

THE CITY OF STREETSBORO, OHIO

SERVICE COMMITTEE MEETING MINUTES

Monday, June 8, 2020

This Service Committee Meeting was called to order on Monday, June 8, 2020 at 7:04 p.m. by Julie Field, Chairman. Mayor Broska led the Pledge of Allegiance and the Mrs. Field gave an invocation.

PRESENT: Jon Hannan, John Ruediger, Justin Ring, Mike Lampa, Chuck Kocisko, Julie Field, Jennifer Wagner

ABSENT: None.

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
John Cieszkowski, Planning Director
Jenny Esarey, Finance Director
Joe Ciuni, City Engineer
Patrick O'Malia, Economic Development Director
Shawna Lockhart-Reese, HR Manager
Mark Holz, Frontier Land Group
Kristin Hopkins, CT Consultants
Caroline Kremer, Clerk of Council
[by Zoom video conferencing:]
Darin Power, Police Chief
Rob Reinholz, Fire Chief
Sara Fagnilli, Assistant Law Director
Bill Miller, Service Director
Greg Mytinger, Parks and Recreation Director

Disposition of Minutes

MOTION: TO ACCEPT THE REGULAR SERVICE COMMITTEE MEETING MINUTES OF MARCH 9, 2020 AND APRIL 13, 2020 AS PRESENTED.

Moved by Mr. Hannan, seconded by Mr. Ring. Upon voice vote, **motion carried.**

Old Business

Mrs. Field noted for the audience that she would move the discussion regarding golf carts to be the first agenda item under New Business.

Seasons Road Drainage Improvements

Mr. Ciuni said this had been discussed in the past. They had come up with a solution for the drainage issue in the Lequyeas front yard. The solution was to send the camera down the pipe as far as it would go (last time it was about 200 feet), then when it stopped they would dig down in that one spot and fix the clog or break or whatever the problem was and then continue to flush and camera the pipe for any

other problems. The water does drain, it is just very slow and there may be a couple of clogs in the pipe that need fixed. The Lequyeas had given permission to dig at the spot the camera couldn't proceed, repair the pipe and repair the ground.

Mr. Ciuni had requested three quotes and received two: Maroni was \$11,000 and the other was \$16,400. He recommended going with the lower quote to perform this work.

Mrs. Field asked if both property owners had approved this plan. Mr. Ciuni said the City only needed the permission of one property owner because the work would only be on the Lequyea's property. The City would need a right of entry and a PO to proceed with the project.

MOTION: TO SEND THIS TO THE JUNE 22, 2020 FINANCE COMMITTEE MEETING.

Moved by Mr. Ruediger, seconded by Ring. Upon voice vote, **motion carried.**

Mrs. Field asked Mr. Yupa if he wanted to speak to this topic. Mr. Yupa said this solution was fine with him. He said two or three years ago he had mentioned to the Service Department that where the water exits the pipe it was in a pool about 3 feet deep and the tile was broken. He felt if the pipe was repaired and the exit was opened up it would flow much better and be less likely to back up into the street.

New Business

Mrs. Field moved an item up on the agenda because there were people here to speak on the issue.

Discuss Golf Carts

Mr. Ring said he'd had a few residents from a couple different neighborhoods ask him about the legality of using golf carts within the communities. There was confusion about whether they were allowed or not. Mr. Ring had emailed Mr. Beni who provided the laws on golf cart usage, which basically said the Ohio municipalities had the ability to allow these under-speed vehicles, if they chose to. There were State minimum requirements for these vehicles. Mr. Ring had wanted to discuss this issue to see if Council wanted to allow it.

Mr. Ring said it seemed every other household in his neighborhood had one and he thought it gave a sense of community in the neighborhood for people to use them to go visit neighbors, so he supported allowing the use of golf carts if they had the proper requirements in place.

Mr. Lampa said Deer Meadow residents said they used golf carts to help carry supplies to neighbors' cookouts or take food to neighbors in need. He said he'd seen three wheelers, four wheelers, motor bikes, and golf carts on his street in Ward 1 and he didn't have an issue with it either, as long as they obeyed the laws.

Mr. Ring clarified that the Ohio Revised Code stated the under-speed vehicles were not to be operated on roads with speed limits of more than 35 mph. He suggested only allowing them on roads with speed limits less than 25 mph and restricting them to neighborhoods and subdivisions, so they would not be on SR 43 or even Page Road, which was 25 mph. They would also need to have the safety

features required by ORC (windshield, turn signals, headlights, brake lights, rear view mirror, horn, etc.)

Mrs. Field wondered if there was an age limit to drive the carts in the neighborhoods. Mr. Ring thought if the carts had to be licensed then the drivers would have to have driver's licenses. Mrs. Field said she'd seen kids ride dirt bikes and similar motorized bikes on sidewalks in her neighborhood and felt it was quite dangerous for the kids and others on the sidewalks, but that was a separate issue. She asked Chief Powers to speak to the golf cart issue.

