

City of Bay Village Planning Commission Public Hearing & Minutes

Held March 1, 2023

7:30 p.m.

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

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

Excused:

Audience: Terri Dutton, James Shook, Jayme Schwartzberg, Maddy Mutch, Heather & Andy Ryan, Holly McGowan, Curtis Swan, Kevin Murray, Greg Ernst, Ivan Lyons, Dan Deagan

**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 Public Hearing to order at 7:30 p.m. and introduced the first item on the agenda.

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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">• Review of proposed exterior improvements including: Picnic Areas with tables, Shade structure with seat wall, seating & gathering areas, new and redesigned walkways, and landscaping and lighting. <p><i>Referred to Planning Commission by Council 1/23/23</i></p> |
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Mr. Shook introduced the project as an opportunity to create pathways from Wolf Rd to the new park, library, and city hall. Where all the pathways intersect creates a special place in the park where they are proposing to put a pergola structure. They are also creating a place for gathering and seating areas. There is a bit of a paved area on that and flanked on the other side with a perennial garden with benches and accent lighting.

Mr. Foster commented that this project was a nexus from the master planning process with the new library, city hall, and ongoing improvements in Cahoon park this is meant to pull everything together and really give a town square town green feel that we've never really had.

Mr. Shook stated that they are preserving all the mature trees that are on the green space as well as supplementing with additional landscaping and they're incorporating picnic tables and a combination of tables in the lawn area and as well as a couple tables on the paver area. They're squaring off the parking lot where the driveway used to go through, before the library was constructed which will allow for a couple more parking spaces, and they are reducing the parking lot for the service vehicles which sits on the west side – less pavement and some mounding around that. The pergola is a timbered structure-stained wood with a seat wall – which will really give that space an identity and provide some shade. He proceeded to go through the plans and detail what the proposed actions including details for pavers and materials as well as lighting. He outlined the seating choices, tables, benches, planters, bike racks, and trash receptacles. He continued by detailing the type of plantings they've selected

advising they worked closely with the city to find some that will provide greenery and color year-round and be easy to maintain. He proceeded to work his way through the presentation showing various angles and mock ups.

Jim, 377 Dover Center Rd, started by saying that he feels the plans look great. He inquired what the estimated completion time would be.

Mr. Shook replied that he's hoping once they get through all the approvals, they're hoping to begin construction in the spring into the summer - planting in the late summer.

Ms. Holly McGowan, Bruce Rd, stated that she's questioning the need for so many paths through that section which is a small section. This looks great, but in real life she thinks it will be congested and they already have an entry to the library off Wolf Rd. on the west and east. So now in this small area between city hall and the library 4 entrances – she isn't sure that 4 entrances are needed.

Mr. Shook replied that if those paths weren't there and someone had to use the access off Wolf Rd to make their way to the Tennis courts, they're going to have to find their way through a parking lot.

Ms. McGowan replied that she walks her dog through there all the time – it's not that hard. There are paved sidewalks down off of that parking lot. She likes the concept – she thinks it's just a little too busy. She likes the perennial garden, but she questions how many benches you need. She sees it more a walk through and an occasional sit down, but that's just her opinion. She's concerned about chewing up so much of that area with paths.

Mr. Ivan Lyons, Bruce Rd, stated that he agrees he thinks it's beautiful. One question he has is that there are a lot of paths – there will be a lot of people potentially walking through and his concern is the potential for bikes to go through there from a safety perspective. He's concerned with people being mowed down by a biker that wants to take a shortcut.

Mr. Shook replied that was one of the reasons they did incorporate the bench along the backside of the pergola to direct that traffic around the structure so that if people are gathering underneath, it encourages people to go around.

Ms. Schwartzberg added that they ensured they were 8' paths so that there was room to pass.

Ms. Kerber added that kids on bikes was part of the reason there were so many paths. They're not going to want to take a right angle – they're going to want to cross.

Ms. McGowan reiterated that she just thinks it's a lot of paths in one spot. It looks great, but if you actually walk it, it's a very small spot and it seems to be a lot crowded in and it worries her. She likes the idea of lighting, but the library has so many lights she's not sure how many more they need, but that's her big concern. The existing footprint is being made smaller by the addition of parking spots in a permanent food truck spot.

Mr. Shook replied that it's not specifically designed for food trucks it's just part of the parking lot, but it's a paved area where they can park along there and service the park. When it's not in use as that parking it can be used as a parking lot.

