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2 OLMSTED TOWNSHIP ZONING COMMISSION
3 SPECIAL MEETING
4
5 - - - -
6 ON TUESDAY, JANUARY 7, 2025,
7 COMMENCING AT 7:00 P.M.
8 - - - -

9 BOARD MEMBERS: ASHLEY SANCHEZ
10 PAUL HAMER
SEAN LOWE
MELANIE OSELAND
JUSTIN WHELAN
11
12 ALSO PRESENT: JUSTIN REED -
BUILDING COMMISSIONER
JENNIFER L. HUBER, ESQ
13 - - - -
14 TRANSCRIBED BY: BRIAN KUEBLER
15 - - - -
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1
2 We'll be using this list to call
3 people to the microphone so that they can
4 speak.
5 All right. So anyone who's
6 planning on speaking tonight that includes
7 applicants and members of the public, can
8 you please stand and raise your right hand
9 to be sworn in? It should be one, two,
10 three, four, five, six people standing.
11 Okay.
12 - - - -
13 (Thereupon, the speakers, applicant were sworn.)
14 - - - -
15 MS. SANCHEZ: Everybody said
16 "yes"?
17 PARTICIPANTS: Yes.
18 MS. SANCHEZ: Okay. Thank you.
19 Okay. So the first thing we need
20 to do is the roll call. Acting secretary,
21 can you please call the roll.
22 MR. LOWE: Ms. Oseland.
23 MS. OSELAND: Present.
24 MR. LOWE: Ms. Sanchez.
25 MS. SANCHEZ: Present.
MR. LOWE: Mr. Hamer.

2

1 PROCEEDINGS

2 MS. SANCHEZ: Thank you everyone
3 for coming out tonight.

4 As we get started, just a couple
5 of administrative notes. We are recording
6 these proceedings again for the purpose of
7 providing a historical record, so any
8 members of the Zoning Commission, anyone
9 who's presenting, anyone who's speaking
10 tonight, please clearly speak your name
11 into the microphone before you make your
12 statement or comment, and please do this
13 every time you speak, I already failed, my
14 name is "Ashley Sanchez". And I ask
15 everyone here on the Zoning Commission to
16 also please help me in reminding people
17 because I'm obviously terrible at it.

18 Second, there is an item on the
19 Agenda later today that will -- and we'll
20 be giving the public an opportunity to
21 speak in this meeting, so I just said this
22 a couple minutes ago, but I do mean it, if
23 you haven't signed in and you plan to
24 speak, please come in and sign in, you'll
25 be sworn in later on.

1 MR. HAMER: Here.
2 MR. LOWE: Mr. Funk.
3 Mr. Whelan.
4 MR. WHELAN: Here.
5 MR. LOWE: Mr. Lowe. Here.
6 MS. SANCHEZ: Okay. And now if
7 everyone will stand again and join me in
8 the Pledge of Allegiance.
9 - - - -

10 (Thereupon, the Pledge of Allegiance was
11 recited.)
12 - - - -
13 MS. SANCHEZ: Okay. And so our
14 first order of business today will be --
15 one second everyone. I promise I prepared
16 for this, but I have the wrong file open
17 and I don't want to do anything illegal
18 over here.

19 Here we go. All right. So the
20 first order of business is going to be the
21 election of the 2025 officers.

22 So if any of you weren't here
23 during the August meeting Sean Lowe was
24 elected to be Vice Chairperson and I,
25 Ashley Sanchez, was elected to be Interim

4

1 Chairperson for a term of three months, and
 2 so that term has now ended and it's time
 3 for us to elect our new slate of officers
 4 for 2025. So we definitely need a
 5 Chairperson and a Vice Chairperson.

6 Before this meeting Sean nominated
 7 himself to be the Chairperson. Are there
 8 -- and I can take any other nominations or
 9 self-nominations from the floor. Public
 10 comment is not necessary at this point. We
 11 don't have to vote on nominations, we do
 12 just vote on the election.

13 So is anyone else interested in
 14 being Chairperson?

15 MR. WHELAN: No.

16 MS. SANCHEZ: No? Okay. And what
 17 about Vice Chairperson; are there any
 18 nominations or self-nominations for that
 19 position?

20 Okay. I will nominate myself to
 21 be Vice Chairperson then.

22 Okay. And one last chance before
 23 moving on to voting, are there any other
 24 nominations for any of the positions?

25 Okay. So I'm going to go ahead

1 see.

