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<div>2</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> <div> <p><u>P R O C E E D I N G S</u></p> <p>MS. SANCHEZ: Thank you everyone for coming out tonight.</p> <p>As we get started, just a couple of administrative notes. We are recording these proceedings again for the purpose of providing a historical record, so any members of the Zoning Commission, anyone who's presenting, anyone who's speaking tonight, please clearly speak your name into the microphone before you make your statement or comment, and please do this every time you speak, I already failed, my name is "Ashley Sanchez". And I ask everyone here on the Zoning Commission to also please help me in reminding people because I'm obviously terrible at it.</p> <p>Second, there is an item on the Agenda later today that will -- and we'll be giving the public an opportunity to speak in this meeting, so I just said this a couple minutes ago, but I do mean it, if you haven't signed in and you plan to speak, please come in and sign in, you'll be sworn in later on.</p> </div>	<div>4</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> <div> <p>MR. HAMER: Here.</p> <p>MR. LOWE: Mr. Funk.</p> <p>Mr. Whelan.</p> <p>MR. WHELAN: Here.</p> <p>MR. LOWE: Mr. Lowe. Here.</p> <p>MS. SANCHEZ: Okay. And now if everyone will stand again and join me in the Pledge of Allegiance.</p> <p>- - - -</p> <p>(Thereupon, the Pledge of Allegiance was recited.)</p> <p>- - - -</p> <p>MS. SANCHEZ: Okay. And so our first order of business today will be -- one second everyone. I promise I prepared for this, but I have the wrong file open and I don't want to do anything illegal over here.</p> <p>Here we go. All right. So the first order of business is going to be the election of the 2025 officers.</p> <p>So if any of you weren't here during the August meeting Sean Lowe was elected to be Vice Chairperson and I, Ashley Sanchez, was elected to be Interim</p> </div>

<p style="text-align: right;">5</p> <p>1 Chairperson for a term of three months, and</p> <p>2 so that term has now ended and it's time</p> <p>3 for us to elect our new slate of officers</p> <p>4 for 2025. So we definitely need a</p> <p>5 Chairperson and a Vice Chairperson.</p> <p>6 Before this meeting Sean nominated</p> <p>7 himself to be the Chairperson. Are there</p> <p>8 -- and I can take any other nominations or</p> <p>9 self-nominations from the floor. Public</p> <p>10 comment is not necessary at this point. We</p> <p>11 don't have to vote on nominations, we do</p> <p>12 just vote on the election.</p> <p>13 So is anyone else interested in</p> <p>14 being Chairperson?</p> <p>15 MR. WHELAN: No.</p> <p>16 MS. SANCHEZ: No? Okay. And what</p> <p>17 about Vice Chairperson; are there any</p> <p>18 nominations or self-nominations for that</p> <p>19 position?</p> <p>20 Okay. I will nominate myself to</p> <p>21 be Vice Chairperson then.</p> <p>22 Okay. And one last chance before</p> <p>23 moving on to voting, are there any other</p> <p>24 nominations for any of the positions?</p> <p>25 Okay. So I'm going to go ahead</p>	<p style="text-align: right;">7</p> <p>1 see.</p> <p>2 MS. SANCHEZ: And I will now make</p> <p>3 a motion to vote for myself, Ashley</p> <p>4 Sanchez, as the Vice Chairperson of the</p> <p>5 Zoning Commission. Do I have a second?</p> <p>6 MR. WHELAN: I'll second.</p> <p>7 MS. SANCHEZ: Thank you. All</p> <p>8 right. Secretary, please call the roll.</p> <p>9 MR. LOWE: Ms. Oseland?</p> <p>10 MS. OSELAND: Yes.</p> <p>11 MR. LOWE: Ms. Sanchez?</p> <p>12 MS. SANCHEZ: Yes.</p> <p>13 MR. LOWE: Mr. Hamer?</p> <p>14 MR. HAMER: Yes.</p> <p>15 MR. LOWE: Mr. Whelan?</p> <p>16 MR. WHELAN: Yes.</p> <p>17 MR. LOWE: Mr. Lowe? Yes.</p> <p>18 MS. SANCHEZ: Okay. Excellent.</p> <p>19 Moving on to the next order of business,</p> <p>20 which is the approval of the Minutes from</p> <p>21 our meeting on November 21st, 2024.</p> <p>22 Are there any additions,</p> <p>23 corrections, or revisions from anyone? I</p> <p>24 am seeing a --</p> <p>25 MR. HAMER: I have none.</p>
<p style="text-align: right;">6</p> <p>1 and close the nomination window.</p> <p>2 I am now making a motion to vote</p> <p>3 for Sean Lowe to be the Chairperson of the</p> <p>4 Zoning Commission.</p> <p>5 Secretary, please call the roll.</p> <p>6 MS. OSELAND: You need a second on</p> <p>7 your motion.</p> <p>8 MR. WHELAN: Second.</p> <p>9 MS. SANCHEZ: Oh, anyone</p> <p>10 seconding? Thank you.</p> <p>11 MR. WHELAN: Second here. Justin</p> <p>12 Whelan.</p> <p>13 MR. LOWE: Ms. Oseland?</p> <p>14 MS. OSELAND: Yes.</p> <p>15 MR. LOWE: Ms. Sanchez?</p> <p>16 MS. SANCHEZ: Yes.</p> <p>17 MR. LOWE: Mr. Hamer?</p> <p>18 MR. HAMER: Yes.</p> <p>19 MR. LOWE: Mr. Funk?</p> <p>20 Mr. Whelan?</p> <p>21 MR. WHELAN: Yes.</p> <p>22 MR. LOWE: Mr. Lowe? Yes.</p> <p>23 MS. SANCHEZ: Okay.</p> <p>24 Congratulations.</p> <p>25 MR. LOWE: Thank you. We shall</p>	<p style="text-align: right;">8</p> <p>1 MS. SANCHEZ: -- shaking of heads.</p> <p>2 Okay. So since there are no</p> <p>3 changes, do I hear a motion for approval?</p> <p>4 MR. LOWE: So moved.</p> <p>5 MS. SANCHEZ: Okay. And I'll</p> <p>6 second that.</p> <p>7 Secretary, please call the roll.</p> <p>8 MR. LOWE: Ms. Oseland?</p> <p>9 MS. OSELAND: Yes.</p> <p>10 MR. LOWE: Ms. Sanchez?</p> <p>11 MS. SANCHEZ: Yes.</p> <p>12 MR. LOWE: Mr. Hamer?</p> <p>13 MR. HAMER: Yes.</p> <p>14 MR. LOWE: Mr. Whelan?</p> <p>15 MR. WHELAN: Yes.</p> <p>16 MR. LOWE: Mr. Lowe? Yes.</p> <p>17 MS. SANCHEZ: Okay. All right.</p> <p>18 There are no old business items on the</p> <p>19 meeting Agenda. Before I move on to new</p> <p>20 business, does anyone on the Board or the</p> <p>21 Building Department or the Administration</p> <p>22 have an item for follow-up? No? Okay.</p> <p>23 Now onto new business. So the new</p> <p>24 item on this Agenda is the number</p> <p>25 24OLMT-DEV002, application submitted by the</p>

<p style="text-align: right;">9</p> <p>1 Carnegie Management and Development 2 Corporation for 27106-27076 Bagley Road, 3 Permanent Parcel Number 264-21-059, 4 264-21-021, 264-21-060, 264-21-022, 5 264-21-013 -- there's a lot here -- 6 264-21-014, and 264-21-057, Phase I and 2, 7 seeking recommendation to the Board of 8 Trustees for a general development approval 9 of a Towne Center mixed use development of 10 commercial retail restaurant and medical 11 office with residential in rear property. 12 So before we get started, I want 13 to remind everyone that this Zoning 14 Commission is only a recommending body. So 15 at the end of this meeting, if we feel 16 ready to make a vote, this will solely be a 17 recommendation to the Board of Trustees 18 who's going to have -- make the final 19 decision, okay? So I want everyone to keep 20 that in mind. 21 And so first we will go ahead and 22 allow Carnegie Management to present their 23 application. Afterwards we will allow 24 members of the Zoning Commission to ask any 25 questions and also the administration, the</p>	<p style="text-align: right;">11</p> <p>1 Olmsted Medical Center, currently operated 2 by Southwest General at the southeast 3 corner of the site. This was the first 4 step in bringing to life a larger mixed-use 5 development to revitalize the corner of the 6 Olmsted Township. 7 So for the benefit of the 8 audience, we decided to put this in a 9 presentation format on the screen, so I'll 10 be using a laser pointer to show the 11 different features of the sites and slides 12 that we're showing, so I apologize to the 13 Board for have your crank your neck at 14 times, but -- 15 MS. SANCHEZ: Uh-huh. 16 MR. FRANTZ: -- we will be 17 following the application that we presented 18 just in a slightly different format that we 19 thought might have been easier to present. 20 Before I launch into the details 21 of this project though which we have dubbed 22 the "Olmsted Towne Center", I'd like to 23 give you some background on us. 24 We are Carnegie Management 25 Development Corporation, and we were</p>
<p style="text-align: right;">10</p> <p>1 Building Department and we'll have time for 2 public comment. 3 Would the representatives for the 4 application -- Applicant please state your 5 names and present your items? 6 MR. FRANTZ: Yes. Thank you for 7 having us. My name is Morgan Frantz, 8 M-O-R-G-A-N, F-R-A-N-T-Z, with an address 9 of 27500 Detroit Road, Suite 300 Westlake, 10 Ohio 44145. 11 And I apologize for making you 12 read all those parcel notes, but you'll see 13 tonight that it's necessary for the size of 14 the project. 15 So I'm the pre-construction 16 services and project manager for this 17 project. And then with me tonight are 18 George Papandreas, our Executive Vice 19 President and Project Executive on this 20 project, and Rustom Khouri, III, our 21 president, who will also be providing 22 oversight on this project. 23 We've been actively involved in 24 designing and marketing the site for over 25 five years now. And in 2022 we opened the</p>	<p style="text-align: right;">12</p> <p>1 founded over 40 years ago with a 2 determination to provide the highest 3 caliber of commercial and residential site 4 marketing, property development, and 5 property management. Since then, we've 6 grown from a family team of three to a 7 diverse multispecialty team of 35 real 8 estate professionals. 9 We work with a diverse mix of 10 local, regional, and national tenants and 11 communities throughout the 18-state 12 geography, which we are currently present 13 in. 14 From 600 square foot mental health 15 offices and family-run restaurants to 16 national grocers and the largest 17 privately-owned Veterans Affairs healthcare 18 center in the nation that owned over 19 450,000 square feet on 48 acres. 20 The breadth of our focus and our 21 ability to scale best practices to every 22 project involved in will be evident in this 23 Olmsted Towne Center. 24 We're a group of long-term 25 thinkers. We don't sell our properties</p>