Mr. Maddux clarified that they are reducing the city parking space.

Mr. Shook confirmed that they're pulling all that pavement back and adding more greenspace.

Mr. Winzig shared an email that was received from Tim Doyle, adding that Tim has been an advocate for the city tree canopy and he helped with the tree ordinance that was recently revised, who's concern was the type of trees that were being proposed. We've since forwarded him the detailed breakdown of the combination of elms, oaks, etc. he thought it was a good decision. Initially his concerns were that he didn't want to see too many decorative trees or spring flowering trees.

Mr. Foster confirmed there were no further questions or comments from the audience and moved onto the next item on for the public hearing.

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| <p>2) Planning Commission preliminary review of Humble Wine Bar
27215 Wolf Rd (Previous Vivid Jeweler location)</p> <ul style="list-style-type: none">• Review of new bar/restaurant with outdoor dining areas |
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Mr. Foster introduced the next item on the agenda as 27215 Wolf - Humble Wine Bar in the former Vivid Jeweler location.

Mr. Swan, with AoDK Architects, presented their proposed plans for Humble Wine Bar which include interior renovations as well as adding a patio to the north and west side of the building. He mentioned that they've added the dimensions for the walkways around the doorway to show that the walking paths are suitable. The planters and their description/dimensions and the awning (similar to the original Humble in Lakewood). There will be a patio addition into the parking lot. 5 parking spaces will be removed, including one ADA space, which will be added further down in the parking lot to the right along with the additional ADA space needed. The path of traffic will be moved to go around the patio with the addition of bollards in the front. There will be a small walk from

the front door and from the sidewalk you'll be able to walk around all that. The strip lighting under the canopy will be removed and new exterior lighting will be added underneath the lighting. There will be 24 seats added, along with planters, on the north side and detailed the additional seating and elevations. The signage will be determined at a later date.

Bob, Osborn Rd, inquired when they plan to open?

Mr. Dan Deagan, the owner of Humble, replied that the hope is to open in the fall 2023.

Carol Truman, Lake Forest, inquired if the indoor space opened to the outdoor space?

Mr. Swan replied that it's solid glass with new doors added, but the interior won't be open to the patio spaces.

A resident inquired if there was any thought to rooftop dining.

Mr. Swan replied in the negative.

Ms. McGowen inquired if there was any thought to adding roll down plastic vinyl to the outside of awnings to allow for more dining outside longer?

Mr. Deagan replied that they are planning on having heaters underneath the awnings, but he's not sure the rule is in Bay Village regarding the closure of the space – he wasn't permitted to do it in Lakewood so he didn't consider it for this location.

Mr. Ernst pointed out that Thyme Table has something like that is being described so he presumes it's permitted.

Mr. Tuck-Macalla replied that if they are to enclose that space then it's evaluated as an interior space from a sprinkler perspective.

Mr. Ernst replied that if they leave it open it's an outdoor space and they wouldn't need to. If they wanted to have additional seating in the middle of winter then they'd need to address that.

Mr. Tuck-Macalla replied that he can't speak to the specifics offhand right now, but it would be another step and approval process.

Mr. Swan advised that the total capacity is 102 inside and 48 outside so 150.

A resident, name inaudible, inquired about parking stating that it's always filled over there. Will there be adequate parking? She also inquired as to the menu.

Mr. Deagan advised that she can see the menu online at Humblewinebar.com, but they do thin crust pizzas, charcuterie boards, and stuff like that.

Mr. Swan replied, in regards to parking, that there are 5 spaces that will be removed. The hours of the facility are from 4 pm to 10 pm on most nights, which a few exceptions, but based on what is in the plaza the hours won't overlap and based off of code they are at a sufficient level of parking. The only thing that really needed to be addressed was the ADA spot which was moved to the right of the proposed patio plus an additional spot. With the additional parking on Wolf Rd. parking is considered to be adequate.

Mr. Foster pointed out that Mr. Tuck-Macalla did a study of the parking lot. There is also parking behind that is technically part of the plaza.

Mr. Tuck-Macalla replied that there is plenty of parking, as a whole for the plaza, there is parking over to the west of Walgreens which pretty much goes unused, some behind the building along Heinen's, and all that lot at bay lanes on dover center – all of which is considered part of the lot. Taking it all together there is enough parking for a restaurant there and the removal of 5 spots really isn't going to affect the parking in that area. There is a little trade off since they don't open until 4 and a lot of businesses over there are shutting down at 4 pm.

