

Minutes of the
City of Bay Village Planning Commission Public Hearing and Meeting
Held June 1, 2022
7:30 p.m.

Present: Jeff Foster, Rick Kirk, Dave Maddux, Pete Winzig, Warren Remein,
Kendra Davitt

Also Present: Joan Kemper(Clerk of Courts), Eric Tuck-Macalla (Building Director),
Mark Barbour (Law Director)

Excused: Lauren Oley (Board Secretary), Jennifer Lesny-Fleming

Audience: Steve Metcalf, Kris McGivney

**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*

Chairman Foster called the meeting of the Planning Commission to order at 7:30 p.m. with a roll call.

Following roll call Mr. Foster called for approval of the minutes of the Planning Commission meeting held May 4, 2022

Motion by Mr. Warren, Second by Mr. Winzig, to approve the minutes of the Planning Commission meeting held May 4, 2022.

Motion carried 6 yeas, 0 nays

Excused: Lesny-Fleming

**St. Raphael Church and School
525 Dover Center Rd.
Consolidate parcels 20319010, 20319012, & 20319013**

Mr. Foster introduced the first item on the agenda as St. Raphael Church and School consolidation.

Mr. Metclaf introduced himself with Neff and Associates located in Parma Heights. He is the surveyor of record for this consolidation. They work a lot with the dioceses and they were approached to work on the lot consolidation for these parcels. Currently it's in 3 parcels and the intention is to consolidate it into one parcel and do some future design work. Eventually, if consolidated, they will be at 8.5 acres. It will not include the office building parcel or the rectory,

but it will mostly the school and parking lot. He went on to explain the 3 parcels and how it's currently set up. The plat has not yet been approved by Cuyahoga County.

Mr. Foster inquired if there was a particular reason they're consolidating now?

Ms. McGivney replied that they had intended to do it when they built the church, but the person who was working on it got sick. Now they want to do it because when they look to improve the remaining green space around the parking lot they appropriate space and numbers.

Mr. Foster stated, that as a matter of record, the letter from the diocese has all three parcels, but the application only has 2.

Mr. Tuck-Macalla confirmed that it is 3 parcels.

Ms. Davitt inquired why they wouldn't include the rectory?

Ms. McGivney replied that is a taxable parcel. They pay real estate taxes on that so they want to keep it separate.

Mr. Metclaf confirmed that the diocese owns a couple houses on nearby parcels.

Ms. McGivney stated that they don't own the houses.

Mr. Metclaf replied that the county still shows it on the church's name.

Ms. McGivney stated that is the rectory.

Motion by Mr. Kirk, Second by Mr. Remein, to approve the application for lot consolidation.

Motion carried 6 yeas, 0 nays

Excused: Lesny-Fleming

Mr. Winzig provided a council update. The Wolf Rd. project has been consolidated from a two-year project to a one-year project. The Lake Rd. project is going forward and Ashton Bridge project is moving forward. They formally sold the old Library and the paper work is in the works with the Law Director. They finally completed the bathroom project at Cahoon Park. The Tree Ordinance has been drafted by the committee and it's with Law Director Barbour and then it will go back to Council and then Tree Commission. He advised he was unsure of the timing of the creek bridge – he believes it got pushed back.

Meeting of Planning Commission
June 1, 2022

Mr. Tuck-Macalla commented that it did get pushed back and he hadn't heard anything in a little while.

Mr. Winzig added that as he understands it they're going to assemble it offsite, tear it down, and rebuild it on site.

Mr. Foster inquired if the Lake Rd. repaving is all of Lake Rd?

Mr. Winzig replied that it goes from Rocky River line to Columbia Rd. Additionally, they met with Mr. Tadych, who had the sign folks out last week and tried a few different locations for the sign. One of the recommendations that he liked from this group was to try to keep it near the walking path – so the first location was quite a bit in the back. They took some pictures in various locations. He is unsure if a final decision has been made. The scale was reduced from an impact standpoint. He advised that Lydia DeGeorge posted the pictures on a local Facebook group.

Mr. Foster inquired if there was timing for a formal submission?

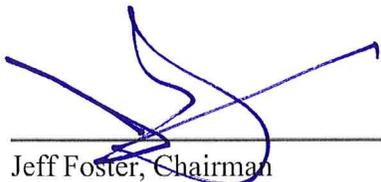
Mr. Winzig replied that there was some discussion about a formal recommendation as to where it would be put and then any additional work to be done from a path/access standpoint.

Mr. Tuck-Macalla advised that it will need to be approved by the trustees. They will need to approve the exact location and everything the way it will be and then once they get that approval it will come back to planning. Right now, it's just a concept and trustees have to approve the final project.

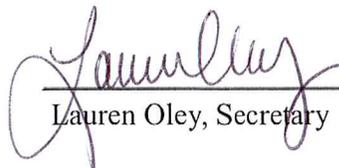
Mr. Foster inquired if they don't like it then they'll send it back?

Mr. Tuck-Macalla replied in the affirmative. He also added that the next planning commission meeting will be to discuss the conditional use of the school that purchased the library.

There being no further discussion, the meeting adjourned at 7:43 p.m.



Jeff Foster, Chairman



Lauren Oley, Secretary