

City of Bay Village

Minutes of Public Hearing
City of Bay Village Pending Ordinance 21-24
Multi-Use Zoning Overlay

May 17, 2021
6:00 p.m.

Present: Clark, DeGeorge, Greco, Kelly, Maier, Tadych, Winzig, Mayor Koomar

Also Present: Finance Director Mahoney, Director of Public Service and Properties Liskovec, Police Lieutenant Mark Palmer, City Engineer Bierut, Human Resource Director Demaline, Building Director Tuck-Macalla, Clerk of Council Kemper.

AUDIENCE

Gary Sharp.

Via Zoom – Claire Banasiak, Denny Wendell, Curtis Palmer, Jeff Foster, Neil McGowan Laura Szarek, Karen, Rob Loftis, Tracy, Brenda Warner, Holly MGowan, Lisa, Jim Blocksidge.

Mayor Koomar called the meeting to order at 6:00 p.m. in the Council Chambers of Bay Village City Hall. He stated that in 2017 City Council adopted a new Master Plan for the City of Bay Village. The Master Plan was created by work with the Cuyahoga County Planning Commission, and is a blueprint for the City for the next ten to twelve years. One of the items recommended, based on extensive resident input and surveys, was to look at the commercial district in the hope of creating a more vibrant commercial district and also to create additional housing options for the area. Out of that came a project known as a zoning overlay, which would create opportunities for landowners that they don't currently have. Based on the recommendations of the Planning Commission, Jason Russell of Concord Consulting was engaged by the City. Mr. Russell has a background in planning with the City of Lakewood, and now manages the Van Aken District in Cleveland. He also served on the South Euclid City Council and Planning Commission, bringing a wealth of experience to this project.

The Multi-Use Zoning Overlay project in Bay Village began with the Bay Village City Planning Commission, which consists of six residents and one Council representative. Jason worked with them extensively, beginning in November of 2019, with a slight pause due to COVID, and then picked up again this year. The legislation will be in place if adopted by City Council, and approved by the voters in each ward and City-wide. Sarah Byrnes-Maier, Chairman of the Planning, Zoning, Public Buildings and Grounds Committee extensively reviewed the ordinance, approved the legislation and sent it to City Council.

Mr. Jason Russell, Concord Consulting, made the presentation available through the link below, to summarize the work that has been done, and the legislation in front of City Council, noting that it is very important to create something that fits the fabric of the City as it exists today, and for people who live in Bay Village to have options to stay in Bay with different housing choices.

Mr. Russell proceeded to display the following Power Point Presentation.

<https://www.cityofbayvillage.com/DocumentCenter/View/2974/Stay-in-Bay-Public-Hearing-051721-PDF>

(Copy attached for reference)

A Question and Answer Session Followed.

Ms. Maier thanked Mr. Russell for his flexibility in staying with this project through the very long pause during the pandemic. She noted that there has been a lot of good attention given to the square footage requirement and keeping the character of Bay Village. It is important to grow our commercial spaces and provide additional housing options.

Mr. Russell explained the voting process for this proposed zoning. If City Council were to approve the legislation, the issue will be on the ballot for the residents of Bay Village to decide whether or not the Mixed-Use Overlay is applied in the three areas discussed. Those three areas are the shopping area at Wolf and Dover Center, and then further south at Dover Center and West Oviatt and Knickerbocker, and the third location at Clague Parkway. The legislation will go through three full readings. The language for the ballot must then be approved and the initiative must be passed at the ballot throughout out the City and in the wards. If it fails in one ward, but passes City wide, the entire option fails.

Mr. Tadych stated that the issues could be separated into two areas, Ward 1 and Ward 2, which would require two separate voting ballots.

Mr. Greco asked when the legislation will go into effect if it passes the ballot. It is expected that it would be ready to be applied by the beginning of the following year.

For the benefit of those listening by Zoom who expressed difficulty listening, Mr. Russell repeated his presentation.

Mayor Koomar thanked everyone for their attendance this evening, and thanked Mr. Russell for his presentation.

President of Council

Clerk of Council