<p style="text-align: right;">13</p> <p>1 once we complete the development 2 construction, which is why we have a large 3 in-house team of property managers. We're 4 a mature, experienced, and professional, 5 and we follow through on our commitments to 6 the communities in which we serve because 7 we believe in being a good steward for the 8 land that we manage.</p> <p>9 Our home base is here, northeast 10 Ohio, and our foundation is here. We're 11 not an out-of-state property flipper, we're 12 local.</p> <p>13 We have participated in multiple 14 streetscapes during committee meetings, and 15 we've reviewed the 2019 Olmsted Township 16 Comprehensive Plan and we've engaged with 17 the Trustees to learn more about the 18 visions, concerns, and desires of the 19 community in greater detail.</p> <p>20 This project will generate over 21 \$10 million in new tax revenue over 10 22 years and generate close to 400 initial 23 construction jobs, all of which will help 24 Olmsted Township establish a capital 25 foothold to fully achieve the goals</p>	<p style="text-align: right;">15</p> <p>1 left is west, and right is east. And to 2 further orient everyone, Stearns Road is 3 located west. Stearns Road is here on the 4 west of the site, and Bagley Road is on the 5 south.</p> <p>6 The green highlighted line is our 7 project perimeter and the property 8 perimeter encompassing 20 acres of which 9 approximately 20% is undevelopable due to 10 the wetland area of the northwest corner of 11 the site located approximately here, which 12 will be further illustrated in Exhibit B.</p> <p>13 The dash lines, which I recognize 14 for the audience may be hard to see or it's 15 scattered throughout this plan, this 16 existing conditions plan, those are grade 17 elevation lines.</p> <p>18 At the southwest corner of the 19 site, located here, is the existing Olmsted 20 Medical Center operated by Southwest 21 General with established building setbacks 22 in an architectural style, which will be 23 consistent throughout the Olmsted Towne 24 Center.</p> <p>25 The existing Bagley Road curb cut</p>
<p style="text-align: right;">14</p> <p>1 established in the 2019 Comprehensive Plan. 2 And I do want to iterate that 3 tonight, we understand an approval does not 4 permit us to start construction tomorrow. 5 Your approval tonight will allow us to take 6 the next step of going through our 7 iterative design process to get to a 8 submittal for these -- this Zoning 9 Commission for a Detailed Development Plan 10 review.</p> <p>11 But rest assured that we have 12 allowed the design to be dictated by the 13 data that we received and the market 14 realities in our procurement of due 15 diligence reports, site analysis, and 16 marketing efforts.</p> <p>17 And for the presentation of this 18 plan, it -- we think it's helpful to start 19 with Exhibit D. So I'll be presenting on 20 this screen and as well in your packets, 21 and then we'll work our way towards the 22 site plan.</p> <p>23 So to be sure that we're all on 24 the same page during the subsequent 25 discussion, up is north, down is south,</p>	<p style="text-align: right;">16</p> <p>1 and access road serves as the parking areas 2 for the Olmsted Medical Center and the 3 existing stormwater detention basin and the 4 associated access roads are also -- will be 5 reused -- excuse me, sorry, the curb cut 6 will be reused and these access roads will 7 be amended in the following plan.</p> <p>8 A site that was once residences 9 with wooded backyards is now currently a 10 mix of young trees, scrappy pickets, and a 11 large earthen waste mound, which is located 12 approximately here at the middle point of 13 the site.</p> <p>14 The scars from sitework sometime 15 between 2006 and 2008 on the western 16 portion of the property. We wish to 17 revitalize this land and return it to 18 productive use in a pleasant environment 19 for residences and new businesses.</p> <p>20 This is our general development 21 plan on Exhibit B, preliminary grading 22 plan, and to make things easy, these blue 23 lines which are a little bit faint and hard 24 to see, these are the new proposed 25 elevation contours, a little bit easier to</p>

<div>17</div> <div><p>1 see in the application packet.</p><p>2 And furthermore, the hatched blue</p><p>3 lines is the existing wetland.</p><p>4 The dash lines are for the future</p><p>5 residential in Phase 2. And the solid</p><p>6 lines on the frontage are the proposed and</p><p>7 existing line work for the Phase I of the</p><p>8 project.</p><p>9 Following Section 520.07E of the</p><p>10 zoning ordinance, we are presenting this</p><p>11 general development plan in two phases.</p><p>12 The commercial in Phase I and the</p><p>13 residential closely following in Phase 2</p><p>14 with the request, the timeframes for an</p><p>15 approved general development plan take this</p><p>16 phase into consideration.</p><p>17 We have multiple curb cuts for a</p><p>18 clear and distinguished separation of uses.</p><p>19 The location of the curb cuts that you see</p><p>20 this evening were intentionally designed to</p><p>21 get traffic off of Stearns Road and Bagley</p><p>22 Road in as efficient of manner as possible</p><p>23 to reduce congestion at the intersection.</p><p>24 The existing curb cut on Bagley</p><p>25 Road at the southeast corner of the site</p></div>	<div>19</div> <div><p>1 These are all private streets</p><p>2 managed by Carnegie with appropriate</p><p>3 accommodation for emergency services. The</p><p>4 installation of the private streets will be</p><p>5 a significant savings over time to the</p><p>6 Township, both for maintenance, snow</p><p>7 removal, and capital repairs.</p><p>8 By using private driveways and drive aisles</p><p>9 in lieu of public streets, the project</p><p>10 advances the stated goal of the planned</p><p>11 development district regulations in Section</p><p>12 260 to reduce quote "infrastructure and</p><p>13 other public service costs through unified</p><p>14 development".</p><p>15 To the extent there may be a</p><p>16 conveyance of any portion of the property,</p><p>17 it will be subject to a reciprocal easement</p><p>18 and operating agreement that runs with the</p><p>19 land and continues to protect the</p><p>20 respective access, circulation, parking,</p><p>21 maintenance, operation, and use of rights</p><p>22 between parcel owners.</p><p>23 And we have retained a traffic</p><p>24 consultant and early traffic impact reports</p><p>25 indicate negligible impacts of traffic at</p></div>
<div>18</div> <div><p>1 will be retained for access to the</p><p>2 residential components, the Olmsted Medical</p><p>3 Center, and service traffic for Parcel C</p><p>4 and Parcel D.</p><p>5 The new curb cut on Bagley Road,</p><p>6 which is the center curb cut adjacent to --</p><p>7 or excuse me, opposite the existing</p><p>8 shopping center curb cut will be a main</p><p>9 entry to the Olmsted Towne Center for</p><p>10 access to the residences, the Towne Center</p><p>11 park, and commercial traffic access for</p><p>12 Parcels B and C.</p><p>13 The new curb cut on Bagley Road is</p><p>14 intended to service the Sheetz Gasoline and</p><p>15 Convenience store to keep all of the</p><p>16 proximal parking -- excuse me, all of the</p><p>17 associated vehicular traffic, get it off</p><p>18 the thoroughfare as quickly as possible and</p><p>19 contain the traffic within the site in its</p><p>20 respective use.</p><p>21 A new curb cut on Stearns Road on</p><p>22 the western portion of the site plan will</p><p>23 be directly across from the CVS curb cut</p><p>24 for additional access to the residential</p><p>25 and service areas.</p></div>	<div>20</div> <div><p>1 the intersection. These reports will be</p><p>2 shared with our detail from the plan</p><p>3 application.</p><p>4 In conversations with the Township</p><p>5 Trustees, we understand there is a desire</p><p>6 to have more business usage and commercial</p><p>7 usage in the Township.</p><p>8 Sheetz, A, is a gasoline service</p><p>9 station -- or Parcel A is a Sheetz service</p><p>10 station and a convenience store -- and it</p><p>11 did receive conditional use approval at the</p><p>12 Township Board of Zoning Appeals in</p><p>13 November -- and the remaining uses are all</p><p>14 permitted by right and are as follows.</p><p>15 Parcel B is a restaurant, Parcel C is a</p><p>16 grocer, Parcel D is a coffee shop, and</p><p>17 Parcel E, which is also the Olmsted Medical</p><p>18 Center, will remain in place to complete</p><p>19 the [unintelligible] -- the commercial</p><p>20 properties.</p><p>21 This Olmsted Medical Center</p><p>22 establishes a precedent for building</p><p>23 setbacks and will create a harmonious</p><p>24 property frontage on Bagley Road.</p><p>25 And we have made a concerted effort to</p></div>

<div>21</div> <div><p>1 orient the commercial buildings and parking</p><p>2 areas in a manner that is appropriate for</p><p>3 the site and meets the operational needs of</p><p>4 the tenants.</p><p>5 This thoughtful and intentional</p><p>6 approach has been strongly intent on</p><p>7 maintaining the spirit of Section 290.05 of</p><p>8 the Olmsted Township Zoning Resolution.</p><p>9 We have made attempts to</p><p>10 co-locate, to share, and to reduce the</p><p>11 parking, but these efforts have been</p><p>12 rejected by our national tenants with whom</p><p>13 we're in active lease negotiations as it</p><p>14 fails to meet their parking requirements</p><p>15 for their operations.</p><p>16 These site constraints have left</p><p>17 this configuration as the only viable</p><p>18 solution for mixed use project in keeping</p><p>19 with the TCBD spirit, establishing the</p><p>20 zoning resolution.</p><p>21 As mentioned earlier, we plan to</p><p>22 expand the existing stormwater basin at the</p><p>23 northeast corner of the site, which</p><p>24 currently provides stormwater retention for</p><p>25 the Olmsted Medical Center. This expanded</p></div>	<div>23</div> <div><p>1 and F in the application packet. This is</p><p>2 Exhibit E, our preliminary landscaping</p><p>3 plan. To illustrate the site experience</p><p>4 for the community.</p><p>5 We've retained a renowned local</p><p>6 landscape architect who's currently working</p><p>7 on design pallets to include landscaping,</p><p>8 site furniture, lighting, way-finding</p><p>9 signage, material and textures, and gateway</p><p>10 improvements to holistically tie the site</p><p>11 together, and these details will be further</p><p>12 illustrated in our Detailed Development</p><p>13 Plan application.</p><p>14 The red dash dot line indicates</p><p>15 the delineation between Phases 1 and Phases</p><p>16 2. As drivers, cyclists, and pedestrians</p><p>17 approach the site entrances, the frontage</p><p>18 will establish a welcoming environment.</p><p>19 This is a rendering of a Bagley</p><p>20 Road looking eastbound with the Sheetz</p><p>21 convenience and gas station.</p><p>22 And in concert with entrance</p><p>23 signage, this frontage will be consistent</p><p>24 with an architectural style unique to the</p><p>25 community and the Olmsted Towne Center,</p></div>
<div>22</div> <div><p>1 detention basin will serve as the grocer,</p><p>2 coffee shop, the residential component, and</p><p>3 they currently will continue to service the</p><p>4 Olmsted Medical Center.</p><p>5 A new stormwater pond, detention</p><p>6 basin, is proposed in northern parcels of A</p><p>7 and B, and this will serve as those parcels</p><p>8 and reduce the distance for conveyance of</p><p>9 stormwater.</p><p>10 At the western boundary of the</p><p>11 site, between the wetland setback and the</p><p>12 Stearns Road access drive, we have an</p><p>13 expanded Cuyahoga County detention basin</p><p>14 due to our bisecting of their existing</p><p>15 stormwater basin, and we have already begun</p><p>16 conversations with the Cuyahoga County</p><p>17 Department of Public Works and those</p><p>18 conversations have been very positive.</p><p>19 All stormwater generated onsite</p><p>20 will be stored onsite for treatment and</p><p>21 released at predevelopment levels. Those</p><p>22 exact details of outflow and stormwater</p><p>23 design will be provided when we come back</p><p>24 for Detailed Plan Development approval.</p><p>25 And finally, we have Exhibits E</p></div>	<div>24</div> <div><p>1 semi-transparent trees, shrubs, grasses,</p><p>2 and site furniture will provide screening</p><p>3 from the commercial frontage to encourage</p><p>4 walkability and the use of the sidewalks.</p><p>5 This is the same road on Bagley</p><p>6 looking westbound and you can see the</p><p>7 central curb cut approximately here, look</p><p>8 at across from the existing shopping center</p><p>9 entrance. These renderings do predate the</p><p>10 current iteration of the site plan, but we</p><p>11 feel they offer a very good preliminary</p><p>12 look at the intended character of the</p><p>13 Olmsted Towne Center. And we expect that</p><p>14 we'll have updated renderings when we come</p><p>15 back for Detailed Development Plan</p><p>16 approval.</p><p>17 As we enter the site from this</p><p>18 central curb cut, this tree line procession</p><p>19 will lead us with decorative site lighting</p><p>20 and way-finding signage to the grocer and</p><p>21 restaurant, grocery entrances and</p><p>22 restaurant entrance before culminating at a</p><p>23 Towne Center park and the gateway to the</p><p>24 residences, located here [indicating].</p><p>25 The Towne Center Park is intended</p></div>