Chief Powers said he would be hesitant to allow golf carts to be used on the streets because the Streetsboro City streets were a lot different than streets in other places that used golf carts, like Put-In-Bay. One of his biggest concerns was that golf carts did not have the same safety features as vehicles, so if there was a collision with a car, even if it was only going 25 mph, there would be some injuries. There were already a lot of complaints throughout the City regarding speeding and running stop signs, so he was concerned about injuries that might occur, especially in areas that were really not built for carts. He said he'd heard about people already using golf carts on roadways, which was currently not legal. The Streetsboro officers had addressed the issue a few times, but had not written any citations. Chief Powers was very concerned about the safety of those riding in golf carts on the City streets and the potential for serious injury. He added that golf carts were supposed to be inspected by the State Highway Patrol.

Mayor Broska said he agreed with Chief Powers. He said golf carts were not designed for use on the road and usually had a label in them that said "for off-road use." Even if they had seat belts, not too many people actually used them, and children often road in the back of the carts. Mayor Broska felt the City streets were way too busy. Streetsboro was not Put-In-Bay or Mackinac Island where the golf carts outnumber the cars and could be operated safer.

Mayor Broska said golf carts could only go 12-20 mph and shouldn't be mixed with cars on the road. The golf carts would have to be licensed and would have to have full illumination and turn signals, etc. He didn't feel they were needed to cart BBQ supplies down the street; he didn't see them as a necessity or even a luxury. He saw no need for the City of Streetsboro to license golf carts to ride on the roads. He said motorcycles were allowed on the streets and golf carts were allowed in their own element. Three wheelers and four wheelers were illegal on the streets and if they were caught they were dealt with. He did not see a need to legally allow golf carts to be on the roads with cars and trucks; it was a convenience, not a necessity. He saw it as a situation that would be ripe for abuse. Any legislation that would be drafted would have to have so many restriction. Mayor Broska thought there might be 20-25 people that might want to see this be approved not a large resort population asking for this, so he didn't think it was something the City needed to consider at this time. He emphasized there was no protection in a golf cart and few people were likely to use a seat belt for themselves or their kids, so he saw it as a disaster waiting to happen.

Mr. Lampa appreciated hearing another viewpoint on the issue. He asked if HOAs (i.e. Meadow View) could make their own rules regarding this issue. Mayor Broska answered that public dedicated streets had to follow the established laws.

Mrs. Field invited comments from the audience. Chuck Cooley, 1468 Duncan Way, Meadow View Subdivision, appreciated Council bringing this topic up for discussion; everyone had presented valid points. He agreed safety was most important. He said he had a golf cart and used the seat belts. In the Meadow View development there were numerous residents that had golf carts and Mr. Cooley thought there should be signs at each entrance to the development indicating there were golf carts in use (like Children At Play signs) so people entering the development would be extra aware and extra cautious. He mentioned that children driving the golf carts was a parenting issue not a golf cart issue. He also noted that if this was passed there were golf carts in the neighborhood that would have to be upgraded to pass inspection and get licensed.

Mrs. Field commented that the golf carts did give it a neighborhood feel and most of the people driving cars in the neighborhoods actually lived there. She wondered if the HOA could inquire of their residents if this was something they wanted while Council was considering this issue. Mr. Ring noted that, if the City would approve this, the HOA boards could restrict this within their own community if they didn't want it. He thought signage within the neighborhood was something the HOA could put up, not the City.

Mayor Broska noted there was already a lot of different signs posted all over and often violators would say they didn't see the sign; too many signs became visual clutter. He added that a lot of times the people speeding on the 25 mph streets were people that lived on the street. He said the City was spending millions of dollars to make the City safer with the new traffic signals and new boulevards on SR 14 and SR 43 and the golf carts were more of a convenience than a need, and it was inherently dangerous. He was sure there were many people that were cautious and careful using the carts, but there were other people that would ruin it. Mayor Broska liked Mrs. Field's idea of the HOAs surveying their residents to see how they felt, so Council had something to work from.

Chief Powers commented that although golf cart use might be of interest in a couple neighborhoods that wanted a resort type feel, any legislation would be for 25 mph streets in the whole City, not just a few neighborhoods, and the other streets might not have the same safety mindedness. He was still concerned that any car/truck vs golf cart collision would result in injuries, and if the car/truck was speeding more than 25 mph it would be a lot worse. The officers patrolled the neighborhoods but could not be there at all times to catch every speeder. He understood the convenience of golf carts and the desire of those here tonight, but if golf cart use was allowed, it would be allowed for everyone in the City and he was concerned people would get hurt in golf carts.

Mr. Ring commented that if the administration's main concern was safety, any survey results from the HOAs wouldn't change their mind, so a survey didn't make sense. He also commented that some of the conversation was about things that could happen because other people were breaking the law, but Mr. Ring felt that the majority should not be punished because of the sins of a few. Just because some people speed, didn't mean the residents shouldn't have the convenience if they chose to use it. He understood the safety issues and was equally concerned if something bad should happen, but there were risks in life every day. There were people driving golf carts now and no one had been hit yet.

