

Minutes of the  
City of Bay Village Planning Commission Public Hearing and Meeting  
Held March 31, 2021  
7:30 p.m.

Present: Jeff Foster, Warren Remein, Rick Kirk, Sara Byrnes Maier, Kendra Davitt,  
Jennifer Lesny Fleming

Also Present: Eric Tuck-Macalla (Building Director), Mark Barbour (Law Director),  
Lauren Oley (Assistant to Building Director), Lydia DeGeorge  
(Councilwoman)

Excused: Dave Maddux

Audience: Andrejs Smiltars & Ken Lochner with Architectural Vision Group (AVG  
Corp), Beth Stehlik, Holly Colleran, Matt Spellman, Ron Ignaczak, Jodie  
Hausmann, Sherry Hildebrandt, Benke Associates, Susan Hamilton

*\*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*

## PUBLIC HEARING

**Planning Commission review of  
Property Address: 29230 Wolf Rd.  
Bay High School Field House  
Review of proposed project**

Chairman Foster called the meeting of the Planning Commission Meeting and Public hearing to order at 7:30 p.m. He then went on to advise that he was going to turn the meeting over to Mr. Smiltars, with AVG, to present their project.

Mr. Smiltars proceeded to share his screen and advised that the Bay Village Field House/Home the Rockets is a 4600 sq. building on the south end of the existing football field which contains team rooms for the home team, visiting team, enhanced toilet facilities, concessions, spirit shop, and lastly the necessary storage and mechanical rooms. He remarked that it is a fairly simple one story masonry structure with a split face veneer and a pitched PVC roof. He then referenced the images he was sharing and explained the various views of the field house and showed where each room was located from differing points of view. He stated that what they are trying to do with the split face is to match the existing materials on the existing elements and a few of the masonry piers

for the fence. They are trying to give a unified look to this facility as opposed to a hodge podge which can be seen on the field right now with a variety of structures, textures, and colors. This is an attempt to enhance the use of the field aesthetically as well as functionally for the Bay Village City School District.

Mr. Foster inquired if Mr. Smiltars could go through the site location. Specifically the changes they are making to the site work around it and also point out the bid alternates that were accepted.

Mr. Smiltars remarked that there were six bid alternates and three were accepted. The main one being the sanitary lines that tie into Bassett Road. As a part of a base contract they did the new sanitary line going to a manhole in the parking lot of the school. They later found out, from the school district, that the City comes out once a year to clean out that line from the manhole to Bassett because there are some collapses in that line as well as tree roots. That is one of the alternates that got accepted. The sanitary line from the manhole all the way out to Bassett Road. The other alternate that got accepted is redoing some storm lines from the parking lot of the service building out to the main storm line. The third one is to get a new gas line. Right now they would be having gas to their building, but the existing service building is all heated by electric heat, which is very expensive to operate, so at some point the school is looking to convert that electric heating system to a gas heating system. Which would make things a lot more economical. Having that gas line there makes it possible for them to do that whenever they reach the point they feel they can change out the heating system of the service building. There were 3 other alternates – the fourth was for the archway over the new south entrance. The fifth was to add masonry piers to match those that are existing which end short of their building. The sixth alternate was some bench seating in the west plaza of the building. The arch, piers, and the benches, at this point, have not been accepted. Should they be fortunate have funds left at the end of the project they can add those elements in, but at this point they are not part of the project.

Mr. Remein sought clarification on the second alternative that was accepted.

Mr. Smiltars replied that the second alternate, that was accepted, was for the storm line from the parking lot from the service building going out to the main storm line that is in that drive going to towards the high school. He then reference the plans which show the line and the tie in.

Mr. Lochner, with AVG, remarked that the three alternates that have been accepted are being paid for by separate funds from the school it is not being taken from the communities' generous donations for this project. These alternatives were added to this project to obtain the best possible bid price. While building the field house this other work can go on concurrently, by the same contractor, and would be a much better deal for the school system.

Mr. Smiltars added that they had infrastructure for the whole school site and not just for their building.

Mr. Foster sought clarification that all of the storm drainage for their building and surrounding area that they are impacting it will go into a structured system that goes out to a main?

Mr. Lochner replied that the calculations that were done show that their project, and these projects, can go into the storm line which is existing heading out towards the creek on the east side of the school and they are going to detain some additional water and this existing pond. It is a trade off right now.

Ms. Susan Hamilton, the Civil Engineer on the project, advised that what they did was they were modifying the existing output structure at the pond to over retain so that the ultimate downstream outflow meets the requirements. So they are over detaining some of the drainage area that comes into this pond to compensate for the new impervious area across from this fieldhouse.

Mr. Foster confirmed AVG was done with their presentation and opened the public hearing up to comments from the audience and explained how the process works.