<div>25</div> <div><p>1 to provide a sense of place and will be a</p><p>2 central hub of recreational activity in the</p><p>3 Olmsted Towne Center. The park is both a</p><p>4 starting and ending point for the network</p><p>5 of trails throughout the site with</p><p>6 connectivity to all commercial tenants and</p><p>7 residences.</p><p>8 The passive open space, wetlands,</p><p>9 and existing and proposed sidewalks in the</p><p>10 respective Stearns Road and Bagley Road</p><p>11 rights-of-way.</p><p>12 We are preliminarily showing eight</p><p>13 ways that the entrance is the residential</p><p>14 parcel, which is roughly located right here</p><p>15 [indicating]. And these will clearly</p><p>16 distinguish and separate the residential</p><p>17 experience from the commercial experience,</p><p>18 yet they will be consistent with the</p><p>19 architectural style and landscaping pallet</p><p>20 of the center.</p><p>21 For Section 26004D of the Zoning</p><p>22 Resolution, a development in the Towne</p><p>23 Center Planned Development District is</p><p>24 required to have a residential proponent,</p><p>25 which is oriented on this plan serenely at</p></div>	<div>27</div> <div><p>1 meadows and landscape areas to buffer the</p><p>2 residential and commercial uses, which for</p><p>3 the resolution aren't included in the open</p><p>4 space calculations, and we expect these to</p><p>5 be a total green space, easily exceeding</p><p>6 50% of the site.</p><p>7 We've gone to great lengths to</p><p>8 preserve significant green space and keep</p><p>9 most of the wetlands intact. This</p><p>10 conformance with the Township's open space</p><p>11 requirements has significantly impacted the</p><p>12 approach and flexibility of our planning</p><p>13 efforts, though all repairing setbacks are</p><p>14 maintained as required in Section 380.05 of</p><p>15 the Township Zoning Resolution.</p><p>16 We have retained an environmental</p><p>17 consultant, and to the extent permitted, we</p><p>18 intend to explore walking trails in and</p><p>19 around the wetland. These explorations are</p><p>20 very early which is why it's not shown on</p><p>21 the site plan, but we hope to have more</p><p>22 information regarding this for the Detailed</p><p>23 Development Plan application.</p><p>24 In conclusion, this plan isn't the</p><p>25 second iteration, it's not the third</p></div>
<div>26</div> <div><p>1 the rear of the property, set furthest away</p><p>2 from the busyness of the intersection and</p><p>3 screened from the commercial frontage and</p><p>4 its associated traffic.</p><p>5 Phase 2 consists approximately of</p><p>6 34 residences, which are planned to be</p><p>7 condominiums for sale with an HOA that will</p><p>8 govern, maintain, and manage that portion</p><p>9 of the center. The residences have</p><p>10 excellent pedestrian connectivity to the</p><p>11 rest of the center and the community's</p><p>12 enhanced streetscape to create a walkable</p><p>13 neighborhood. The streets give amenities,</p><p>14 site furniture, consistent lighting and</p><p>15 clear way-finding.</p><p>16 Per Section 260.11 of the Township</p><p>17 Zoning Resolution, we have set aside 4.7</p><p>18 acres or 24% of the total site for open</p><p>19 space, which includes a significant wetland</p><p>20 area and exceeds the Township's requirement</p><p>21 of 20%.</p><p>22 The residential component of 43%</p><p>23 open space for the benefit of the residents</p><p>24 and guests exceeds the Township minimum of</p><p>25 30%. And we've additionally introduced</p></div>	<div>28</div> <div><p>1 iteration either, it's the culmination of</p><p>2 many data-driven revisions and</p><p>3 conversations with Township leadership and</p><p>4 our prospective tenants. The plan that</p><p>5 we're presenting is the most viable</p><p>6 solution to this challenging site while</p><p>7 still keeping the spirit of the Towne</p><p>8 Center Planned Development District.</p><p>9 This project will generate a</p><p>10 significant tax income to this community</p><p>11 and will provide a foothold for the</p><p>12 Township's pursuit of the goals for at</p><p>13 least the next several decades.</p><p>14 Additionally, the Olmsted Towne</p><p>15 Center will serve as a marketing boost to</p><p>16 encourage more business investment in this</p><p>17 community.</p><p>18 We're seeking approval tonight so</p><p>19 that we may start more detailed plans to</p><p>20 revitalize this land for a more productive</p><p>21 and aesthetically pleasing Towne Center.</p><p>22 Thank you for your time, and</p><p>23 before we conclude our presentation for any</p><p>24 questions the Zoning Commission may have,</p><p>25 George and Rustom, would either of you like</p></div>

<p style="text-align: right;">29</p> <p>1 to add anything?</p> <p>2 MR. PAPANDREAS: [Unintelligible].</p> <p>3 MR. FRANTZ: Thank you for your</p> <p>4 time.</p> <p>5 MS. SANCHEZ: Okay. So I'll ask</p> <p>6 you to stay there. This is Ashley Sanchez.</p> <p>7 Do any members of the Zoning Commission</p> <p>8 have questions for the Applicant?</p> <p>9 MR. LOWE: I have a few. Sean</p> <p>10 Lowe. With Building D what you said is a</p> <p>11 coffee shop, would there be a drive-thru in</p> <p>12 that building or would it not include one?</p> <p>13 MR. FRANTZ: Those conversations</p> <p>14 are still a little early. Our intention is</p> <p>15 that we're still in close conversations to</p> <p>16 see what will fit with the site. To be</p> <p>17 honest, and I -- it might be a little early</p> <p>18 to say if that's possible or not.</p> <p>19 MR. KHOURI: Every iteration that</p> <p>20 I've seen has included a drive-thru. For a</p> <p>21 lot of these coffee purveyors, having that</p> <p>22 convenience is critical for them to be able</p> <p>23 to produce the number of sales necessary to</p> <p>24 survive.</p> <p>25 MS. SANCHEZ: And can you please</p>	<p style="text-align: right;">31</p> <p>1 disconnect between what they're able to pay</p> <p>2 and what it costs us to construct a new</p> <p>3 facility is just -- it's just too wide.</p> <p>4 And so, the ones that we are further along</p> <p>5 in conversations with are national tenants,</p> <p>6 but there is still one building that is yet</p> <p>7 undecided. We have spoken to a few</p> <p>8 national tenants, but we're still pursuing</p> <p>9 some locals as well.</p> <p>10 MS. SANCHEZ: And which one is</p> <p>11 that?</p> <p>12 MR. KHOURI: That's Building B.</p> <p>13 MS. OSELAND: Building what?</p> <p>14 MS. SANCHEZ: B, which would be</p> <p>15 the restaurant?</p> <p>16 MR. KHOURI: The restaurant.</p> <p>17 MS. SANCHEZ: Okay.</p> <p>18 MR. KHOURI: But again, you know,</p> <p>19 the reality of where we are in the market</p> <p>20 today is very challenging to create a deal</p> <p>21 that is sustainable for both sides. And</p> <p>22 the result that you're seeing here, I think</p> <p>23 is a reflection of those challenges. And</p> <p>24 at the end of the day, you know, we kept</p> <p>25 kind of pushing that boulder uphill and we</p>
<p style="text-align: right;">30</p> <p>1 state your name?</p> <p>2 MR. KHOURI: Rustom Khouri,</p> <p>3 Carnegie.</p> <p>4 MR. LOWE: Based on what you've</p> <p>5 said, does that mean you're more focused on</p> <p>6 a national brand for that building than a</p> <p>7 local brand?</p> <p>8 MR. KHOURI: Yes.</p> <p>9 MR. LOWE: Okay.</p> <p>10 MS. SANCHEZ: Can I piggyback off</p> <p>11 of that?</p> <p>12 MR. LOWE: Yeah.</p> <p>13 MS. SANCHEZ: So is the goal for</p> <p>14 all four of these businesses to be national</p> <p>15 chains and nothing local?</p> <p>16 MR. KHOURI: That's certainly not</p> <p>17 the end goal. And I can tell you that</p> <p>18 we've gone through, as Morgan had noted,</p> <p>19 several iterations of this plan. And where</p> <p>20 we started was -- is where I think a lot of</p> <p>21 folks in this community were hoping to see,</p> <p>22 which is a kind of connected row of</p> <p>23 buildings with some mom-and-pops and small</p> <p>24 shops, and unfortunately after, well over a</p> <p>25 year of trying to make that a reality, the</p>	<p style="text-align: right;">32</p> <p>1 came to the realization that if we want to</p> <p>2 be able to execute something here and take</p> <p>3 this vacant land out of its current</p> <p>4 condition and into a functioning producing</p> <p>5 asset, that may be the only way that we can</p> <p>6 do so.</p> <p>7 MS. SANCHEZ: Sorry, Sean, if you</p> <p>8 want to go back to your questions?</p> <p>9 MR. LOWE: Yes. This is Sean</p> <p>10 Lowe. For the residential, would visitors</p> <p>11 to those condos be permitted to park in the</p> <p>12 street or would there be a separate, like,</p> <p>13 visitor parking for the condos? How would</p> <p>14 that work?</p> <p>15 MR. PAPANDREAS: Well, I believe</p> <p>16 -- first and foremost, my name is George</p> <p>17 Papandreas and I want thank each and every</p> <p>18 one of you for taking the time out to be</p> <p>19 here. I know this is a Special Meeting, so</p> <p>20 we do really appreciate that because we</p> <p>21 are, as Morgan indicated, under</p> <p>22 negotiations with a number of our tenants</p> <p>23 and they're starting to ask us what kind of</p> <p>24 commitments we can make, so the sooner we</p> <p>25 have an understanding what your concerns</p>

1 are, the better off we're going to be able
 2 to deliver this project.
 3 But to address your specific
 4 question, the character of these
 5 condominiums are in flux right now.
 6 There's an opportunity for them to have
 7 attached garages and a small drive in front
 8 for parking, but if there isn't, then we
 9 would definitely designate parking areas
 10 along the drive or off of the drive in
 11 order to accommodate them.
 12 MR. LOWE: Thank you. I think
 13 that's all I have at the moment.
 14 MS. SANCHEZ: Anyone?
 15 MR. HAMER: Yeah. This is Paul
 16 Hamer. The question I have, you're
 17 planning on these streets are going to be
 18 private streets, correct?
 19 MR. PAPANDREAS: Yes.
 20 MR. HAMER: So you're going to do
 21 all the maintenance, snow removal, et
 22 cetera, for all the streets?
 23 MR. PAPANDREAS: Correct.
 24 MR. HAMER: Then in Phase 2 where
 25 the condos and an HOA, is it your intent to

1 assess the owners for maintenance of their
 2 -- of Phase 2, the landscaping, the roads,
 3 et cetera?
 4 MR. PAPANDREAS: Yes. That would
 5 be the intent, yeah.
 6 MR. HAMER: Okay.
 7 MR. PAPANDREAS: For their portion
 8 of the property.
 9 MR. HAMER: Right, yeah, not the
 10 entire...
 11 MR. PAPANDREAS: Yeah. You know,
 12 one of the things I want to emphasize here
 13 on this project is it's one owner. When we
 14 reference parcels and we reference, you
 15 know, portions of the project, we're really
 16 trying to define leasehold interests that
 17 are involved --
 18 MR. HAMER: Uh-huh.
 19 MR. PAPANDREAS: -- for the area
 20 that would be designated for the
 21 residential. So I think that's important
 22 to note. So we will be managing it in its
 23 entirety, holistically.
 24 MR. HAMER: Okay. Okay. The
 25 other question I had was regarding the

1 park. Private park? Public park?
 2 MR. PAPANDREAS: What would you
 3 like?
 4 MR. HAMER: I'm just asking.
 5 MR. PAPANDREAS: Well, the intent
 6 I believe is for it to be obviously for the
 7 use of the residents --
 8 MR. HAMER: Right.
 9 MR. PAPANDREAS: -- but clearly,
 10 you know, the purpose of this property is
 11 to cater to the public and to cater to
 12 customers. And so we would expect that
 13 that would be available under certain
 14 situations and under certain regulations to
 15 anybody who would be willing to use it.
 16 MS. SANCHEZ: Wait, so this is
 17 Ashley Sanchez. Just to clarify, so when
 18 you say "residents", you don't mean
 19 residents of Olmsted Township, you mean
 20 residents of the Phase 2?
 21 MR. PAPANDREAS: Correct, yeah.
 22 MS. SANCHEZ: Okay.
 23 MR. PAPANDREAS: But as I said,
 24 the public could -- I mean, it's not to say
 25 that the public can't use that public park