Mr. Ruediger said Aurora had Barrington Estates, a private gated golf course community, which he visited often. The Barrington HOA did not allow children to ride golf carts on the streets, but he saw a lot of children riding golf carts on the streets in violation of that, because there wasn't really anyone to enforce the HOA rules. Mr. Ruediger saw both viewpoints of this issue and he didn't want to make a decision without an immense amount of thought and discussion and review of what other communities had done so he didn't think it would be decided this summer. The only place he had seen golf carts allowed on public streets was in private resort communities, not just regular neighborhoods.

Mrs. Field agreed a lot of discussion was needed on this topic, but she thought it could still be determined this summer. Mrs. Field asked the Police Chief if there had been any complaints regarding golf carts in any part of Streetsboro. Chief Powers would have to check the records. An officer had inquired recently about the legality of golf carts that he had encountered in Meadow View, but Chief Powers wasn't sure if the encounter was due to a complaint or normal patrol.

Mr. Ring had presented this topic to initiate the discussion and didn't expect it to be resolved tonight. He asked Mr. Beni if he could research to find legislation on how other cities allowed golf carts. Mr. Beni said there were none in Portage or Summit County.

Mr. Lampa said he's seen someone in a motorized scooter on Mt. Vernon (no sidewalks) and wondered how that was handled. Chief Powers said the motorized wheelchairs were legal on the road.

Mr. Hannan commented that people were already using the golf carts, so he'd like to see something put in place so those people would have to follow certain guidelines and have certain safety features and inspections which would minimize the risks that Chief Powers was concerned about.

Jeff Allen, 8122 SR 14, said he understood everyone's concerns. When he was on Council he had been approached by Meadow View residents to bring this issue to Council. Mr. Allen had discussed it with the Police Chief, Law Director and Mayor. He learned the police had not given any tickets to golf carts. Mr. Allen thought the City ordinances allowed golf carts although the Law Director at the time had said they were illegal. There was a concern if a car would run into a golf cart, but what if a car ran into a jogger or bicycle, which were legal? Mr. Allen did not pursue the issue back then because he knew it was a quagmire, which is what Council had now. There were great points on both sides.

Mr. Kocisko said the number one issue was safety. He said this issue had been discussed 10-12 years ago and didn't go anywhere. He thought it would be poor public relations if a law was passed and the police had to give out tickets. He thought the police had enough to handle without adding golf carts to their work load. He said it wasn't about being nice, or being mean, but all about safety and if Council cared about safety enough, they probably wouldn't want to pass anything at this point.

Mr. Ring commented that bicycles had less safety features than golf carts but bicycles were legal on the road. He added that if safety was the main concern then bicycles, walking and jogging on the road should be illegal, but he didn't want to make everything illegal. He didn't want to sacrifice rights in the name of safety.

Mrs. Field agreed with Mr. Ring, but appreciated all the points presented. She said she ran often on a main road and understood the risks; she usually assumed that every car could not see her and she took the responsibility to watch out for them. Mrs. Field wanted to have further discussion on this issue at the next meeting because there was a lot to consider. She appreciated everyone's thoughts and comments.

Mr. Hannan wanted to see a copy of the ordinances Mr. Allen referred to earlier and Mrs. Field wanted to see what other communities did. Mr. Lampa found something online from the DMV that listed the City approved jurisdictions for golf carts. There were none in Portage County or Summit County. Mr. Lampa agreed with Mayor Broska and also wanted to see how many in the HOAs wanted this; was it 90% or 20%? Mrs. Field agreed, but no one was sure how to get that information. Mr. Ring commented that since he received 5 phone calls from 5 different people from 5 different areas on the same topic it seemed to indicate a want. He agreed it would be nice to know the thoughts of all the residents on all the issues Council discussed, but that was not reality; it was Council's position to make the decisions.

Mrs. Field said if Council moved forward on this, she'd like to have the residents in the HOAs vote on it before it would pass because there might be a neighborhood that didn't want the golf carts. Mr. Ring said not all neighborhoods were HOAs and each HOA Board could do their own restrictions if they wanted.

Ms. Wagner wondered, if this was passed, would people go out and buy golf carts or would people that already had them use them with the new rules and restrictions; would there be a significant increase in the number of golf carts in town? She was concerned it might increase the workload of the Police Department to enforce the new rules on a lot more people beyond what currently existed. Mr. Ring said it would give the people the freedom to choose. He expected a few more people might get them, but the people that already had the carts would modify them to fit the rules.

Mayor Broska observed that all the counties around Streetsboro did not allow the golf carts and the areas that did probably had resort communities. Mr. Ruediger said there were only 8 communities in Ohio that allowed golf carts. He thought this would be opening a can of worms. Mayor Broska said bikes on the road had to have safety features like helmets and cars had to give them three feet of space. As a motorcyclist he was very cautious and watched everyone around him. He said it was not a right to have a golf cart on the road, it was a privilege that could be granted by the City, but he didn't see a need or a why. He emphasized that the smaller vehicle would always lose in a collision. He added that no county around Streetsboro allowed this and he didn't want Streetsboro to be known as the first community to allow golf carts.