Ms. Jodie Hausman introduced herself as the Superintendent for Bay Schools. She advised that first and foremost she wants to thank the community who raised close to 1.2 million dollars from private donations. 75% of all monies for this project has been through private donations over the last few years. It has been a long journey fundraising, but they are excited that they have finally arrived at a price point that they can move forward with. This is something that has been part of the field of dreams for probably more than 10 years and this is the last portion of the overall plan regarding the field of dreams. She thanked Kiwanis as well. They made a very large donation to support this and they are very appreciative of them. She thinks they have a great team that has done a lot of research. They worked with Ms. Hamilton, Ms. Banke, and AVG for quite a while to ensure that they have done their homework and prepared for a successful project. She then thanked the commission for having them tonight.

Ms. Oley inquired if Mr. Hildebrant, who is on the call, wanted to speak in regards to the email that they sent earlier in the day.

Mr. Foster summarized that their email related to drainage and flooding concerns and inquired if they were on the line and wanted to speak or if the conversation had already addressed them. He was hoping that his previous questions regarding drainage as it relates to the new construction addressed those concerns.

Ms. Hausmann advised that they probably delayed the project by many months reviewing the drainage. Civil Engineer Susan Hamilton came out and Mr. Ignaczek also was able to address an issue with the pond and ultimately they were able to improve the drainage significantly from that area. They believe clearing out the current pipes and making them more functional they will avoid any drainage issues. The field area has been dry and everything is draining very well and despite some tough rains. They feel like they've addressed quite a few of those concerns, but she defers to Mr. Ignaczek or Susan Hamilton if they want to talk any further about that.

Mr. Ignaczek remarked that he did speak to Mr. Hildebrandt regarding the new storm line that is going in and the fact that it will be coming from where the electric area is. He commented that Mr. Hildebrandt's house is pretty much behind where this new construction is going to be going on. Mr. Hildebrandt's concerns were the runoff from that, but Mr. Ignaczek has assured him that they would be picking up that storm water from the building and any solid surfaces. The improved drainage from the transportation center and the basins right outside the gate there, picking up that yard area, is only going to help the situation.

Mr. Hildebrandt explained that his property is exactly in line with the new building. If you were in that location one could see that the back of their property which has a half a dozen 20' tall blue spruce, some very tall arborvitae, and a black fence along the property line. They have lived there over 30 years. He sent an email in this afternoon describing some of the problems they've had over 30 years. In order to get rid of the water, that he has had on his property, he had to put in two catch basins and an 8" 350' pipe to the storm sewer on Wolf Rd. They have had flooding in their backyard for the entire time that they've lived there. He spoke with Mr. Ignaczek about the different things that he has done to keep the water away from his house and that included a French drain 200' long across the width of the property and an earthen dam to keep the water in the backyard as opposed to allowing it to go towards his house. His concern is that with all the extra concrete around this building, and the building itself, how the water is going to be kept on the school property. He is pretty sure the street running out to Bassett doesn't have any drainage along the side of the street. Ultimately he has had a survey done and he knows that there is an over 4' drop in elevation between the back of their property and the back of their house which doesn't include the fact that the road is elevated even higher than their property. He can see on their map, that there is a 15" storm line going west to east and that will hook into the drainage system at the end of the parking lot, but he is still concerned about keeping any runoff water on the school property.

Ms. Hamilton advised that she would address his concerns. The hardscape area that is between the building and the actual field is all being picked up by storm sewers right now. The existing condition actually does drain south towards the road, and looking at the topography, Mr. Hildebrandt's property. The building is actually going to be cutting off some of that area that is now draining towards the road and it is going to be picked up in the storm sewer system and being

directed down the street to the parking lot. Most of that hardscape between the sidewalk and the actual track is being picked up.

Mr. Foster summarized that, if he's understanding, this should actually improve the runoff situation running to the south.

Ms. Hamilton replied that the area between the track and the road will drain south towards their property. By putting the building in they are cutting off some of that area. The grading that was done and the catch basins that were put in the roof drains are tied into the system. All that is going to be taken into a pipe rather than flowing across the road onto Mr. Hildebrant's property.

Mr. Hildebrant advised that he would be happy to meet with them and have them explain this to him face to face. He could then show them the drainage system that he had to put in to keep the water from going into his home. If we were to have a typical spring where we have 6" of snow, like we did a few years ago with frozen ground, and then get an inch of rain he guarantees he would have water headed towards his house. It has been a constant problem for 30 years and every year they put more money into a drainage system to stop it. When they are planning on building, even a 4500 sq. ft. building, with the concrete around it he guarantees he could put tracer material along the driveway and he'd find it running into his yard. He would appreciate if they could put a French drain along the road and tie into the same storm line. That would at least keep the water captured over on their property. He is not a Civil Engineer, but he's had to learn an awful lot over the last 30 years in order to try to help his personal situation.