1 or what we call our "public park" by use of
 2 the residents of Olmsted under certain
 3 regulations, certain criteria, that we have
 4 to establish for its use, that's all.
 5 MS. SANCHEZ: And so when you're
 6 talking about trails going through the
 7 wetlands, is that also meant to be for
 8 residents of Phase 2 or is that open to the
 9 public?
 10 MR. PAPANDREAS: I would say
 11 that's open to the public also.
 12 MR. KHOURI: I would say its open
 13 to the public. This is Rustom Khouri. I
 14 would say that the park wouldn't be
 15 restricted for use by the residents only --
 16 MR. PAPANDREAS: Yeah.
 17 MR. KHOURI: -- it would be
 18 available to anyone who'd like to drive up
 19 and utilize the park.
 20 MS. SANCHEZ: Okay. This is still
 21 Ashley Sanchez. As you can tell, I really
 22 like parks, all my questions are about
 23 parks. Are you planning, because as you
 24 guys have described this parcel as a vacant
 25 land and an urban wasteland, are there

<p style="text-align: right;">37</p> <p>1 plans to plant any trees? Do any nice --</p> <p>2 you know, if you're going to have walking</p> <p>3 trails, make it a pleasant experience so</p> <p>4 you're not walking through vacant land?</p> <p>5 MR. KHOURI: Yes.</p> <p>6 MR. PAPANDREAS: Yeah, absolutely,</p> <p>7 of course.</p> <p>8 MR. KHOURI: Yeah. I mean, I</p> <p>9 think in the landscape plan, as you can</p> <p>10 see, we're introducing a host of new trees.</p> <p>11 We're doing our best to introduce</p> <p>12 processional approaches at the main entry,</p> <p>13 so that way, even when you are in a</p> <p>14 vehicular experience moment, it has the</p> <p>15 feeling like you're in a more rural</p> <p>16 environment. And so that's been key for us</p> <p>17 in bringing Banki(phonetic) on board, I</p> <p>18 think he has enlightened us on how we can</p> <p>19 place make a little bit better for a retail</p> <p>20 project like this and then create important</p> <p>21 distinctions in a hierarchy between the</p> <p>22 commercial and public facing uses and the</p> <p>23 residential uses. Because those folks do</p> <p>24 want to have some privacy as well.</p> <p>25 So some of the trails that you see</p>	<p style="text-align: right;">39</p> <p>1 MS. SANCHEZ: Okay.</p> <p>2 MR. KHOURI: But I will say it's a</p> <p>3 very excellent grocer who I think has</p> <p>4 improved their image significantly over the</p> <p>5 last five years and is one of the finest</p> <p>6 purveyors of grocer in northeast Ohio.</p> <p>7 MS. SANCHEZ: Do you have to use a</p> <p>8 box when you're shopping there?</p> <p>9 MR. HAMER: Or they used to charge</p> <p>10 you to use a cart?</p> <p>11 MR. KHOURI: Yeah. Do you like</p> <p>12 Aldi's.</p> <p>13 MS. SANCHEZ: Yeah, I mean, I like</p> <p>14 Aldi's. Yeah.</p> <p>15 Okay. Anyone else with a</p> <p>16 question?</p> <p>17 MR. WHELAN: Yeah, this is Justin</p> <p>18 Whelan. I'm curious about the three curb</p> <p>19 cuts on Bagley and what you considered in</p> <p>20 terms of why three makes sense as opposed</p> <p>21 to maybe doing one singular one that's</p> <p>22 going to funnel traffic on. I think we saw</p> <p>23 some concerns about having a lot of curb</p> <p>24 cuts.</p> <p>25 In your experience, is it better</p>
<p style="text-align: right;">38</p> <p>1 interwine -- you know, intertwined into</p> <p>2 that residential component, I think we view</p> <p>3 those to be primarily utilized by the</p> <p>4 residents, but again, they won't be</p> <p>5 restricted from public use. And then as we</p> <p>6 complete our efforts with the environmental</p> <p>7 consultant and impacting the major wetland</p> <p>8 in the northwest corner that will allow us</p> <p>9 to understand better what availability we</p> <p>10 have to introduce additional trails that</p> <p>11 could connect to public right-of-way</p> <p>12 sidewalks or other features.</p> <p>13 MS. SANCHEZ: Okay. And do you</p> <p>14 have an approximate price for these condos?</p> <p>15 MR. KHOURI: We do not.</p> <p>16 MS. SANCHEZ: Okay. All right.</p> <p>17 Last question, I swear. Who do you see</p> <p>18 being the national retailer in, I guess</p> <p>19 it's Parcel C the retail grocery? Is that</p> <p>20 an Aldi's?</p> <p>21 MR. KHOURI: We're not at liberty</p> <p>22 to say --</p> <p>23 MS. SANCHEZ: Okay.</p> <p>24 MR. KHOURI: -- at this point in</p> <p>25 time, unfortunately.</p>	<p style="text-align: right;">40</p> <p>1 to have more? You mentioned a few times</p> <p>2 getting traffic off the roads as quickly as</p> <p>3 possible, but what about people that are</p> <p>4 leaving these places, getting back onto the</p> <p>5 roads? Is three curb cuts going to be a</p> <p>6 problem for traffic on Bagley. Bagley's</p> <p>7 only a two-lane road, and maybe that would</p> <p>8 have to change in the future with this,</p> <p>9 but, you know, this is a lot to be adding</p> <p>10 onto that on Bagley there. So just curious</p> <p>11 about the three curb cuts and what you kind</p> <p>12 of thought about that.</p> <p>13 MR. PAPANDREAS: Well, our traffic</p> <p>14 advisor and consultant has indicated that</p> <p>15 they feel this is the appropriate manner to</p> <p>16 handle both traffic coming off and on to</p> <p>17 Bagley Road. Keep in mind that it's --</p> <p>18 there's a hierarchy of traffic movement</p> <p>19 that is going to be occurring here.</p> <p>20 Certain people aren't going to be using</p> <p>21 portions of the curb cuts or certain curb</p> <p>22 cuts, it's all going to be dependent upon</p> <p>23 the uses that are most attributed or, you</p> <p>24 know, adjacent to it. For example, the</p> <p>25 current curb cut that exists for the</p>

1 medical office building, it's primarily
 2 going to be for the residences, is you
 3 really aren't going to be anticipating
 4 except to the extent that maybe there's
 5 some lead-off for the coffee or for the
 6 grocer, it's mostly going to be, I think,
 7 concentrated to the central line, which is
 8 directly opposite the shopping center
 9 currently, which makes a lot of sense. You
 10 don't want them staggered because staggered
 11 curb cuts introduce conflicting movements
 12 within the public right-of-way.

13 And then the other one, which is
 14 really the third one, is for the service
 15 station, we felt that was important because
 16 it also kept circulation for the service
 17 kind of isolated and didn't start
 18 interfering with the rest of it. So this
 19 has been all based on the recommendation of
 20 our traffic consultant, which we'll be
 21 providing that report for you to review.

22 MR. WHELAN: Okay. I have one
 23 more question about the medical office. Is
 24 Southwest leasing that entire building
 25 right now?

1 MR. PAPANDREAS: Yes.

2 MR. WHELAN: Okay. So there's no
 3 additional proposed use in there office
 4 space?

5 MR. PAPANDREAS: No, it's a single
 6 tenant.

7 MR. WHELAN: Okay.

8 MR. PAPANDREAS: We do have room
 9 to add an addition at something in the
 10 future.

11 MR. WHELAN: I saw their sign.
 12 It's got their name on it and four or five
 13 spots underneath spots underneath it.

14 MR. PAPANDREAS: Yeah, right.
 15 Well, that's all -- right. No, I don't
 16 think we'll be doing four or five spots for
 17 them --

18 MR. HAMER: You're thinking
 19 positive.

20 MR. PAPANDREAS: -- it's
 21 ultimately going to be integrated with the
 22 signage program for the entire center.

23 MR. KHOURI: And this is Rustom.
 24 I would just say that that is a clear
 25 indication of the evolution that we've been

1 through since we originally contemplated
 2 this project with Southwest General. It's
 3 been thrown on its head more than a couple
 4 of times and, you know, even as early as,
 5 you know, five, six months ago, we were
 6 still believing and under the impression
 7 that the Board of education was going to be
 8 looking at introducing a new building here.
 9 And obviously they went in a different
 10 direction and we had to kind of re-pivot
 11 again. I think, you know, to your point,
 12 our original vision incorporated additional
 13 office space in this plan, and
 14 unfortunately the way things have unfolded,
 15 it just hasn't been realistic for us to
 16 execute.

17 MR. WHELAN: Okay. And then I
 18 guess my last question -- I think it's my
 19 last question -- is if you are to, you
 20 know, develop this park and start
 21 attracting people from the public to come
 22 to this park, you know, there's not much in
 23 terms of parking for the general public for
 24 the park. Is that something you could
 25 consider adding or have you thought about

1 that?

2 MR. PAPANDREAS: You know, I think
 3 it's a valid concern. We did it, and this
 4 current iteration of the site plan does
 5 provide for some kind of parking. We
 6 certainly can add parking. We have been of
 7 the mindset to be careful about the amount
 8 of parking that we introduce into the
 9 center, so that's something we can
 10 definitely look at.

11 MS. OSELAND: Melanie Oseland.

12 I'm back to the curb cuts there. I too
 13 think that -- I don't know if you've ever
 14 been down there like 3:00 or 4:00 in the
 15 afternoon, it's really, really busy there.
 16 That one that comes out of the gas station,
 17 I can't even see that one being there, it's
 18 crazy there. Sometimes if we're leaving
 19 Shakers in the afternoon, we have to go
 20 right and go all the way down and come back
 21 up.