Mr. Ring agreed with the Mayor's points, but people were still able to enjoy their bicycles and motorcycles and walking on the road, although cautiously and responsibly, so Mr. Ring didn't see the difference in allowing a golf cart on the road too.

MOTION: TO SEND THIS TO THE JULY 13, 2020 SERVICE COMMITTEE MEETING.

Moved by Mr. Ring, seconded by Mr. Ruediger. Upon voice vote, **motion carried**. [There was a short recess to get a power cord to continue the Zoom meeting.]

T-6853 Zoning Map Amendment to Rezone 6 Parcels and Zoning Text Amendment to Chapter 1130A R-OS Overlay Residential-Open Space Overlay District and Submission to the Voters
T-6854 Amend Future Land Use Map within the Comprehensive Master Plan

Mr. Cieszkowski said a three part application had been submitted to the City: 1) to rezone 6 parcels from R-R to R-1 east of Page Road and north of SR 303, approximately 225 acres; 2) to revise various sections of the existing Chapter 1130A the Residential Open Space Overlay District; and 3) the staff recommendation of proposed changes to two parcels on the Comprehensive Plan's Future Land Use (FLU) Map. Mr. Cieszkowski and Kristin Hopkins, CT Consultants, had worked closely together on the text revisions. The Planning and Zoning Commission had recommended approval of all three elements at their May 20, 2020 special meeting. Mr. Cieszkowski had included in tonight's packets the motion sheets, the original application, and a clean and marked up version of the text as was recommended by Planning Commission to Council for consideration. He asked Council to consider first reading on the legislation tonight. He hoped Council had watched the Special Planning Commission Meeting on YouTube because it was a long detailed discussion, but offered to answer any questions.

Mrs. Field felt this was such a big item with a lot to consider, so she didn't know if Council would be able to forward it on to first reading tonight. She said there was a Comprehensive Master Plan that the City had spent a lot of time and effort and money to do with citizen input and wondered how changing a parcel from R-R to R-1 fit into that plan. Mr. Cieszkowski answer that 4 of the 6 parcels proposed to be rezoned were already in line with the Future Land Use Map within the Master Plan, only 2 of the parcels on the far east side (70 acres) were proposed to be changed from R-R to R-1 on the Future Land Use Map to be in line with the proposed rezoning.

Mr. Ring said he had read through the Master Plan, watched the Planning Commission Meetings presentations, and read through the proposal. He stated that he was not comfortable with a lot of this. He didn't feel the City should change its Future Land Use Map to accommodate the project. He thought the residents had already spoken regarding what they wanted for the Future Land Use. He added that six times within the Master Plan it stated the City didn't want higher density, and this proposal had no minimum lot size so they would be small and close together with some open space proposed too. He said the Master Plan specifically stated in four places that the citizens, through surveys, indicated they wanted less ¼ acre lots and more ½ acre or larger lots. It also mentioned that the residents wanted to maintain our remaining rural character, and these proposed changes would not do that. He felt the proposal was completely against the Master Plan. He didn't want to rewrite the Overlay District to accommodate a project, or rewrite the Future Land Use Map to accommodate a specific project. These rewrites would change the Map and Overlay District for the whole City, not just this area; people would have the ability to create smaller lots (cluster communities) in all the areas the City wanted to retain as rural if these proposals were approved, which was not what was spelled out in the Master Plan. Mrs. Field agreed.

Mr. Kocisko was concerned this development proposal may overburden the safety forces, Service Department and School District. He thought Mr. Ring was right on track.

Mr. Ruediger wondered why it was proposed by the staff to change two parcels on the Future Land Use Map. Mr. Cieszkowski answered that it was recommended they be changed on the FLU Map so if the proposed rezoning was approved, they would be in line with the revised FLU. Mr. Ruediger said he'd talked to residents over the years about housing developments and features they would have, but he'd never heard the residents say they wanted more homes; they had actually said there were too many developments going on. Mr. Ruediger often worked with people involved with the Schools and they never expressed an interest in wanting more communities like this which would put more of a strain on the Schools. The new high school was built by State requirements to take care of the existing students, and because a grant from the State was used the School wasn't allowed to build the new high school based on future projections, and hundreds of houses had been built since then. Mr. Ruediger understood the biggest benefit for the developer and builder, but he wondered what the biggest benefit to the City and the Streetsboro current residents would be from this proposal.

Mark Holz, Frontier Land Group developer, said they had developed so far 226 lots in Meadow View in the 9 phases he had been involved with and had sold 180 of those lots to date and 140 of those sales (77%) were to people who came from outside Streetsboro. There was no question that Meadow View had had a direct impact on the real estate taxes and income taxes in Streetsboro. The taxes which allow for all the things a community does for its residents.

Mr. Ruediger commented that he liked Mr. Holz and his attention to Mr. Ruediger's concerns regarding the gas companies, but the new homes did not get the Schools any more money, the Schools got the same total amount but each home's contribution was a little less, and the Schools would have to do a lot more (bussing, teachers, classrooms, etc.). The City would see more income tax money, but would have more expenses too (snow plowing, police patrols, road repair, etc.). Mr. Ruediger said he represented those people that lived in the City, not those that might think about moving into the City, so that was where his attention was.