Mr. Foster thanked Mr. Hildebrant for his comments.

Mr. Remein weighed in with some questions, but was very difficult to understand due to connection issues.

Mr. Foster remarked that, in summary, he doesn't believe the applicant is saying that this is going to solve any of his issues in Mr. Hildebrant's backyard, but if he's hearing correctly they are greatly reducing the runoff that is coming off this area. He confirmed that Mr. Hildebrant is correct that adding more surface does create more runoff, but from their presentation and their engineering they are doing a lot more structured drainage than currently exists which should help reduce the amount of water running towards his property. He then inquired if Ms. Hamilton could explain what she stated earlier since her audio is difficult to hear.

Ms. Hamilton reiterated that they modified the outlet structure at the existing pond so that they are over retaining in the pond to compensate for the new hard surfaces that they are installing with this project. The way she has looked at it is the point of study would be the manhole that they are tying into, in the parking lot, and she's calculated what the existing flow is there now and that was her

allowable outflow at the end of this project. To accomplish that she had to detain more water in the pond so that when they add the two lines together so that the sewer that is coming from the pond and the sewer they are installing they still have that same flow in that pipe.

Ms. Byrnes Maier inquired how often that retention pond is being cleaned out.

Mr. Ignaczak replied that the pond was dredged three years ago and cleaned out. Some surface area was added to it. The size was increased slightly to the north, but the whole thing was dredged out.

Ms. Byrnes Maier inquired if they have it on a regular cycle for that capital maintenance for dredging? Is it every 10 years?

Mr. Ignaczak replied that he would have to double check, but he believes it was based on the amount of sediment. It did build up quicker because of the field construction which was expected.

Ms. Byrnes Maier further inquired if the pond was something the school was tracking and maintaining since that will influence how the drainage functions.

Mr. Ignaczak replied in the affirmative. There is a monthly checklist and the City does come and collect the binder once a year. The City also does an inspection and they get the yearly inspection from them. There is a number of eyes on it.

Mr. Hildebrandt inquired if there were any surface drains on or around the concrete that is going to be in the front of the building that could tie into the 15" main or is that whole thing a drain across there?

AVG Representative replied that it is a trench drain and that there are a few other catch basins around the building and all the roof drains.

Mr. Foster replied that it appears that everything ties into that 15" pipe?

AVG Representative responded in the affirmative.

Mr. Hildebrandt inquired if anyone has done any investigation as to how much water is going to come off the roof in these other areas and will that 15" pipe be big enough to carry that volume.

Ms. Hamilton replied in the affirmative and advised that was part of her job. That is how the sewers got sized. It's based on the drainage area. She calculates how much water is going into each structure and then she sizes the pipe based on that.

Mr. Foster inquired what the schedule looks like for this project.

Mr. Smiltars replied that they are hoping to get the contract settled with the contractor tomorrow. The contractor is getting their shop drawings ready to submit to AVG and he would say that in the next couple weeks they will start to see activity out on the site. They had planned for the construction to take place until November 15<sup>th</sup> of this year however as a result of some of these delays it would be fair to give them until December 1<sup>st</sup> to complete the project. That is the schedule. They are hoping, barring the weather and COVID, that the outside masonry work and the enclosure of the building will be done by the time football season starts. That way all the work that happens will be on the interior and will not affect any of the football programs during that football season. That is the broad stroke schedule. They are going to be meeting with the contractor to fine tune the schedule. As of right now they have a completion date of November 15<sup>th</sup>, but since it is a simple building they might not even need that much time.

Mr. Foster inquired if there were any other comments hearing none Mr. Foster closed the public hearing.

## **PLANNING COMMISSION MEETING**

### **Planning Commission review of Property Address: 29230 Wolf Rd. Bay High School Field House Review of proposed project**

Mr. Foster called to order the regular meeting of the Bay Village Planning Commission for March 31, 2021 at 8:07 with roll call.

Mr. Foster then introduced the only item on the agenda as the Bay High School Field House. He inquired if Mr. Tuck-Macalla had any comments back from the Fire Department, Police, or Engineer.

Mr. Tuck-Macalla replied that he doesn't have any reports from police and remarked that the tree commission didn't get back to him. Any comments from the Engineer or Service Department were dealt with during their review and their sign off on that. Both Mr. Bierut and Mr. Liskovec signed off on it. The only comment he got back from Fire was that they were okay with the layout and will be going through looking at the fire alarm with him on their inspections.

Mr. Foster inquired if the Law Director has any questions or concerns.

Mr. Barbour replied that he did not have anything to add.

Mr. Foster clarified that the Architectural Review Board has already review this project.

Mr. Tuck-Macalla replied that the ARB has seen it and approved it along with the signage that was included in the package. The trees were also brought up at that meeting.