Hearing no further resident comments Mr. Foster ended the public hearing portion of the meeting and called to order the regular planning commission meeting.

The first item on the agenda is the approval of the minutes from February 15, 2023.

Motion by Mr. Winzig, Second by Ms. Davitt, to approve without reading.

Motion carried 6 yeas, 0 nays

- 3) 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
- Review of proposed exterior improvements including: Picnic Areas with tables, Shade structure with seat wall, seating & gathering areas, new and redesigned walkways, and landscaping and lighting.
- Referred to Planning Commission by Council 1/23/23*

Mr. Foster introduced the next item on the agenda as The Village Green noting that last time, they had discussed the plant list and they've submitted a more detailed planting plan. He sought confirmation that they worked with the service department and so it's all planting that they're comfortable with?

Ms. Schwartzberg replied that they worked with the service director to ensure they were comfortable with the plants and that the area wasn't too big so they felt confident that it could be maintain the way they expected.

Mr. Shook confirmed that there will be irrigation and that Jon designed the system. He believes it's just in the plantings.

Ms. Schwartzberg stated all the trees are native, shrubs are native, and there are a few perennials that are not native, but she would say 95% of them are.

Mr. Foster stated that last time they talked about the fixtures and furnishings.

Mr. Shook stated that they talked about the color – there was some concerns that if they go black it will get too hot in the summer sun so they're trying to look for something lighter that goes with the rest of the park.

Mr. Foster stated that part of the concern was uniformity. They're all nice, but it's not a real big area and that is a lot going on in a small area in particular with the removal furnishings.

Mr. Shook clarified that there is only one option for chairs and tables and that the color depicted in the slides aren't accurate.

Ms. Schwartzberg stated that the removal furniture will be a lighter gray color, and because this board had concerns about the 'Bay Village blue', it will now be a slightly darker gray than the removable tables and chairs.

Mr. Kirk stated that he didn't remember there being an issue with the Bay blue, but that one looks a little bright and there are too many colors going on.

Mr. Winzig stated that they should bring some samples to ABR for them to sign off on.

Mr. Shook, Mr. Foster, and Ms. Davitt replied that they might have misunderstood because they thought there might have been issue with the bay blue.

Mr. Foster added that the goal is to do some other improvements throughout Cahoon so there is some consistency. So, coming up with a palate of furnishings that works whether it's a trash receptacle, benches, picnic tables, etc. There were some concerns about the durability of the strip lighting under the benches and landscape lighting. His concerns about the seat wall are that when one goes out it's just going to look really bad – will it wear well?

Ms. Schwartzberg replied that it's a commercial grade product made for outdoor. One might go out in 30-40 years.

Mr. Foster replied that seems optimistic. When he looks at the lighting, as whole, there is a lot going on – he doesn't know if they necessarily need all of it. They've got walkway lighting, pergola lighting, he loves the moonlights – those are nice in and of themselves? Do they need the accent lights?

Ms. Schwartzberg replied that their concern was that they didn't want to have dark spots. They want to have a low gentle even light across the space rather than if the pergola is the one thing that isn't lit at all they'll have a dark spot right in the middle which actually makes it less safe. Part of what they wanted was so that they could see from Wolf Rd as you're driving through. They didn't want to it to feel unsafe even if it's technically not. They want it to be able to be seen all the way through the park – which is why they sprinkled light all the way through.

Mr. Shook stated that if there is any redundancy that it may be in the seat wall. They're washing that structure in light.

Ms. Lesny Fleming stated that she's not concerned with any redundancy. She thinks it's a good plan and she wouldn't be eliminating lighting.

Mr. Kirk stated that he would suggest that the bench lighting is put there to create a boundary from someone flying through there and they can't see it late at night then illuminating that, at least subtly, might not be the worst thing.

Ms. Davitt stated that she has a question about the library parking. Is that specifically dedicated to the library?

Ms. Barbour stated that the library's lot is part of their lease, but to his knowledge no one checks who's using what lot. There is not monitor. Their property is indicated as a dotted line on the plans.

Mr. Shook added that they anticipate that users of the library will use the park and visa versa.

Ms. Davitt replied that when they started mentioning the food trucks she started thinking about parking and it seems like a lot of people go, she's never been able to attend, but she's wondering where they are going to park and if the library is going to have issues with that. And where the food trucks will go? It doesn't seem like a lot of space.