Mr. Holz said they had also considered all the concerns Mr. Ruediger had but tonight was to talk about trying to get the rezoning on the November ballot, not about the project itself because they had only done preliminary sketches. He said their thoughts were about the most popular product at Meadow View, the "Lifestyle" product, which was a maintenance free single family ranch home popular with the empty-nester step-down buyer. He anticipated the majority of the homes at this new project to be this "Lifestyle" product which did not add many children to the school system, but they had not finalized those plans, and Mr. Ruediger said it may not even go in that direction at all.

Mr. Ruediger asked why Mr. Holz decided to go through the City's resources to get the rezoning on the ballot and not do it themselves as an initiative. Mr. Holz said it was their own resources because they were paying for everything, but they had approached the City and were told this was the process. It was never his intention to waste the Council Member's time. Mrs. Field clarified it was Council's job to give their time to hear from businesses and developers and work with them. Mr. Holz also thought because of his past experience with the City, as a known entity, he could follow this process.

Mrs. Field asked what size lot and what size home was being considered for this proposed development, was it single family cluster homes? Mr. Holz answered that he envisioned it to be very much like Meadow View with 52', 55', and 70' lots with 1,800 sq. ft. to 3,000 sq. ft. homes and 40% green space and dedicated walking trails. He said there was language in the proposed zoning text that allowed for other things (townhomes, apartments, etc.), but he wasn't interested in those other things, he wanted to create a neighborhood. Mrs. Field asked if Mr. Holz could use the existing Zoning Code and build single family homes on 1 acre lots. Mr. Holz said it was not cost effective because he would have to bring the sewer line approximately 1 mile up the road, there were wetland issues, there was the reclamation project for the Shelly mining that had been going on for 25-30 years that had to be addressed, and there was the current pandemic, among other factors that would make the current zoning not financially feasible.

Mr. Ring commented that Mr. Holz had considered this proposed development a Meadow View 2.0 with 1,800 sq. ft. to 3,000 sq. ft. homes but the "lifestyle" product Mr. Holz had mentioned would be the majority of this development was actually only 1,100 sq. ft. to 1,600 sq. ft. homes. Mr. Ring read from the Comprehensive Master Plan land use section that emphasized the stewardship of the existing farmland and vacant lots with preference for large lot residential for future growth; the residents surveyed did not want lots of Meadow View type developments around the City, they wanted larger lots and a more rural feel. He said the Zoning Map showed green (R-R District) outlining the entire City, except for a few portions, which was intentional. He said the residents wanted the outer lands of our City to be rural and to have a rural farm feeling. The R-1 District was just a step below R-R and was supposed to be large lot homes. Mr. Ring felt the Overlay being proposed destroyed that entire concept with lots at 1/6 acre. Mr. Ring owned such a lot in Meadow View, but said the Master Plan did not want that for this proposed area. Mr. Ring said he was not comfortable changing the Future Land Use Map to accommodate a project, nor was he comfortable changing the entire Zoning Code, especially the Overlay. The zoning text changes would allow for townhouses, etc. which Mr. Holz may not want in this project, but those text changes would apply to all the other land subject to the Overlay anywhere in town and the City didn't want that. He agreed with Mrs. Field that this would take a lot more discussion before it was even close to moving forward.

Mr. Holtz asked, "Isn't that what the voting process [in November] was for, to determine whether or not it was something the citizens wanted?" Mr. Ring said that's what the citizen commission to work on the Comprehensive Master Plan was for, and they told us what they wanted, and it wasn't this.

Mr. Cieszkowski commented that unlike a Zoning Code, a Comprehensive Master Plan was meant to be a dynamic document and changed over time. So changing a Future Land Use Map in a Comprehensive Master Plan was not unheard of and not out of the realm of possibility when a project presented itself. He said in terms of benefit to the City, he felt all the work he and Kristin Hopkins, had done to change the current Residential Open Space Overlay District into a true Conservation Development District was a benefit. He said there may not be as many references in the Comprehensive Plan, but there were several references to conservation development and conservation development regulations or concepts, and those were intended to develop parcels that had environmental constraints on them. That was what was left in Streetsboro, whether it was riparian

wetland areas or other constraints, and the regulations he and Ms. Hopkins had put in place were intended to provide the flexibility to preserve those natural features while at the same time allowing for development. Mr. Cieszkowski considered that to be a City benefit. Although some people may want certain elements changed, he didn't take that personally. He noted that this was the second Streetsboro Comprehensive Plan Update that he'd been through and he knew the larger homes on larger lots came up through that process, but reference to conservation development regulations also come up just as much. Mr. Cieszkowski added that when he evaluated regulations such as this, he did not evaluate them solely for this project, but with the entire City in mind.

Mr. Lampa said he'd thought about this and had residents contact him about it. He'd looked at the Master Plan and studied Mr. Holz' plan, then wrote up his thoughts [see attached]. He felt the Master Plan as developed by the community and administration together should not be altered by Council with a developer's proposed language when the developer could go door to door to get this on the ballot.