Mr. Kirk remarked that the alternates, that were not accepted, really make this project a more special project for the community. If the budget allows, at the end of the project, to fit those in he would like to see that. He believes the spirit behind this project, in general in the community, was really outstanding. To have that archway and those pillars really creates an aesthetic that is of significance. It would really make the project a great project.

Ms. Byrnes Maier followed up by inquiring what the alternates came in at. How much over were they?

Mr. Lochner replied that the arch was \$20,500, the extra masonry piers were \$12,400, and the extra benches and letters that say Bay were \$11,800.

Ms. Byrnes Maier inquired what their contingency on the project is.

Mr. Lochner replied that the contingency is approximately \$40,000.

Mr. Foster advised that he had a question regarding the roof. Is there a reason they didn't consider putting an asphalt shingle roof on the structure.

Mr. Lochner replied that they chose not to for longevity. The PVC roof has a lot longer life and a lot less chances, in high winds, to be blown off. It's just something that they've used on schools over the years and it's been working out really well.

Mr. Smiltars added that by the time one would do a shingle roof correctly, for a commercial application, it's very close in price to the PVC roof. Because you have metal deck, the nail base (which is ventilated), and the shingles. By the time you do that whole assembly, plus a vapor barrier, you're at the cost of the PVC roof. This is not a residential roof. This is a different animal. It's got to last longer than the house construction. It's a little different construction.

Mr. Lochner remarked that it is an insulated roof system. There is some liner mechanical equipment above the ceiling which has to maintain temperature.

Mr. Foster replied that he understands all that, but he does question that the PVC costs the same as asphalt. The reason he is asking because all the other buildings in the stadium have newer roofs

on them. Having, as Mr. Kirk mentioned, getting those extra alternates at a total of about \$35,000 is a pretty small amount in the scope of it. While he can't tell them what to do on that roof - he would like to recommend that they look at those things as a way to try buy some of those alternates. From his personal perspective, sitting in the stadium watching his daughter two weeks ago at a lacrosse game, there is no question that having that building in the end zone is going to be a fantastic amenity. Just getting every dollar out of that they can is best for the community long term. He would like to plant that with them if there is

Ms. Hausmann replied that she would like to thank him for this feedback. With building costs going up the bids came up a little higher than they had hoped. They are trying to hold a little just in case there is a contingency beyond the \$40,000 and they are trying to be conservative. Everyone has been so wonderful with their generosity so they continue to hope that there might be some future fundraising that will help them get that over the top. She agrees with him and she hopes they can provide that. It is certainly a goal of theirs, but they are trying to be as fiscally conservative as they can at this point.

**Motion by Mr. Kirk, Second by Ms. Byrnes Maier, to approve the Bay Village Field House.**

**Roll Call Vote:**

**Yeas: Byrnes Maier, Kirk, Remein, DaVitt, Foster, Lesny-Fleming**

**Nays:**

**Excused: Maddux**

**Motion Passed 6-0**

Ms. Hausmann thanked the commission for their support and their time reviewing this. They will be so happy to share the great news with the community.

Mr. Lochner added that he thanks everyone in Bay Village for all their support and the City's involvement.

Mr. Foster called for the next item on the agenda as the Council Update.

Ms. Byrnes Maier replied that at their council meeting, on Monday, they put for first reading and referral to planning commission the mixed used zoning overlay legislation. That will be coming in front of planning commission, for she believes the 9<sup>th</sup> time, but the actual legislation will be coming forward on April 14<sup>th</sup>. Related to the planning commission the planning zoning public building and ground committee is going to be, at its next meeting, talking about the Red Oak Land and Forest view lots split and that will continue through to council.

Mr. Foster inquired of Ms. Byrnes Maier, for their sake, what is their homework/charge for the next meeting regarding the Mixed Use Overlay.

Ms. Byrnes Maier replied that they just need to review it. It's not going to be markedly different from what they saw before. There weren't a whole lot of questions from council it was more a process than anything else – whether it be one issue or two issues. Really going through and making sure there is enough detail in there to give planning commission the tools it needs to review projects assuming the mixed use zoning overlay is approved by council and does go and is affirmed by the voters. Just making sure and thinking of it from that standpoint – if a project was coming before the planning commission. Is there enough structure and detail with that code to make sure it's the best project for the City?

Ms. Foster thanked her for the clarification and inquired if everyone had had an opportunity to review the minutes from the last meeting.

**Motion** by Mr. Kirk, **Second** by Ms. Byrnes Maier, to approve the minutes of the Planning Commission meeting held March 17, 2021.

**Motion carried 6 yeas, 0 nays**

**Motion** by Mr. Kirk, **Second** by Ms. Byrnes Maier to adjourn at 8:20.

**Motion carried 6 yeas, 0 nays**

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Jeff Foster, Chairman

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Lauren Oley, Secretary