Mr. Barbour replied that they had food truck Friday this past year with the library and it didn't seem to be an issue. A surprising number of people come on foot or by bike, but they park in the library parking lot and the other side of play in bay. They're not eliminating any spaces in the city hall lot.

Ms. Davitt inquired how many were being eliminated from the employee lot?

Mr. Barbour replied that is where the food trucks currently park, but he is unsure where they plan to park moving forward.

Mr. Winzig replied it's either there or in the northwest corner of the lot.

Ms. Davitt pointed out they can park on the street.

Mr. Barbour stated that parking on the cut-out spaces on the street the problem is the foot traffic. They might want to be further away. It worked fine this last summer parking wise.

Ms. Oley inquired if the trucks park in the upper corner of the lot – where will the pedestrians be waiting? Noting that they wouldn't want them standing in the loop around for the parking lot.

Mr. Barbour replied that depending on how it's configured he's not sure, but if they park pointing south, they can wait in the grassy area. The plan would be to get a food truck out here before the events begin to see where the best layout is.

Mr. Foster stated that the goal is to use this space for other things as they unfold in our Village Green.

Ms. Lesny Fleming inquired if there was any thought or plan of using this space in the wintertime?

Mr. Shook replied that he doesn't believe there were any specific conversations about that, but it is flexible enough that it should be used. They made sure the walks are big enough that they can be plowed.

Ms. Lesny Fleming inquired if there might be room for winter activities such as ice skating.

Mr. Barbour stated that may evolve as people start to use it. If the rec department has programming that may be suitable for that then it would be explored. The idea is for it to be a draw.

Hearing no further comments Mr. Foster called for a motion to refer to ABR.

Motion by Ms. Davitt, second by Mr. Kirk, to refer to ABR.

Motion carried 6 yeas, 0 nays

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| <p>4) Planning Commission preliminary review of Humble Wine Bar
27215 Wolf Rd (Previous Vivid Jeweler location)</p> <ul style="list-style-type: none">• Review of new bar/restaurant with outdoor dining areas |
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Mr. Foster introduced the last item on the agenda as Humble Wine Bar. Stating that the questions that they had last time were parking, which Mr. Tuck-Macalla addressed the overall parking counts for the plaza, and lighting at the patio.

Mr. Swan stated that he's been told there is existing strip lighting that goes underneath the canopy which will be removed and then new string lights will be hung within that area.

Mr. Ernst added that they're strip lighting both sides. The lights that are over there right now are really bright and its not conducive to outdoor dining so they're going to take that down and add string lighting on both sides.

Mr. Foster clarified that the awning over the dining area is like the one in Lakewood.

Mr. Ernst stated that the awning is going all the way out to the walking path, but it coming off the canopy itself. So, the first 8' is canopy as it exists now, but then it comes off that front part. Adding that the canopy on the northside will remain. That seating is entirely covered by the existing canopy.

Mr. Foster inquired if they've gotten any comments from Fire or Police.

Ms. Oley and Mr. Tuck-Macalla indicated that they've not yet received anything, but will follow up.

Ms. Davitt advised she's still concerned about the sidewalk.

Mr. Maddux confirmed the new sidewalk sidewalk that goes around is actually on the pavement level and will be striped?

Mr. Swan replied in the affirmative.

Mr. Foster replied to Ms. Davitt's concern that it's there right now.

Ms. Davitt elaborated to say that her most recent concern is that the sidewalk around the patio will seem like part of the parking lot and cars drive over it.

Mr. Foster stated that the bollards will provide safety from that.

Ms. Davitt understood adding that she still feels the front sidewalk is too narrow.

Mr. Foster commented that it's the same thing in front of Key Bank and he's not sure how that ever happened.

Ms. Davitt stated that once they build the patio on there the jut out in front of the restaurant becomes part of the restaurant. People will be waiting there for food or to get in for table. No one will cut through there to use it as a sidewalk so your only sidewalk is the 2' portion to the north of the columns.

Mr. Foster commented that he would take the opposite approach and say that is good. It's a good public/private collision. If you think about it, as you walk through Lakewood, there is always situations where you're crossing over front entrances – it's interesting mingling that we've just never experienced because we're a suburban town, but those collision points are where you bump into neighbors even if you hit them with your bike. He's just not too concerned.