22 MR. PAPANDREAS: Which one are you
 23 referring to?

24 MS. OSELAND: The one that comes
 25 out of Sheetz onto Bagley.

<p style="text-align: right;">45</p> <p>1 MR. PAPANDREAS: Onto Bagley or</p> <p>2 onto Stearns?</p> <p>3 MS. OSELAND: Onto Bagley.</p> <p>4 MR. PAPANDREAS: Onto Bagley.</p> <p>5 MS. OSELAND: That's crazy there.</p> <p>6 MR. WHELAN: The school's just</p> <p>7 further down that way, so --</p> <p>8 MS. OSELAND: There's three</p> <p>9 schools down that one road and it's insane.</p> <p>10 Like lots of times we have to go right and</p> <p>11 go all the way down, but also the main</p> <p>12 entrance there that you call the main</p> <p>13 entrance, there's all sorts of sidewalks</p> <p>14 along Bagley, but then there's no sidewalks</p> <p>15 along the main entrance, so I -- that</p> <p>16 doesn't seem very walkable to me. I'm</p> <p>17 walking along there and I'm going to be</p> <p>18 walking there, I promise you, and then all</p> <p>19 of a sudden I have to go into the traffic</p> <p>20 that's turning in. There's no sidewalks</p> <p>21 along the main entrance.</p> <p>22 MR. KHOURI: We do have sidewalks</p> <p>23 along the main entrance.</p> <p>24 MS. SANCHEZ: Yeah, I think they</p> <p>25 might be the little lines under the trees.</p>	<p style="text-align: right;">47</p> <p>1 MR. KHOURI: -- is the sidewalk to</p> <p>2 nowhere, but we did it at the request of</p> <p>3 Olmsted Township at the time. And then we</p> <p>4 will have a sidewalk along Stearns, as you</p> <p>5 can see is the light white on the north</p> <p>6 side of that drive. Will there be a</p> <p>7 sidewalk in at the curb cut edge Sheetz, I</p> <p>8 don't believe so.</p> <p>9 MS. OSELAND: Well, that one's not</p> <p>10 as important --</p> <p>11 MR. KHOURI: Yeah.</p> <p>12 MS. OSELAND: -- but the main one</p> <p>13 is.</p> <p>14 MR. KHOURI: The main one, of</p> <p>15 course will, yeah.</p> <p>16 MS. OSELAND: The other question I</p> <p>17 have is, you made a point of saying that</p> <p>18 you never sell your properties, but then on</p> <p>19 the next page it says the property is owned</p> <p>20 by someone else. Is that --</p> <p>21 MR. KHOURI: Property's owned by</p> <p>22 someone else?</p> <p>23 MS. OSELAND: Medcar [phonetic]?</p> <p>24 MR. PAPANDREAS: Oh, that's us.</p> <p>25 MR. KHOURI: Oh, that's us.</p>
<p style="text-align: right;">46</p> <p>1 MS. OSELAND: It doesn't show it</p> <p>2 in your --</p> <p>3 MR. KHOURI: Oh.</p> <p>4 MS. OSELAND: -- it doesn't show</p> <p>5 it.</p> <p>6 MR. KHOURI: We'll make that</p> <p>7 clear, but of course we're intending on</p> <p>8 having sidewalks --</p> <p>9 MS. OSELAND: Okay.</p> <p>10 MR. KHOURI: -- along the main</p> <p>11 entry drive.</p> <p>12 MS. SANCHEZ: Uh-huh.</p> <p>13 MR. KHOURI: Those sidewalks, you</p> <p>14 can actually see the crosswalks across the</p> <p>15 restaurant driveway, and then the driveway</p> <p>16 to the north of the residential, that's all</p> <p>17 meant to be there.</p> <p>18 MS. OSELAND: So all the curb cuts</p> <p>19 are going to have sidewalks there or just</p> <p>20 the main one?</p> <p>21 MR. KHOURI: The main one</p> <p>22 certainly will. We did our portion in</p> <p>23 front of Southwest General, which as we</p> <p>24 know --</p> <p>25 MS. OSELAND: Okay.</p>	<p style="text-align: right;">48</p> <p>1 MS. OSELAND: That's you?</p> <p>2 MR. KHOURI: Yeah.</p> <p>3 MS. OSELAND: Okay. So that's a</p> <p>4 subsidiary?</p> <p>5 MR. KHOURI: Yeah. Our company</p> <p>6 Carnegie actually doesn't own any of the</p> <p>7 assets --</p> <p>8 MS. OSELAND: Okay.</p> <p>9 MR. KHOURI: -- it has operating</p> <p>10 agreements that give us the control and</p> <p>11 then --</p> <p>12 MS. OSELAND: Okay. Because I was</p> <p>13 just confused about that.</p> <p>14 MR. KHOURI: -- we have special</p> <p>15 purpose entities for all of our projects.</p> <p>16 MR. PAPANDREAS: But you should</p> <p>17 know that all of the members of each one of</p> <p>18 these entities are the same.</p> <p>19 MS. OSELAND: Okay.</p> <p>20 MR. LOWE: Sean Lowe. I think</p> <p>21 maybe two last questions for me.</p> <p>22 Interconnectedness to the various</p> <p>23 buildings, will there be, I don't know,</p> <p>24 clear kind of walking path if you wanted to</p> <p>25 get from the coffee shop to the restaurant,</p>

1 how would that work?

2 MR. PAPANDREAS: Yes, we're
3 already --

4 MR. LOWE: I understand this isn't
5 the final.

6 MR. PAPANDREAS: -- we're already
7 looking at that. In fact, this site plan
8 is in flux, obviously as a result of a lot
9 of your input here, and up until we submit
10 the Detailed Development Plan, we'll be
11 listening and we'll be going through a
12 number of different iterations, but most
13 definitely, we right now have a lot of
14 connectivity between all of the various
15 uses and it's done in a logical manner.
16 It's going to be very identifiable and it's
17 going to be very walkable.

18 One of the things that we're
19 always concerned about is being careful
20 about the conflicts that occur between
21 pedestrian and vehicular, which is another
22 reason, by the way, for the introduction of
23 some of these curb cuts. We help identify
24 the different types of traffic that we're
25 talking about. There's going to be the

1 service traffic for the service station.
2 There's going to be the traffic for the
3 grocery store, the retailer, and there's
4 going to be the traffic for the
5 residential. We'd like to try and keep
6 those as separate as we possibly can. And
7 getting it off the street in that manner,
8 in their various volumes, we think is the
9 most effective way to accomplish not only
10 the project, but to minimize that
11 disruption along the main drives.

12 So that's a big concern and we're
13 in the process of doing that right now.

14 MR. LOWE: My last question, and
15 I'll preface it by saying thank you for
16 your letter responding to the county
17 planning commission's concerns, my question
18 though is for the Administration. Can you
19 clarify what role county planning has in
20 finalizing this project?

21 MR. REED: I can. Essentially if
22 this goes through the process with the
23 Zoning Board -- once it goes through the
24 Zoning Commission process, it will go to
25 the Board of Trustees. They will vote on

1 the General Development Plan. If it moves
2 forward from that, it'll come back here for
3 a Detailed Development Plan and then back
4 to the Trustees for a Detailed Development
5 Plan approval.

6 If the Trustees approve the
7 Detailed Development Plan, then at that
8 point they would go to the County Planning
9 Commission to seek approval for the
10 development from the County Planning
11 Commission. That would be the process.

12 MR. PAPANDREAS: It is a robust
13 process.

14 MS. SANCHEZ: Okay.

15 MR. WHELAN: I just wanted to
16 confirm one more thing because there's
17 mention to sidewalks and I see it on
18 Exhibit F, but Exhibit E doesn't look like
19 there's a sidewalk on Bagley. And you are
20 saying there is going to be a sidewalk on
21 Bagley?

22 MR. FRANTZ: Yes. Yeah. This is
23 a preliminary landscaping rendering, but
24 yes there will be a sidewalk.

25 MS. SANCHEZ: Is that everybody's

1 questions on the Board?

2 Okay. Does the Township
3 Administration have any questions?

4 MR. REED: I think that we would
5 defer until after public comment.

6 MS. SANCHEZ: After public
7 comment?

8 MR. REED: Yep.

9 MS. SANCHEZ: Okay. All right.
10 So then we will get started on public
11 comment then. And before we get started, I
12 do just want make sure everyone takes note
13 that we are all taking into consideration
14 the letter from the Cuyahoga County
15 Planning Commission, which was dated
16 November 27th, 2024. We got the letter
17 from Carnegie Management and Development
18 Corporation dated December 27th, which was
19 responding to that letter from the Cuyahoga
20 County Planning Commission. And also we
21 received a letter from, I apologize if
22 you're here and I'm pronouncing your name
23 wrong, Brett Iafigliola which was dated
24 October 15th, 2024.

25 Okay. I guess we can go in order

<p style="text-align: right;">53</p> <p>1 if that works for everyone to be organized.</p> <p>2 Mary, if you want to come up,</p> <p>3 please state your name into the microphone.</p> <p>4 MS. HARNEGIE: I'm Mary Pat</p> <p>5 Harnegie and I live in the driveway right</p> <p>6 behind your head. So if you brought up</p> <p>7 Exhibit E, that's where I live. So I live</p> <p>8 right across from Southwest. I've been</p> <p>9 there for 40 years. Prior to that my</p> <p>10 husband and I were insurance agents for</p> <p>11 Nationwide. We insured a lot of these</p> <p>12 areas. We insured the Shakers and the</p> <p>13 people across the street, which were</p> <p>14 another set of Shakers, and we've walked</p> <p>15 through the agony that they've had with</p> <p>16 trying to get this process and these</p> <p>17 properties developed.</p> <p>18 I have two different sets of</p> <p>19 thoughts. One is that that has really</p> <p>20 enjoyed the bucolic nature of the area that</p> <p>21 we live in because behind us is, everybody</p> <p>22 has a one-acre lot. There's about six of</p> <p>23 us that have an acre lot and then behind us</p> <p>24 is the school and it's recreation area. So</p> <p>25 it's not a cement parking lot. What I see</p>	<p style="text-align: right;">55</p> <p>1 see. I just wish there wasn't as much</p> <p>2 parking. I understand you have to take on</p> <p>3 needs of your clients with their parking</p> <p>4 issues, they putting big bucks into this.</p> <p>5 I guess those are basically my</p> <p>6 thoughts. There's pluses and minuses with</p> <p>7 this and I don't envy your decision on the</p> <p>8 process of how to do this. And I admire</p> <p>9 your tenacity with staying with this</p> <p>10 project because I know the various</p> <p>11 processes that had gone into that property</p> <p>12 and the stuff that's been slammed down,</p> <p>13 so -- but for right now, I like walking my</p> <p>14 dog back to the retention pond and enjoying</p> <p>15 that nature because I get to see the deer</p> <p>16 every day, the red foxes, the vulture --</p> <p>17 birds of predate.</p> <p>18 And the other thing is the</p> <p>19 attractiveness of being right next to the</p> <p>20 train tracks might not be so advisable for</p> <p>21 condominiums.</p> <p>22 MS. SANCHEZ: All right. Well</p> <p>23 thank you very much for your comments. And</p> <p>24 I should have said this at the beginning</p> <p>25 and so thank you Mary for being so polite</p>
<p style="text-align: right;">54</p> <p>1 with this rendering changes the bucolic</p> <p>2 nature of what we have into basically a</p> <p>3 nice area with a lot of cement, so it kind</p> <p>4 of saddens me.</p> <p>5 But the ideas behind it and the</p> <p>6 challenges that you've had to deal with</p> <p>7 have been significant because of the</p> <p>8 wetlands areas and stuff that we have.</p> <p>9 There's this tension in Olmsted</p> <p>10 Township between too much population</p> <p>11 density and losing the characteristic we</p> <p>12 have of a small area, so I think to some</p> <p>13 extent this tries to preserve some of that,</p> <p>14 I'm a little concerned that it would become</p> <p>15 more like an Avon or Towne Center in</p> <p>16 Middleburg Heights, which is all cement</p> <p>17 with some trees somewhere in a couple</p> <p>18 cemetery plots landing in the middle of the</p> <p>19 parking lot.</p> <p>20 So I'm a little sad that we have</p> <p>21 to see this happen, but it seems to me that</p> <p>22 there's -- something's going to develop.</p> <p>23 So we have to develop what's going to be</p> <p>24 best for us.</p> <p>25 I like some of the pieces that I</p>	<p style="text-align: right;">56</p> <p>1 and everything, but if anyone has questions</p> <p>2 whenever you're coming up to do your public</p> <p>3 speaking, please direct those questions to</p> <p>4 us and then we can ask the Applicant.</p> <p>5 Please don't ask questions directly to the</p> <p>6 Applicant.</p> <p>7 All right. The next person I'll</p> <p>8 move on to is George.</p> <p>9 MR. FRANTZ: He was a presenter.</p> <p>10 MS. SANCHEZ: Oh, okay. And then</p> <p>11 Morgan, you were a presenter. Rustom also?</p> <p>12 MR. KHOURI: I was a presenter.</p> <p>13 MS. SANCHEZ: Okay. Mike?</p> <p>14 MR. LYON: Yes. My name is Mike</p> <p>15 Lyon and I'm the adjacent property to this</p> <p>16 going east on the same side.</p> <p>17 I'd just like to back up and kind</p> <p>18 of go through this whole spiel with you</p> <p>19 guys about how and what I bought when I</p> <p>20 bought Shaker's old house that everybody</p> <p>21 knows. I've been an Olmsted Township</p> <p>22 resident off and on for the last 30 years,</p> <p>23 so I'm very well aware of the situation.</p> <p>24 I've lived there, I know Bagley Road, I</p> <p>25 know the problems with the schools. I</p>