Mr. Ring responded to Mr. Cieszkowski's comments. Mr. Ring said Mr. Cieszkowski had said larger lots and conservation district/overlay both came up often in the Master Plan and Mr. Ring didn't think those things were mutually exclusive; he thought the City could do both together with a conservation overlay while requiring larger lots. Mr. Ring read from the Master Plan regarding the Future Land Use Map: "this map should be used as a guiding document for future rezonings and development. Proposals should adhere to the designations on the future land use map, and if they do not, they should be consistent with the goals and principles of the comprehensive plan in order to be considered for approval by the Planning Commission and City Council." and he didn't feel this proposal matched the Future Land Use Map or adhered to the principles of the plan.

Kristin Hopkins, land planner with CT Consultants in Cleveland, wanted to address some of the comments regarding the Future Land Use Map and the existing zoning and the relationship between the two. She said from a planning standpoint one would look at the entire city, which is what the 2019 Comprehensive Master Plan Update Committee did. They used the existing land uses and where the vacant or underdeveloped land was when trying to plan for future developments. Ms. Hopkins said when looking at the FLU the majority of the land Mr. Holz was proposing for development was shown at 2 dwelling units per acre as the recommended density. The rest of the land was shown as R-R at 1 dwelling unit per 2 acres. She said the zoning was an entirely different process. The Comprehensive Master Plan and the FLU as updated and adopted by the City in 2019 made no zoning changes, so there was an existing zoning map that was not in conformance with the FLU map.

Mr. Ring asked, if Frontier Land Group wanted to change the zoning on certain parcels from R-R to R-1 to match the FLU, why were they not also asking to change the existing R-2 to R-1 to match the FLU. Ms. Hopkins said partly because of the difficulty in trying to convey to people the change in the zoning. Mr. Ring thought not changing the R-2 might be because it fit with the needs of the developer and gave him more ability for smaller lots. Ms. Hopkins said it was based on the number of units per acre for the entire project area, and if you looked at what the proposed text amendment allowed, you would not get above 2 units per acre by blending it on the land that was proposed for the rezoning. There was no way it would even approach 2 units per acre. Mr. Ring emphasized that the citizens

wanted larger lot sizes; the number of units per acre over the whole project site didn't matter because the community wanted a rural feel and small lots with some open spaces was not what the citizens wanted. Ms. Hopkins and Mr. Ring continued to discuss units per acre and lot sizes.

Mr. Ruediger commented that Ms. Hopkins was saying that a majority of the project parcels (4 of 6 parcels) fit the FLU, but he was concerned that 100% of the project parcels did not fit the FLU/Master Plan. Ms. Hopkins said that was addressed in the rationale that was drafted for this. On the FLU most of the south and southwest part of the City was R-R which was sizable and meaningful. The purpose statement of R-R talked about it occurring at the edges of the City, but it was a smaller amount of land along SR 303 that was R-R, and the 70 acres of the northern part of the proposed development site butted up against the Turnpike, and the land uses along the Turnpike were industrial, commercial, higher density residential, and an older residential subdivision with ½ acre lots. That's why she felt as a land use planner with over 30 years of experience that it was reasonable and made sense to consider making this very small change (70 acres of the entire City). The Master Plan was a comprehensive overlook and did not focus on individual parcels, but fine tuning the plan for individual areas based on the principles of the plan was appropriate when an opportunity presented itself.

Mr. Ring responded that the FLU indicated the purpose of the R-R was to be on the borders of the City, which is where it was; the City had tried to preserve as much R-R on the outskirts of town because the citizens wanted that feeling. There were other land uses along SR 303 toward the center of the City, but the outer edges of the City were R-R except some industrial. Ms. Hopkins added that the R-R land use designation was for areas of the City that did not have public water and public sewer, but that infrastructure was available to be run to this proposed development area. Ms. Hopkins also noted that the current zoning code in Chapter 1130A was the Overlay Residential Open Space Overlay District which was already applied to all the standard residential zoning districts (R-R, R-T, R-1, and R-2). So if a developer had 10 acres of land in 1 of the four zoning districts they could possibly have lots as small as 16,800 sq. ft. and have houses 16 feet apart as long as they preserved 30% of the site as open space; that was already permitted in the Zoning Code. She felt the total proposal presented tonight was implementing aspects of the comprehensive plan; the plan talked about conservation type development using conservation techniques for a variety of reasons and for a variety of benefits to the City, and it even suggested in various places to provide incentives to incentivize the development of land in a way that preserved the natural features to promote the benefits of open space and environmental features and to preserve in perpetuity large areas of open space, to have the developer pay for and install trails in this type of residential development, and as a ways of ensuring areas with significant environmental limitations were preserved. In contrast, if a developer were to propose a standard subdivision and plat all the land into individual lots with standard streets and standard lot sizes, with some areas unbuildable, it would subdivide the natural features and put them under the responsibility of the individual homes, but it was common for the individual homeowners to not be aware of the riparian setback requirements and to fill in or otherwise ruin or destroy the natural features. So development of an area like this under a standard subdivision there was no guarantee that those natural features would be preserved or conserved or protected.

