymore because of the patio. If she, for example, was walking from the east and not going to Humble she wouldn't walk under the columns because it feels like you're going into the restaurant and the patio is in your way. Even if you weren't going into the plaza at all and you were just continuing west. Most people would walk under the columns currently, but won't in the future. It sticks out much further by the entrance than it would on the walkway. People walk under the columns now and cut around and through and they won't do that once the patio is enclosed.

Mr. Swan stated that he can't offer much since its existing.

Mayor Koomar commented that people use it both ways. People walk underneath it. When he walks around at night people with pets are always on the outside by the grass.

Ms. Davitt stated that everyone will sort of be forced to use that space and it's much narrower, there is no measurement, but it looks like it's two feet.

The board and applicant continued to discuss the walkability around the columns.

Mr. Barbour stated that when they created the mixed use overlay one of the goals was to create a streetscape feel. One of the feelings was that the stores were too far off the road and the parking lot is in front. This is an opportunity to get that feel and it may not be perfect and your concerns are valid, but that was an overall goal to get the use of the buildings closer to the street. That is why that code was changed so that the setbacks would be much closer to create this setting.

Mr. Foster stated that 5'8" is pretty typically for sidewalks, but there are existing columns. This is exactly the type of use that energizes the streetscape and is a great amenity.

**Motion** by Mr. Kirk, **Second** by Ms. Lesny Fleming, to refer to public hearing.

**Motion carried 6 yeas, 0 nays**

**Excused: Maddux**

Ms. Oley advised that Ms. Kerber is being pushed to another meeting.

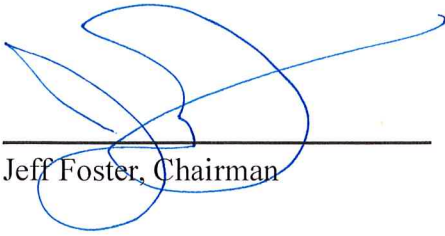
Mr. Winzig provided a council update advising that there is nothing major happening. They did receive a report from the tree commission regarding the tree canopy. Last year there were 173 trees planted in the city it's twice the amount as the year before. Outside contractors pruned 434 trees and removed 57 dead or otherwise hazardous trees. They've got another grant this year so there are more trees going into the ground. Working with the tree commission and service department has gotten that much in. They're going to be doing more plantings. He stated that there is a posting for a senior level arborist.

Mr. Foster inquired how they decide where to plant trees?

Mr. Winzig replied that most of the work is done at the street level where they've identified all sorts of streets that need plantings. They've created a master tree planting guide. When residents want to plant trees in tree lawn they work with service and the master tree plan.

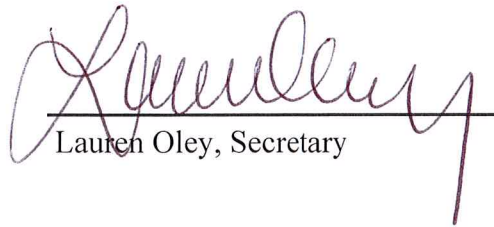
Ms. Jesionowski stated that as a tree commission person they did work on that street tree plan with the Service Director and Arborists - it is really a good plan. They have recommended species and they've mapped out all potential planting sites. The previous plan was completed in 1997 so some of the recommended trees are no longer recommended so it's very current. Someone would need to contact service department for tree concerns. If you'd like to know what tree is on your tree lawn you can go right to the plan. It's a very useful planning tool and inventory.

There being no further business to discuss the meeting adjourned at 8:50 p.m.



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Jeff Foster, Chairman



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Lauren Oley, Secretary