<p style="text-align: right;">57</p> <p>1 can't get out of my driveway and turn right 2 between 3:45 and 5:00. You know, we're 3 going to add -- we're trying to add we 4 don't know how many parking spots. Yeah, 5 we can talk about that we're going to do 6 all this stuff in management traffic, but 7 how do you actually do it without widening 8 the road, right? 9 So what happens when you do have 10 to widening the road? Who suffers there? 11 It's not the developer, it's me. I'm going 12 to lose part of my property because 13 someone's allowed to put something next to 14 me. No different than when they put this 15 first building in. The big concern I have, 16 which is still a concern I've been talking 17 to the Building Commissioner about was that 18 the retention of the existing water and 19 what you're doing with it. 20 So if you're all familiar with the 21 property, when they built the Southwest 22 building, they built it out of the ground 23 roughly four feet, okay? Four foot higher 24 than what my property is. They had 25 whatever was approved, they had some sort</p>	<p style="text-align: right;">59</p> <p>1 they're putting the condos right on the 2 property line, that was all woods. That 3 was all woods the entire time. The 4 Shaker's driveway didn't come in where my 5 driveway is. It actually came in where 6 their exit is I believe or pretty close, 7 and that was all woods. 8 So when they came in there and did 9 this and knocked down all those trees, it 10 forces me now to improve my property now to 11 knock down all of my trees in front -- I'm 12 sure you guys have seen this, like over the 13 years I'm improving, improving, improving, 14 because the house was hidden, it's no 15 longer hidden. And now what you're going 16 to do is not only is it's not going to be 17 hidden, you're going to have condos with 18 the backside of those condos and a street 19 that's now my side property. The concern 20 is what are you going to do to maintain it? 21 Right? And what are you going to do to 22 make it look not just like a bunch of the 23 backs of somebody's houses that they can do 24 whatever they can do so you can't see it 25 from the front, I can see it every single</p>
<p style="text-align: right;">58</p> <p>1 of water retention and swale that didn't 2 work. It flooded my entire yard. And I'll 3 show you pictures the next time I come 4 here, we can do all of that later, but 5 ultimately they kind of redid it, redid it, 6 and redid it, and then now there's 7 something there that sort of works, doesn't 8 fully work. And then my concern is is that 9 sits four -- are we -- is the plan to have 10 that sit four foot high, and we're going to 11 up the entire property line now four foot? 12 Is this whole development going to raise up 13 four feet? And what are you going to do 14 with all that water? And even if the 15 setbacks are, you can't contain the water 16 you have now. How are you going to do it 17 for 885 feet, right? So that's a concern. 18 That's the first concern. 19 The second concern is when I 20 bought the property it was all woods, 21 right? If you go back to the exhibit for 22 me, can you go back to the one? No. 23 MS. SANCHEZ: No. 24 MR. LYON: Okay. So the one that 25 you had where the building is, right, and</p>	<p style="text-align: right;">60</p> <p>1 day. So that's a huge concern. 2 Another concern is light. Like I 3 don't want -- I didn't buy five and a half 4 acres in Olmsted Township to have light all 5 over the property and now I'm just going to 6 add massive, more massive light. Like 7 that is a concern. 8 And you're talking about birds of 9 prey. I have a hawk living in my backyard. 10 I have five -- of deer family that comes 11 every single day, and you knock all this 12 out, that's where they travel back and 13 forth. And originally I thought they were 14 going to reuse -- they were going to move 15 the retention to this side and now we're 16 flipping it and moving the retention to my 17 property side, so I've got a huge concern 18 with that, but you're taking the ability 19 for the animals to travel back and forth by 20 putting your retention pond on it, they 21 want cover. They're not going to go back 22 and forth through it without cover. And 23 ultimately it's going to extremely affect 24 what happens in my yard based on what 25 wildlife I have there now and what will</p>

1 happen after all this is done. So I have
 2 huge concerns, not so much to
 3 [unintelligible], but I wanted to make the
 4 record and say, listen, it didn't happen
 5 the way we thought it was going to happen
 6 last time, there's an issue, an ongoing
 7 issue, that's not corrected and we keep
 8 talking about getting it corrected, and it
 9 still is an issue and now I'm going to have
 10 hire an engineer to come over and show that
 11 you actually still have an issue that we
 12 keep saying, oh, we might, we might not.
 13 We're making these decisions that affect
 14 people like me that have caused me money to
 15 improve. And not just that you're also
 16 going to add more traffic.

17 And one of the original concerns
 18 that we talked about when this was
 19 originally going to happen, that what we
 20 heard, the problem was that it couldn't,
 21 because you couldn't have a light to exit
 22 traffic in from this development, the
 23 original plan -- a long time before them, I
 24 think -- you couldn't have a light and a
 25 [unintelligible]. So the concern is, okay,

1 well how do you get that traffic out of
 2 there without a light? It's already bad.
 3 If you're going to school, you're getting
 4 your coffee in the morning or after school,
 5 you can't get in or out of Shakers as is,
 6 let alone if there's something on the other
 7 side.

8 And the concern was, is -- are --
 9 is the traffic going to be able to turn off
 10 of the Stearns exit? Are they going to be
 11 able to turn south? Like how is that even
 12 going to work? Like you're going to be
 13 able to turn south and not only north, are
 14 you going to force traffic to go north to
 15 then have to come south because you're
 16 never going to get out. You can't get out
 17 of where we're at now, right? That's just
 18 a cluster mess. And we've redone this
 19 road, this intersection three times, and if
 20 this goes in, we're going to redo Bagley
 21 Road again. And I'm the one that sits
 22 there and has the most to lose with all
 23 this, and that's kind of what I wanted to
 24 say.

25 MS. SANCHEZ: Thank you very much

1 for your comments.

2 Okay. And our last speaker of the
 3 night is Brett -- yeah, sorry for
 4 mispronouncing your name.

5 MR. IAFIGLIOLA: I'll pronounce it
 6 for you.

7 MS. SANCHEZ: Okay.

8 MR. IAFIGLIOLA: All right. Good
 9 evening. My name is Brett Iafigliola,
 10 B-R-E-T-T, last name is
 11 I-A-F-I-G-L-I-O-L-A. Address 9352 Rolling
 12 Brooks Circle.

13 MS. SANCHEZ: Go ahead.

14 MR. IAFIGLIOLA: Okay. Thank you
 15 everyone for being here tonight.
 16 Appreciate the developer. I know I spoke
 17 the last time they were here before the
 18 different body but it was for the
 19 Conditional Use.

20 To introduce myself for a brief
 21 phone. I'm a civil engineer, professional
 22 engineer licensed in Ohio and I'm a 20-year
 23 resident and I'm only here speaking for
 24 myself and not representing anybody else.

25 And I just want to say that I

1 appreciate the development as it stands
 2 here. And just to kind of preface my
 3 comments by saying I'm not trying to
 4 necessarily change what you're proposing
 5 here because I know how hard that is to get
 6 to this point, but at the same time trying
 7 to find ways to improve it.

8 And part of the biggest picture
 9 that I see is that this is the Township
 10 city center, and in some ways I think it
 11 should be held to a higher standard.
 12 So that's not to knock the development
 13 where it is now, I understand the market
 14 difficulties that we get to that point, so
 15 I have a few questions, Ms. Chairperson,
 16 I'll address them to you at your request
 17 and if the gentlemen want to answer it or
 18 not, that's fine.

19 So a couple things is I had
 20 written a letter in October because they
 21 were before the BZA. Some of those
 22 comments were not germane to that
 23 discussion at that time, but they seemed
 24 appropriate here. So I apologize if I'm
 25 going to jump around a bit and I appreciate

<p style="text-align: right;">65</p> <p>1 your patience in advance.</p> <p>2 My first question is -- and I</p> <p>3 don't know how to necessarily point -- do</p> <p>4 you have a laser pointer that I can borrow,</p> <p>5 is this it here?</p> <p>6 UNIDENTIFIED VOICE: Yes, can you</p> <p>7 figure it out?</p> <p>8 MR. IAFIGLIOLA: Yeah, I'm good.</p> <p>9 So as you come off Stearns here -- and</p> <p>10 again these are in no order -- you know,</p> <p>11 and I understand Phase 2 -- I'm not going</p> <p>12 to say it won't happen but it's not</p> <p>13 happening here -- is I'm just curious why</p> <p>14 you need to include this section of road.</p> <p>15 And what I'm envisioning is if you come</p> <p>16 through here [indicating] and then this</p> <p>17 becomes your main body of traffic, you</p> <p>18 don't need this section of pavement. Now</p> <p>19 I'm not trying to save you 50 feet of</p> <p>20 pavement, what I'm trying to do is increase</p> <p>21 the green space and decouple this from</p> <p>22 traffic that necessarily needs to go</p> <p>23 through the development. I guess I'll</p> <p>24 suggest that as an idea. I don't know if</p> <p>25 you want me to pause every second here, let</p>	<p style="text-align: right;">67</p> <p>1 more to walk over to this future restaurant</p> <p>2 and this future place and hang out with</p> <p>3 their school buddies at school, and right</p> <p>4 now, you know, you have maybe this gazebo.</p> <p>5 If this didn't exist, you know, maybe</p> <p>6 there's some green space, there's a chance</p> <p>7 to sit outside, maybe kick a ball around or</p> <p>8 something like that. Just a suggestion.</p> <p>9 Okay?</p> <p>10 Next step we talked -- excuse me,</p> <p>11 you talked quite a bit about these curb</p> <p>12 cuts. Now I recognize that the one for the</p> <p>13 medical center, that one makes sense to me</p> <p>14 partly because you probably have a certain</p> <p>15 clientele that needs to get there. It</p> <p>16 already exists, all that makes sense. And</p> <p>17 I appreciate that you're considering like a</p> <p>18 main entrance type development here.</p> <p>19 And I think, Morgan, you made the</p> <p>20 comment that it's aligned with the driveway</p> <p>21 across the street; is that correct? Is</p> <p>22 that correct?</p> <p>23 Okay. So I thought about that and</p> <p>24 I think that makes sense initially, but as</p> <p>25 I thought about it more, I'm not sure that</p>
<p style="text-align: right;">66</p> <p>1 them respond or --</p> <p>2 UNIDENTIFIED VOICE: Keep going.</p> <p>3 MR. IAFIGLIOLA: Keep going --</p> <p>4 MS. SANCHEZ: Yeah, you just keep</p> <p>5 going.</p> <p>6 MR. IAFIGLIOLA: -- you don't like</p> <p>7 the idea?</p> <p>8 I'm sorry. So one of the things</p> <p>9 that I see here when I see this -- give me</p> <p>10 a term for this, you know, "retention</p> <p>11 pond", just is that what you would call it?</p> <p>12 Is it's very sterile. And I understand</p> <p>13 that your rendering is just that, a</p> <p>14 rendering, but there's not a lot of room to</p> <p>15 sit, there's not a lot of room to walk,</p> <p>16 and, you know, not to be crude, but it just</p> <p>17 looks like a goose congregation pond to me.</p> <p>18 There's, you know, you have this coffee</p> <p>19 shop, I understand you indicated it may</p> <p>20 have a drive-thru function for various</p> <p>21 reasons, I'm not here to comment on that,</p> <p>22 but you can envision that people may be</p> <p>23 want to walk. You know, there are three</p> <p>24 schools here. Full disclosure, I have kids</p> <p>25 in all of them, they would love nothing</p>	<p style="text-align: right;">68</p> <p>1 really makes sense to me. Unless that --</p> <p>2 and I guess I should ask, are you doing a</p> <p>3 traffic light warrant study? Is your</p> <p>4 intent to put a traffic light there or you</p> <p>5 haven't gotten to that point?</p> <p>6 MS. SANCHEZ: Well, so your</p> <p>7 question for us to ask them later will be</p> <p>8 if they've done a traffic light study.</p> <p>9 Okay. We'll make sure to ask that.</p> <p>10 MR. IAFIGLIOLA: Because if there</p> <p>11 is a traffic light then that kind of</p> <p>12 addresses some of the concerns about why</p> <p>13 they should be aligned. If you don't feel</p> <p>14 that the traffic light is necessary then --</p> <p>15 and I understand why this curb cut here may</p> <p>16 be necessary, but it would seem to me that</p> <p>17 you could take this main entrance and put</p> <p>18 it on this side, which then would eliminate</p> <p>19 one entrance, then you'd only have two.</p> <p>20 You have the one you already have and one</p> <p>21 over here, and somehow do this -- and I've</p> <p>22 seen -- I can use the name of this</p> <p>23 [indicating], right? This</p> <p>24 [unintelligible]?</p> <p>25 UNIDENTIFIED VOICE: Yeah.</p>

1 MR. IAFIGLIOLA: I don't know
2 anything that you don't, just to be clear,
3 but I just want to be careful that, like
4 Sheetz is a high-volume user, there's no
5 question. They're almost certainly going
6 to want their own entrance, but you could
7 have this entrance aligned and then focus
8 right at the park.