Jeff Allen, 8221 SR 14, said he was a huge conservation development advocate and that he was on the Comprehensive Master Plan Review Committee and the Master Plan was just updated in 2019, it

wasn't 20 years old. He said they talked about conservation development and open space for properties that had environmental problems and transitional areas. They even discussed properties that could be slated for this and they were on Page Road like Saunders Creek, the golf course, and areas toward Woodside campground. He said, as the plan discussed, Streetsboro needed to protect the rural character on the outskirts of the community. Mr. Allen said he'd love to see Mr. Holz, who was a great developer, have a discussion with Mr. Salemi (golf course) or Saunders Creek or another piece that wanted to develop near Saunders Creek because this was a great type of development for the City in those areas, but not in the suggested location; Mr. Allen was against it.

Mr. Allen said although it may be only a small parcel of 70 acres along the Turnpike, it mattered. Those 70 acres wrapped around Mr. Tomeko's and the Keller's Whiskey Run Ranch property so it was effectively spot zoning the Keller farm. He said that wouldn't work because the zoning needed to flow naturally and be continuous.

Mr. Allen said the Master Plan showed that it should be R-1 or R-2 and it was not changed at the last Master Plan Update because it was slated that way because the City lost a lawsuit to the Pennocks which made that property R-2 and R-1 next door. The Review Commission stayed away from that area because there was a sand and gravel pit over there that was permitted for another 25 years so there was no need to change it.

Mr. Allen said Mr. Tomeko had asked him to speak for him on this issue. Back in 2011 Keller farm was for sale and they had asked the Mayor to ask the Master Plan Review Commission to make it R-1 so it might sell, but there was no traction. The Temekos lived down the street and saw this all happen so they thought their investment would be solid if they bought the property and made it a horse farm. They spent over \$1.5 million on this; it was their dream. So to say the 70 acres was a small area and didn't matter really offended Mr. Allen; every lot and every resident was important. Mr. Allen said if the City did approve the proposed rezoning and zoning text changes the City would have a battle like it did on Diagonal Road that it was still in a lawsuit over because the people that live around it didn't want it. Mr. Tomeko had already told Mr. Allen that if homes were built around the horse farm with kids all around, he would fight to get it rezoned to R-1 or R-2 whatever would get the most money and he would sell it and move out of town. Which Mr. Allen said would result in another 120 acres being built up with another couple hundred houses at 2 dwelling units per acre.

Mr. Allen said Mr. Holz was a good developer doing a great job in Meadow View and he'd like to see him build up north with conservation development, but not in this proposed location. This location was intentionally kept R-R in the Master Plan to protect the rural character. Mr. Allen said he and Mr. Cieszkowski discussed the plan a lot over the years and the need to protect the natural features and water and to be good stewards of the land. He added that the direct runoff into the river needed protected. He said the City should consider changing the FLU to reflect more to be R-R. He said he'd like to see the City buy the Pennock property and change it back to R-R.

Mr. Allen said he was on the Master Plan Review Commission and he had seriously watched it since 2009 and he felt it was a great plan, not perfect, but a great plan and he hoped the City would follow the Master Plan. He took his membership on the Commission seriously and spent a lot of time on the

project for the betterment of the City. If the City wasn't going to follow the Master Plan, then he had wasted his time on the Committee, and he hoped the CRA district would get changed to 100%.

Mr. Kocisko felt this had been a very good conversation and he appreciated hearing all the different ideas presented professionally. He said he agreed a lot with Mr. Ring. Mr. Kocisko was very concerned with safety issues and with the School. He said he would vote No on the proposal because this was not the way to go because of the issues brought up tonight.

Mrs. Field suggested moving this topic to the next meeting for more time to consider everything that was said this evening. She thanked Mr. Holz and Ms. Hopkins for coming tonight. She added that Mr. Holz was great and Council loved his work in Streetsboro, but this topic needed more consideration and discussion.

MOTION: TO MOVE T-6853 AND T-6854 TO THE JULY 13, 2020 SERVICE COMMITTEE MEETING FOR FURTHER CONSIDERATION AND DISCUSSION.

Moved by Mr. Ring, seconded by Mr. Ruediger. Upon voice vote, **motion carried with Mr. Kocisko opposing the motion.** The Clerk mentioned that proposed rezoning issues and zoning text amendments required public hearings which had been scheduled for these agenda items on Monday night, July 13, 2020. It had been advertised.

Update on Hometown Heroes Banners

Mrs. Field said she wanted to bring this topic up again. She had talked to Mr. Mytinger a couple of weeks ago and still had some questions. She understood the brackets were on back order and the banners could not be installed yet, but she was concerned about leaving the veteran's banners up for two years. She had hoped Mr. Mytinger would reach out to the School so the City would be able to hang banners of the high school seniors during their sports seasons too. She understood the City needed to rent a lift to install or replace banners, but other towns did it, why not Streetsboro? She said if the City was going to have these, let's do it right to honor and recognize our community members.

