

Bay Village News

October 2021



Dear Fellow Residents and Business Owners:

There are two issues on the November 2nd ballot relative to the rezoning of property in Bay Village. An overview of each issue is provided below.

Issue 1 - Proposed Zoning Amendment City of Bay Village - Heinen's

Heinen's grocery store has purchased the lot at 452 Dover Center Road. Their plan is to incorporate this parcel into the existing parking area to ensure there is sufficient parking for their customers in the future due to the growth of services such as curbside pickup. This issue will be on the November 2nd ballot for voter approval of the rezoning of the lot.

Issue 2 - Proposed Zoning Amendment City of Bay Village

In the January 2020 newsletter, we highlighted the 2016 Bay Village Master Plan which was completed by the Cuyahoga County Planning Commission. A master plan is a guide or framework for a city's future development. It outlines the city's desired vision and then creates a road map to achieve that vision. The recommendations were based on a resident survey, public input sessions, and a great deal of work by the project team and steering committee.

To achieve these visions, work began on zoning overlay legislation which was coined "Stay in Bay." A zoning overlay is an addition to the zoning code that provides an optional set of rules that can be used for property use and development. Owners would be able to choose the overlay rules or the current zoning code. The overlay **would not apply** to residential areas. It would apply to most commercial areas. A map of the overlay areas is included for your reference.

The overlay furthers several visions outlined in the [2016 Bay Village Master Plan](#) by diversifying housing options, establishing a pedestrian and bicycle-friendly community, and creating a more vibrant village center. More walkable shopping areas would tie into the new and planned connections to and within Cahoon Park, resulting in a more pedestrian and bicycle-friendly city center while maintaining Bay Village's character. Examples of retail areas with an emphasis on smaller and locally owned stores are Old Detroit Road in Rocky River, Chagrin Falls, and the downtown in Hudson.

One benefit of the overlay is that it provides the Planning Commission with significantly more detailed guidelines and definitions that they can use when working with property owners to refine project plans. This legislation would enable the Planning Commission to make sure the plans are in keeping with Bay Village character and respectful of adjacent structures.

Some residents are looking for housing options with less yard upkeep and more walkability to shops. The overlay would allow owners the option to incorporate residential units above commercial spaces in areas that are currently commercial only. The overlay specifications are also designed to improve traffic flow and make the commercial spaces more welcoming.

The overlay was developed over 18 months with several public input meetings and many Bay Village Planning Commission working sessions. The Planning Commission approved the overlay and recommended it to City Council, which unanimously approved it on June 28, 2021.

(Over)

The Bay Village zoning code has been largely unchanged since the 1950s. This overlay would enable owners to develop the property in ways more in keeping with modern usage.

While housing is currently allowed in some commercially zoned areas, the Stay in Bay Zoning Overlay would apply to more commercial/retail areas. Since adding the option of housing is a change in use, the overlay requires voter approval in Wards 1 and 2 and city wide.

On November 2nd, I hope you will support this important initiative which will help promote long term investment in our town. Frequently Asked Questions (FAQs), detailed maps of the zoning overlay areas, a video from our consultant highlighting the overlay concepts, Planning Commission minutes and the legislation are available on the city website www.cityofbayvillage.com.

Thank you for your consideration.

Public Meeting on Ballot Issues

A public meeting will be held on Tuesday October 5th at 7 p.m. at Bay Village City Hall to answer questions on the Stay in Bay Zoning Overlay and the Heinen's rezoning ballot issues.

Improvement to Cahoon Park Restrooms

Construction will soon begin on improvements to the Cahoon Park restrooms. New expanded restrooms and concessions are being built adjacent to the existing structure. The current building will be used for storage and an expanded roof will bridge both buildings creating a large pavilion area.

We are excited about this project which will better serve park patrons and the multiple sports that use Cahoon Park. The project was funded by the city and a capital grant from the State of Ohio. The Bay Soccer Club also made a donation to the project. We appreciate everyone's support. The project is scheduled for completion in early winter 2022. It will be a great addition for next spring's soccer season. Renderings are included for your reference.

Sincerely,

Mayor Paul Koomar

Residents are urged to register for "**Ready Notify-CodeRED**", Cuyahoga County's emergency alert system. **ReadyNotify-CodeRED** provides users with immediate information regarding emergency events in Bay Village and other important information such as Water Boil Alerts, Weather events and Safety Messages. It is our way of communicating emergent matters to our residents. Users can receive information via landline telephones, cell phones, SMS/text messaging, email, fax and Mobile App. To register please click on the link available on the home page of city's web site www.cityofbayvillage.com. Forms are also available at the Police Department. Fill one out, and we'll get you signed up.

CITY OF BAY VILLAGE –

City Hall

350 Dover Center Road
Bay Village, OH 44140
www.cityofbayvillage.com
440-871-2200

COMMUNITY SERVICES DEPT.

440-899-3442

RECREATION DEPT.

440-871-6755

FIRE DEPT.

28100 WOLF ROAD
440-871-1214

POLICE DEPT.

28000 WOLF ROAD
440-871-1234

LAW DEPT.

440-899-3427

BAY VILLAGE CITY COUNCIL

Council President Dwight Clark

dclark@cityofbayvillage.com

Council at Large - Thomas Kelly

tkelly@cityofbayvillage.com

Council at Large - Sara Byrnes Maier

sbyrnesmaier@cityofbayvillage.com

Ward 1 Dave Tadych

dtadych@cityofbayvillage.com

Ward 2 Lydia DeGeorge

ldegeorge@cityofbayvillage.com

Ward 3 Michael Greco

mgreco@cityofbayvillage.com

Ward 4 Peter Winzig

pwinzig@cityofbayvillage.com