9 So when you come in, you're
10 looking at the park, you know, kind of in
11 the background that might -- I'm sorry I
12 didn't catch your name, but the resident to
13 your left there, you know, you can see part
14 of the bucolic nature of it as opposed to
15 now where all you see is house, house,
16 house, house, house. If you had it aligned
17 here, you might be able to see some more
18 nature. Maybe not, you have to look past
19 the gas station to do it, I get it, but,
20 you know, at least you're trying. Okay?
21 Can I move on from that.

22 So that is some of the things that
23 I see when I see that. Now when we talk
24 about the walking paths, I was glad to hear
25 that they said that those plans aren't

1 fully flushed out. I appreciate that.
2 Like you, Ms. Chairman, or, Vice Chairman,
3 whatever you are tonight, yes, I am
4 obviously also -- I should say obviously a
5 very strong advocate for parks and trails
6 and I think that there's a lot of
7 opportunity for this. One thing I would
8 suggest is instead of just a trail, make it
9 a loop trail that one word distinction
10 means at least you have somewhere to go.
11 You know, people have, you know, purpose in
12 going there. Maybe there's some
13 interpretive signage, maybe not, as some
14 inexpensive ways to do it.

15 Veering out of my lane a little
16 bit. You know, there are other
17 recreational opportunities that could be
18 built perhaps in a wetland area. I'll
19 suggest one just for discussion would be
20 something like a disc golf course, very
21 inexpensive, would attract people to your
22 development. I know this for sure people
23 would come here for that very reason.
24 Okay.

25 UNIDENTIFIED VOICE: Disc golf?

1 MR. IAFIGLIOLA: Disc golf, yeah.
2 Okay. Now I appreciated the
3 questions about the sidewalk and how I
4 didn't see here, I also understand the
5 Applicant say, hey, this is just a
6 rendering, fine, and his commitment to
7 doing that, all music to my ears, but I
8 also see that we have sidewalks through the
9 development here. I like seeing this --
10 again, I have to apologize, I don't like
11 using the word "I", but I am speaking for
12 my own self here. I like seeing the
13 sidewalk through here because it invites
14 people to say, hey, if you buy this unit or
15 this unit, you already know that people
16 have the ability to walk through here on
17 their way to something else.

18 MS. SANCHEZ: Uh-huh.

19 MR. IAFIGLIOLA: But what also
20 what I don't see is anything here on the
21 east that -- and again, I don't know where
22 the Applicant before me -- is this your
23 property, sir?

24 MR. LYON: It is.

25 MR. IAFIGLIOLA: Yeah. So he may

1 not agree with this, but -- and with all
2 due respect is people may want to be able
3 to walk around this featureless pond, quite
4 frankly, this big rectangle. It doesn't
5 necessarily have to be concrete, but it
6 seems like you would want it possibly to be
7 able to walk around that in some form of a
8 loop that also tied in over here. Again, a
9 suggestion perhaps where you could increase
10 some additional walking paths for
11 relatively inexpensive.

12 I guess I also want to know,
13 because I saw this, I'll consider this a
14 softball question, is does the Applicant
15 propose to build on public right-of-way
16 additional turn lanes as part of his
17 project? I think I know the answer, but I
18 kind of like them to say it. So I guess
19 what that would mean is potentially you're
20 essentially widening Bagley at some point.
21 And if that's the case, where does that
22 start and stop? Is it only at this one?
23 Is it all of them? I mean this is a long
24 stretch, so I would think the Applicant
25 would want to know what that is, and also

1 on Stearns, I believe this is a new turn
2 lane of a relatively short distance, which
3 quite frankly makes sense to me is the one
4 on Bagley that I don't see any indication
5 of that, but I think it would be
6 appropriate.

7 And this is the Zoning Board,
8 which I understand and I understand that
9 Zoning, not to be awkward, but what did you
10 call this right here [indicating]? There
11 was a word for this, right? This
12 development, this corner. Just give me the
13 term for it.

14 MR. FRANTZ: The [unintelligible].

15 MR. IAFIGLIOLA: Gateway. Yeah,
16 I'm sorry. I'm sorry what, there's gateway
17 or something? Gateway signage or a node or
18 something. I assume you would do something
19 similar here to kind of make a cohesive
20 development.

21 MR. FRANTZ: Yes.

22 MR. IAFIGLIOLA: And I guess I
23 would think it would be important to know
24 is how tall are those signs going to be?
25 You can envision they could be potentially

1 very tall, which I think could be wildly
2 inappropriate; however, there are lots of
3 ways that they could make signage that
4 really enhances the beauty of the
5 development, I have full confidence they
6 will, I just think it needs to be said out
7 loud.

8 Were you going to ask something?

9 Okay. I asked about the traffic
10 light study.

11 So when we talk about crosswalks,
12 again, I'm going to propose a suggestion
13 here that's slightly more expensive -- and
14 I'm not here to try to spend your money,
15 but I do think it is a wise investment, and
16 I know you've done it before in other
17 developments -- is vary the material in
18 which the crosswalk occurs.

19 So I guess I'm envisioning this
20 being some kind of a concrete curb and
21 gutter asphalt pavement, no problem with
22 that, but when you have the crosswalk,
23 could you do something, a slight upgrade?
24 I'll propose specifically like a red dyed
25 concrete stamped with brick. I mean, it's

1 very discernible. People know what it is.
2 People know that they can't just cruise
3 their little car up and put their nose out
4 and unfortunately kids are going to be
5 riding by on their bikes. I know it's more
6 expensive, but I think it's a wildly
7 cost-effective increase as an overall, nice
8 to have for the project.

9 Now again, as we look -- I hope
10 I'm not pointing this in your eyes -- as we
11 look here at the Sheetz, this -- I don't
12 know what we want to call this entry right
13 here, this is an entry and exit. As other
14 people have spoken before me, I think we
15 all know that this particular stretch right
16 now is very difficult at many times of the
17 day, but not all, and I'm aware of at least
18 one other Sheetz -- I can identify it if
19 you like -- that has certain turning
20 restrictions and you can only turn certain
21 ways based on certain hours of the day
22 and/or no left turn at all. I would think
23 that would be appropriate for that
24 intersection because you just have people
25 coming -- again, if I can point over

1 here -- you have people coming northbound
2 on Bagley -- excuse me, northbound on
3 Stearns turning east onto Bagley. They're
4 going to be gaining speed and unfortunately
5 this guy's going to try to make a left and
6 it's a recipe -- I'm looking right here --
7 if they go this way, it's a recipe for
8 disaster. And I think that having
9 turn-restriction hours would be
10 appropriate. I don't love it because it
11 means, you know, you can't do that, but
12 there are other ways to exit development.
13 You could certainly, you know, come out
14 over here [indicating] or you can make a
15 turn and come out here [indicating] and
16 then you have maybe a better chance of
17 surviving the turn.

18 Again, I was just curious is, you
19 indicated that you would like to match the
20 building setback? Again, this building is
21 existing. I recognize that in my letter.
22 For what little it's worth I said it seemed
23 reasonable to me, I don't have any issues
24 with that, but it doesn't look like these
25 buildings all have the same setback to me.

<p style="text-align: right;">77</p> <p>1 I mean, I understand the canopy of Sheetz, 2 but, you know, D, C and B all seem to be 3 further back than that. I don't 4 necessarily disagree that that's a bad 5 thing, but it doesn't look to me like 6 they're the same setback. And I guess 7 there could be an argument that could be 8 made about having the same setback. Also, 9 I understand that these tenants want 10 parking in front. They want to show that 11 there's ample parking in front, hey, we're 12 open for business -- I'm not trying to say 13 things you don't know, but, you know, there 14 is also something to be said about having a 15 consistent setback with that. 16 And I think that is the majority 17 of my comments. I would be glad to put 18 this in a letter if that would be 19 appropriate to the Commission. And unless 20 you talk me out of it, I think I probably 21 would do that because I recognize that 22 there's your body plus another one, plus 23 another one that all have to kind of weigh 24 in on how this all works, so in order to 25 make sure that the comments are</p>	<p style="text-align: right;">79</p> <p>1 the counts that they are going to take in 2 the field, actual existing field volumes. 3 So once we get that information, we'll 4 present that report to you and we'll have 5 that determination. 6 MS. SANCHEZ: And just to clarify, 7 has that already been done and you're 8 waiting on the results or -- 9 MR. PAPANDREAS: It has already 10 been done -- 11 MS. SANCHEZ: Okay. 12 MR. PAPANDREAS: -- and we're 13 waiting on final report. 14 MS. SANCHEZ: Okay. And then have 15 you considered limiting the exit direction 16 coming out of Sheetz? 17 MR. PAPANDREAS: At this juncture, 18 we have not, no. 19 MS. SANCHEZ: Okay. 20 MR. PAPANDREAS: We have certain 21 criteria that Sheetz is going to require 22 and that's not one of them, I can tell you 23 that. 24 MS. SANCHEZ: Okay. 25 MR. KHOURI: Well, and likewise --</p>
<p style="text-align: right;">78</p> <p>1 appropriately conveyed, I would think 2 that'd be appropriate, I could send that to 3 Mr. Reed if you think that's a good idea. 4 Okay? 5 MS. SANCHEZ: Okay. Well, thank 6 you so much -- 7 MR. IAFIGLIOLA: Thank you. 8 MS. SANCHEZ: -- we really 9 appreciate your thoughtful comments. 10 Just because he just went, I'm 11 going to go ahead and ask his follow-up 12 questions and then I'll allow you guys to 13 ask your questions if that sounds okay. 14 Because he so respectfully asked the 15 questions to me, and allowed me to ask them 16 to you, I really appreciate it. 17 So have you done a traffic light 18 study or are you planning to do one? 19 MR. PAPANDREAS: Our traffic 20 consultant has done a traffic impact study 21 that will assist with the determination 22 whether a traffic warrant study will be 23 required. So you'll have that report and 24 then we can determine whether or not one 25 will be required based on the volumes and</p>	<p style="text-align: right;">80</p> <p>1 this is Ruston -- with the County we have 2 certain requirements that need to be 3 satisfied in order to execute that curb 4 cut. And based upon the information that 5 they provided us as guidance, we believe 6 that we do. 7 MS. SANCHEZ: Okay. 8 MR. PAPANDREAS: But County, 9 incidentally, is going to be -- just to 10 address I think Justin's explanation of the 11 process, it's not just the Planning 12 Commission, it's really the engineering 13 bodies. Obviously, these are county roads 14 and so we're going to have to comply with 15 all the County requirements and engineering 16 specifications that they're going to impose 17 upon us, which includes the results of our 18 traffic impact study. 19 MS. SANCHEZ: Okay. I think this 20 is the very last one of your questions. I 21 circled them all. 22 And you are planning on doing 23 entry signs, I'm assuming they will be 24 appropriately sized? 25 MR. PAPANDREAS: Yeah, we're</p>

1 putting together a complete graphics
 2 package, signage and graphics package.
 3 There are no -- not going to be tall signs,
 4 I can tell you that. Most of these are
 5 going to be ground signs similar in
 6 character to the one that exists over for
 7 the existing medical center and probably a
 8 little bit more embellished for the main
 9 entry, but they will be what we qualify or
 10 we describe as ground signs and it'll be
 11 part of a signage program that identifies
 12 all the way-finding on site, onsite
 13 directional, onsite street indications,
 14 movement signage, all types of -- they'll
 15 all be coordinated.

16 MS. SANCHEZ: Okay. Thank you.
 17 And does the Administration have any
 18 questions?

19 MR. REED: So this is Justin Reed,
 20 Building Commissioner Olmsted Township. I
 21 just want to start off by thanking you for
 22 taking the time to, you know, listen to
 23 everybody's comments and questions.