Ms. Oley stated that she thinks 2'7" is pretty narrow for bikes. There are so many kids that ride bike through there, but currently you can go underneath and to Ms. Davitt's point once those tables are there you won't weave under there. You don't want 100 kids riding their bikes to school with a 2'7" wide path.

Mr. Barbour pointed out that the restaurant doesn't open until 4 pm so it will be closed when kids are riding to and from school it likely won't coincide with kids coming home from school.

Mr. Foster inquired, to those points, should this be a landlord issue that the sidewalk should be widened? Like maybe how it should have been when it was built? The same thing happens in front of Key and you need to ride your bike in front which isn't ideal. If that sidewalk had another 3-4' of paving then it gives you room to ride around it.

The board discussed that option of widening around the column to allow passage.

Mr. Kirk inquired if they have the dimension between the columns?

The board agreed that the area between the columns is fairly wide.

Mr. Swan interjected to inquire how kids are currently biking down that area?

The board explained that the kids are going under the posts, but you won't be able to do that once the patio is there.

Ms. Davitt explained that it's her belief that they won't go through the columns because of the tables on Wolf Rd. There could be people waiting to get into the restaurant. It's not the applicant's fault, that is the existing condition, but it doesn't seem like a good idea to not bring it up while this is being discussed. She added that they can always extend the sidewalk in the future, but it seems like this is the opportunity to do so. It doesn't seem like there is enough space.

Mr. Ernst inquired if that's beyond their property line? Stating that they'd want to double check and depending on the motion they'd need to work it out. He's wondering if they're even able to extend it or if it's public property.

Mr. Barbour stated that they need to be cognizant of getting that sidewalk too close to Wolf Rd. That's always an issue.

The board and applicant discussed the right of way location as it relates to the sidewalk.

Mr. Foster summarized that the concern that they're hearing is that something needs to be done to widen the sidewalk there to get traffic around it. Addressing it in their plans would be their request. They need to address the flow of traffic/bikes around that area.

Mr. Winzig stated that he likes the solution on the northwest corner with the landscaping and the walkway compared to what they saw last time.

Motion by Ms. Kirk second by Ms. Lesny Fleming, to refer to ABR.

Motion carried 6 yeas, 0 nays

Mr. Winzig provided a council update. He advised that they received an email from Kathryn Kerber, who coordinates grants for the city, advising that a \$500,000 grant from the Ohio Department of Natural Resources for the Bay Point Trail Project. It doesn't cover the entire project, but it's a launching point. What it covers is Cahoon Creek north of Lake Rd. It would address the eastern third of the project including a bridge to the boat club. The project will create connections between three other trails to the lakefront on a broader scale it will provide non-motorized Lake Erie access from recreational facilities and commercial areas. The Bay Point trail is part of the Lake Front master plan to protect Cahoon park shoreline and create public access to the lake. It has to go through the Ohio Controlling board to get final approval – it's great news that we have gotten some funding although the project is in the millions. It's brand new and there is no timeline associated with the project. He imagines some planning will take place this year, but no idea on hard construction.

Ms. Lesny Fleming inquired if it will all be big boulders on the beach? There is no actual sand to get down to the water?

Mr. Winzig replied that there has been no design for the waterfront itself.

Ms. Lesny Fleming stated that she thinks, in the depictions she's seen, it's all big boulders which she thinks is sort of unsightly.

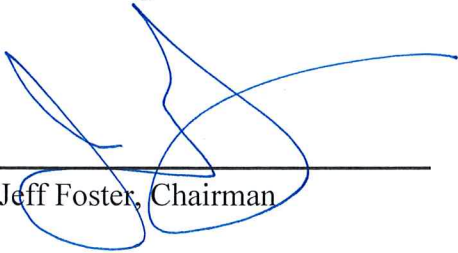
Mr. Foster advised that he thought it was supposed to be a public launching spot for a craft?

Mr. Winzig stated that there was an additional spot over by the boat club for those that have paddleboards and their own watercraft.

Ms. Lesny Fleming stated that she hopes it's meant to be soft because she thinks some of the depictions, she's seen, it looks almost industrial. There is so much parking and the boulders deal with the waves, but she hopes they retain a natural element as well.

Mr. Winzig stated that if you go out to Euclid you can see a similar project that was done out there with the boulders that protect the toe of the cliff indicating that the master plan is on the website.

There being no further business to discuss the meeting adjourned at 8:22 p.m.



Jeff Foster, Chairman



Lauren Oley, Secretary