Mr. Mytinger said the pole brackets would be picked up tomorrow and probably be installed with the help of the Service Department by the end of this week. The Parks and Recreation Department had sold 19 banners to date. He had called the School Superintendent who had not called back yet. Based on the number of poles on Market Square he thought they could have 70 banners, but that might not be enough for all the veterans and the high school seniors, depending on how the senior pictures were done. So he may need to find more available poles and buy more brackets.

Mr. Ring said it was a great idea to honor all the high school seniors (not just those in sports), but that might be almost 170, plus space for the veterans so it would need to expand beyond Market Square, or maybe some banners were only up for part of the year and then switched out. Mr. Mytinger confirmed that the buyers of the veteran banners that had been purchased expected the banners to be up for two years. He said the policy also mentioned that if they banners became too weather worn during that time they could be replaced by the family.

Mr. Ring said someone had mentioned to him that they didn't like that the families had to purchase the banners for their fallen heroes and wondered if there could be a donation to the program that could be drawn from to buy the veteran's banners. Mr. Mytinger said that could work but when the original donation amount was gone, the City would have to seek more donations to keep the program going.

Ms. Wagner didn't think it would look right to have high school seniors and veterans on the same poles, so she suggested selecting another area of poles maybe near the square to hang the high school senior banners. Mrs. Field had thought the veteran's banners could be up from Memorial Day to Veteran's Day and then changed to high school seniors, but that was before she realized the veteran's banners were to be up for two years. Ms. Wagner mentioned that Twinsburg changed their banners near the Police Station seasonally.

Mr. Hannan suggested Mr. Mytinger reach out to Natalie Ekron at the Schools regarding the senior banners. Mr. Ring suggested either getting more poles and brackets or maybe waiting to see how many veteran's banners may be purchased. If there were only 20-25 veteran's banners, maybe there would be room with the existing poles and brackets to add some high school seniors. He asked if other areas of the City had been considered. Mr. Mytinger said he'd already had permission from the utility companies to use poles on SR 303 down to Kirby toward City Park on the north side of the park. The poles on the south side were owned by AT&T and he was having difficulty getting through to someone there. Mr. Mytinger said he could get more brackets if needed to use the poles on SR 303, but the high school was no longer on SR 303, so maybe he would request permission to use poles on SR 14 near the new high school. Other areas of town were proposed. Maybe the poles on SR 303 could be used for general "Welcome to Streetsboro" "Gateway to Progress" banners.

MOTION: TO SEND THIS TO THE JULY 13, 2020 SERVICE COMMITTEE MEETING FOR FURTHER INFORMATION.

Moved by Mr. Ruediger, seconded by Mr. Ring. Upon voice vote, **motion carried**. Mrs. Field thanked Mr. Mytinger for his work on this and hoped for an update at the next meeting.

Discuss 2020 Road Paving Program

Mayor Broska said Council was interested in keeping this program moving forward even during the pandemic economic concerns. The winning base bid was \$1,029,837.30 and Mayor Broska and Ms. Esarey had discussed that this amount should come out of the General Fund carryover. The carryover was at about 38%, well above the required 25%, and he asked Council to take money from the carryover and award the bid to the Karvo Company. Mr. Ring was comfortable moving the money from the General Fund because right now all the income tax revenue was going into the General Fund.

Ms. Esarey confirmed the City had about 37% carryover and could make a transfer of \$1,282,868.72 from the General Fund to the Capital Fund to cover the base bid and the contingency. Once it was done it couldn't be transferred back.

Council would need to approve an agreement with Karvo and the budget amendment at the next meeting on June 22, 2020. The bids were opened on April 23, 2020 and would be valid for 60 days,

but Mr. Ciuni had talked to Karvo and they were willing to hold the prices longer than 60 days. Karvo could be ready to start the project in July. Mr. Ciuni said the bids received were favorable, under the budgeted amount, and he recommended proceeding with all of the base bid, and hold off on the contingency bid; those roads could wait another year.

MOTION: TO FORWARD THIS TO THE JUNE 22, 2020 REGULAR COUNCIL MEETING FOR THE BASE BID.

Moved by Mr. Ruediger, seconded by Mr. Ring. Upon voice vote, **motion carried**. Mr. Ruediger mentioned some potholes on Sparrow Run that needed attention.

T-6851 Authorize Animal Control Contract

Mayor Broska said there were no changes or increases to the contract from the previous term. The City had been using this vendor for years and found them to be fair and reasonable and wanted to continue to use their services.

MOTION: TO SEND THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Ruediger, seconded by Mr. Lampa. Upon voice vote, **motion carried**.

T-6852 Land Appropriation for SR 14 Widening

Mr. Beni said these need to be filed in Portage County for seven parcels.

MOTION: TO SEND THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Ruediger, seconded by Mr. Lampa. Upon voice vote, **motion carried**.

Citizens' Comments

None.

Announcements

A Special Finance Committee Meeting will immediately follow this meeting.

There being no further business to be addressed by this committee, and upon motion by Mr. Ruediger, seconded by Mr. Lampa, this meeting adjourned at 9:37 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Julie Field, Chairman