24 And I guess, first of all, we did
 25 want to bring up that on November 21st you

1 did have a Zoning Commission meeting with a
 2 similar project that was in the Towne
 3 Center district as well, and that was the
 4 Pride One Development.

5 MS. SANCHEZ: Uh-huh.

6 MR. REED: Very similar retail up
 7 front, residential at the rear. So you
 8 have recently seen a similar situation in
 9 the same jurisdiction or the same district.

10 As far as the administration is
 11 concerned we do understand that the
 12 Applicant, you know, if they move forward
 13 to the Detailed Development Plan, they're
 14 going to be providing additional
 15 information with regards to their traffic
 16 studies, with regards to their engineering.
 17 This is just the General Development
 18 Plan --

19 MS. SANCHEZ: Uh-huh.

20 MR. REED: -- so we certainly
 21 understand all that information needs to be
 22 brought forward at a later date. But with
 23 the plan as presented, we are in favor of
 24 the plan. We do feel that it would be
 25 beneficial to continue to find a way to

1 create some additional walking paths if
 2 possible, especially around those wetland
 3 areas, and ensure that, you know, the park
 4 area is open to the public, it's not
 5 restricted. That kind of falls in line
 6 with the whole idea of the Towne Center
 7 development planning to provide a space or
 8 a centralized location for people to go.

9 So that is something that, you
 10 know, we hope once the engineering is
 11 completed, they're able to get some
 12 additional information on that front end.

13 With regards to the buildings and
 14 the setbacks themselves, based upon the,
 15 you know, the site restrictions with the
 16 wetlands, we feel that it's appropriate for
 17 the buildings to be located the way they
 18 are, and actually staggering those setbacks
 19 creates it more visually appealing as well
 20 rather than having buildings all in a
 21 straight line.

22 And I guess on our end we would
 23 certainly love to see this move forward to
 24 see what can be done on a Detailed
 25 Development Plan once they're able to get

1 some additional information. Anyone else?

2 MS. SANCHEZ: Okay. Anyone have
 3 anything to add?

4 MR. HAMER: No.

5 MR. LOWE: Nor do I.

6 MS. SANCHEZ: All right. So I
 7 will now officially close any public or
 8 Board comment --

9 MR. WHELAN: Before you do that
 10 can I --

11 MS. SANCHEZ: Oh, go ahead.

12 MR. WHELAN: -- ask the Applicant
 13 about the sidewalks --

14 MS. SANCHEZ: Sure. Go for it.

15 MR. WHELAN: -- about additional
 16 potential sidewalks around those wetlands,
 17 maybe along the eastern portion of the
 18 property or in between some of those --
 19 just thinking of like access points.

20 Because it is a good point that
 21 when there's a sidewalk already there,
 22 someone understands that there's going to
 23 be a sidewalk there otherwise it'll get
 24 pushed back later on. Is that something
 25 you guys would be open to?

1 MR. KHOURI: Where are you
2 referring to?
3 MR. WHELAN: Just around this
4 larger retention pond at the top. And
5 maybe something -- and I don't know what
6 you're allowed to do in wetlands in terms
7 of adding walking paths, but if you -- it
8 was mentioned by the administration as well
9 that, you know, being open to more walking
10 paths is something that seems to be
11 generally a consensus among the residents,
12 so that's a nice thing.
13 MR. PAPANDREAS: Yeah, we can --
14 that's doable.
15 MR. WHELAN: Okay.
16 MS. SANCHEZ: Any other questions?
17 MR. WHELAN: That's all. Thank
18 you.
19 MS. SANCHEZ: Great. Okay. So
20 now we're moving on to the floor discussion
21 section of this. So each member of the
22 Commission has an opportunity to share
23 their thoughts.
24 We can start with you, Sean.
25 MR. LOWE: I guess I'll say I will

1 be voting yes. One of the comments that
2 the County Planning Commission had made
3 that stood out in their letter was that
4 this isn't what they intended when you
5 think of a "Towne Center", which I
6 understand. Though the nature of what is
7 already at that intersection is what is
8 being proposed. You have the Plaza with
9 Shakers, you have FriendShip Kitchen, you
10 have CVS, they're all set back from the
11 road. It is not -- there isn't already
12 dense residential and commercial properties
13 there, so I think what is proposed here is
14 appropriate. I appreciate the walking
15 trails to park. It will be a gathering
16 place for the community, but again, we are
17 just the first step in this and the
18 Trustees will have their say and we'll get
19 more information. The County Planning
20 Commission will have their say, but I am in
21 support of this project.
22 MS. SANCHEZ: Melanie?
23 MS. OSELAND: Uhhmm...
24 MR. WHELAN: I'm happy to chime
25 in.

1 MS. OSELAND: You go ahead.
2 MR. WHELAN: Sure. This is Justin
3 Whelan. I also think this is a great idea.
4 I think there's room to improve and I think
5 you answered agreeable to that. What Mr.
6 Iafigliola said, I think makes sense too in
7 terms of that area just what would be north
8 of that fountain pond. You know, I like
9 the idea of less concrete, more green. And
10 that's something that I think you guys have
11 also said that you'd be open to
12 considering. And then my concern about the
13 walking paths as well, which is worth
14 looking at.
15 Not really for purposes of today,
16 but the traffic is going to be a major
17 concern especially during certain hours as
18 people have mentioned. Because Bagley is a
19 small road that takes on a lot of traffic
20 at certain times.
21 But everything else, I think that
22 what you've done here tries to retain the
23 character of a Towne Center and gathering
24 space and green space is kind of what the
25 code requires for the Towne Center District

1 and what I think of when I think of Towne
2 Center Districts. So abilities for people
3 to gather and to find recreation in some of
4 this would be helpful.
5 And eliminating that road that
6 would be north of that fountain could
7 potentially offer more space like that.
8 You might have to change it a little bit of
9 the other road, but something worth
10 considering, just to add more greenery,
11 that would be my big concern. That's all.
12 MS. SANCHEZ: Anyone else?
13 MR. HAMER: Yeah, this Paul Hamer.
14 You know, just there's no need repeating
15 what Justin just said because I'm in full
16 agreement with the proposed. It's
17 conceptual, we got a lot more -- we got a
18 long way to go, and I know that for a fact,
19 you've got a long way to go. So, you know,
20 I think it's a -- it would be a welcomed
21 development for that corner, so...
22 MS. SANCHEZ: And then this is
23 Ashley Sanchez. I really hope that the
24 walking paths do not die in this plan
25 because if it is a Towne Center -- I grew

1 up in Wellington -- full disclosure -- a
 2 town with an actual town center, So I don't
 3 consider strip malls to be a town center.
 4 In my mind I consider it as like a
 5 gathering place. You know, where you go
 6 when your hometown football team wins the
 7 state championship. Like where do you go
 8 to gather? That's what I have in my mind.

9 So like, I understand this is all
 10 very practical and the condos look
 11 beautiful and I completely understand all
 12 of the problems here. Like, I have a
 13 little bit of my heart goes, ah, like
 14 really? We need some more -- we do need
 15 some more, just me as a resident of Olmsted
 16 Township, I would love a place where I
 17 could just go and spend an afternoon with
 18 my niece and nephew. So if that could be
 19 walking trails or disc golf or whatever,
 20 and then we go stop and get coffee, like
 21 that would be awesome. So please just keep
 22 that in mind as you continue to develop
 23 this.

24 Also for safety purposes can be
 25 kind of treacherous walking around a Sheetz

1 and stuff just keeping that all in mind. I
 2 know that you're thinking about all of
 3 that.

4 And I am concerned about water.
 5 And I know that the development that is
 6 going across the street, they had a whole
 7 plan and then it had to be completely
 8 changed because of the wetlands. There is
 9 so much water here and the people who live
 10 around here know that it'll just rain and
 11 then everything floods. And if I were
 12 living right next to this, I would be
 13 concerned. So please keep that in mind.
 14 It sounds like he's already dealing with a
 15 lot. This is going to be a lot of
 16 concrete, so that's another reason for
 17 adding more green space, I think.

18 MS. OSELAND: I guess I'm sort of
 19 repeating what everybody else has said, but
 20 my main concern is I really think that
 21 needs to be walkable. I think the kids
 22 need to be able to walk down and it needs
 23 to be safe. There needs to be some sort of
 24 signalized crosswalk. Full disclosure, I
 25 have a son-in-law who's a quadriplegic, he

1 has a wife, two kids, they love walking
 2 around, they love walkable areas, but it
 3 needs to be safe. That's it.

4 MS. SANCHEZ: Anything else to
 5 add?

6 MR. LOWE: I'd love to see a
 7 Cleveland area coffee shop go in instead of
 8 a Big B or a Starbucks or a Dunkin Donuts,
 9 even though I love Dunkin, but that's just
 10 my last two cents.

11 MS. SANCHEZ: All right. Are the
 12 members of the Commission prepared to vote
 13 on the matter today?

14 MR. LOWE: Yes.

15 MR. HAMER: Yes.

16 MR. OSELAND: Yes.

17 MR. WHELAN: Yes.

18 MS. SANCHEZ: All right. Does
 19 anybody know if I have to name all of those
 20 parcels again legally?

21 MS. HUBER: No, you don't have to.

22 MS. SANCHEZ: Okay.

23 MS. HUBER: I know that's also the
 24 answer you want to hear, but no. You can
 25 reference the application numbers --

1 MS. OSELAND: And then just stop
 2 there?

3 MS. HUBER: Yep.

4 MS. SANCHEZ: Great. Okay. So
 5 with all of this considered, do I hear a
 6 motion to recommend to the Board of
 7 Trustees the approval of Application No.
 8 24OLMT-DEV002?

9 MR. LOWE: So moved.

10 MS. SANCHEZ: Okay.

11 MR. HAMER: Second.

12 MS. SANCHEZ: All right. So,
 13 Secretary, can you please call the roll?

14 MR. LOWE: Mr. Lowe? Yes.

15 Mr. Whelan?

16 MR. WHELAN: Yes.

17 MR. LOWE: Mr. Hamer?

18 MR. HAMER: Yes.

19 MR. LOWE: Ms. Sanchez?

20 MS. SANCHEZ: Yes.

21 MR. LOWE: Ms. Oseland?

22 MS. OSELAND: Yes.

23 MS. SANCHEZ: Okay. Thank you.

24 Thank you to the presenters and to
 25 everyone. Thank you for keeping everything

1 very calm and respectful. Please note that
 2 our next regularly-scheduled meeting for
 3 January 23rd has been canceled because
 4 there's no new business.

5 Okay. So do I hear a motion to
 6 adjourn?

7 MR. WHELAN: So moved.

8 MS. SANCHEZ: Second.

9 MR. HAMER: Second.

10 MS. SANCHEZ: Ah, okay.

11 Secretary, please call the roll.

12 MR. LOWE: Ms. Oseland?

13 MS. OSELAND: Yes.

14 MR. LOWE: Ms. Sanchez?

15 MS. SANCHEZ: Yes.

16 MR. LOWE: Mr. Hamer?

17 MR. HAMER: Yes.

18 MR. LOWE: Mr. Whelan?

19 MR. WHELAN: Yes.

20 MR. LOWE: Mr. Lowe? Yes.

21 MS. SANCHEZ: Okay. Meeting
 22 adjourned at 8:24 P.M.

23 MR. FRANTZ: Thank you very much.

24 MS. SANCHEZ: Thanks everyone.

1
 2 C E R T I F I C A T E
 3

4 I, Brian Kuebler, a Notary Public within
 5 and for the State of Ohio, do hereby certify that
 6 I attended the foregoing hearing in its entirety,
 7 that I wrote the same in stenotypy, and that this
 8 is a true and correct transcript of my
 9 computer-aided notes.

10 IN WITNESS WHEREOF, I have hereunto set my
 11 hand and seal of office, at Cleveland, Ohio, this
 12 18 day of JANUARY A.D. 2025.
 13
 14
 15

16 Brian Kuebler - e-signature
 17

18 Brian Kuebler, Notary Public, State of Ohio
 My Commission expires June 12, 2027
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