2 MS. SANCHEZ: And I will now make
 3 a motion to vote for myself, Ashley
 4 Sanchez, as the Vice Chairperson of the
 5 Zoning Commission. Do I have a second?

6 MR. WHELAN: I'll second.

7 MS. SANCHEZ: Thank you. All
 8 right. Secretary, please call the roll.

9 MR. LOWE: Ms. Oseland?

10 MS. OSELAND: Yes.

11 MR. LOWE: Ms. Sanchez?

12 MS. SANCHEZ: Yes.

13 MR. LOWE: Mr. Hamer?

14 MR. HAMER: Yes.

15 MR. LOWE: Mr. Whelan?

16 MR. WHELAN: Yes.

17 MR. LOWE: Mr. Lowe? Yes.

18 MS. SANCHEZ: Okay. Excellent.

19 Moving on to the next order of business,
 20 which is the approval of the Minutes from
 21 our meeting on November 21st, 2024.

22 Are there any additions,
 23 corrections, or revisions from anyone? I
 24 am seeing a --

25 MR. HAMER: I have none.

1 and close the nomination window.

2 I am now making a motion to vote
 3 for Sean Lowe to be the Chairperson of the
 4 Zoning Commission.

5 Secretary, please call the roll.

6 MS. OSELAND: You need a second on
 7 your motion.

8 MR. WHELAN: Second.

9 MS. SANCHEZ: Oh, anyone
 10 seconding? Thank you.

11 MR. WHELAN: Second here. Justin
 12 Whelan.

13 MR. LOWE: Ms. Oseland?

14 MS. OSELAND: Yes.

15 MR. LOWE: Ms. Sanchez?

16 MS. SANCHEZ: Yes.

17 MR. LOWE: Mr. Hamer?

18 MR. HAMER: Yes.

19 MR. LOWE: Mr. Funk?

20 Mr. Whelan?

21 MR. WHELAN: Yes.

22 MR. LOWE: Mr. Lowe? Yes.

23 MS. SANCHEZ: Okay.

24 Congratulations.

25 MR. LOWE: Thank you. We shall

1 MS. SANCHEZ: -- shaking of heads.

2 Okay. So since there are no
 3 changes, do I hear a motion for approval?

4 MR. LOWE: So moved.

5 MS. SANCHEZ: Okay. And I'll
 6 second that.

7 Secretary, please call the roll.

8 MR. LOWE: Ms. Oseland?

9 MS. OSELAND: Yes.

10 MR. LOWE: Ms. Sanchez?

11 MS. SANCHEZ: Yes.

12 MR. LOWE: Mr. Hamer?

13 MR. HAMER: Yes.

14 MR. LOWE: Mr. Whelan?

15 MR. WHELAN: Yes.

16 MR. LOWE: Mr. Lowe? Yes.

17 MS. SANCHEZ: Okay. All right.

18 There are no old business items on the
 19 meeting Agenda. Before I move on to new
 20 business, does anyone on the Board or the
 21 Building Department or the Administration
 22 have an item for follow-up? No? Okay.

23 Now onto new business. So the new
 24 item on this Agenda is the number
 25 24OLMT-DEV002, application submitted by the

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

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

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

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

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.

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.

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.

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

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.

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.

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.

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.

25 The existing Bagley Road curb cut

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.

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.

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.

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,

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.

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.

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.

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

1 see in the application packet.
 2 And furthermore, the hatched blue
 3 lines is the existing wetland.
 4 The dash lines are for the future
 5 residential in Phase 2. And the solid
 6 lines on the frontage are the proposed and
 7 existing line work for the Phase I of the
 8 project.
 9 Following Section 520.07E of the
 10 zoning ordinance, we are presenting this
 11 general development plan in two phases.
 12 The commercial in Phase I and the
 13 residential closely following in Phase 2
 14 with the request, the timeframes for an
 15 approved general development plan take this
 16 phase into consideration.
 17 We have multiple curb cuts for a
 18 clear and distinguished separation of uses.
 19 The location of the curb cuts that you see
 20 this evening were intentionally designed to
 21 get traffic off of Stearns Road and Bagley
 22 Road in as efficient of manner as possible
 23 to reduce congestion at the intersection.
 24 The existing curb cut on Bagley
 25 Road at the southeast corner of the site

1 will be retained for access to the
 2 residential components, the Olmsted Medical
 3 Center, and service traffic for Parcel C
 4 and Parcel D.
 5 The new curb cut on Bagley Road,
 6 which is the center curb cut adjacent to --
 7 or excuse me, opposite the existing
 8 shopping center curb cut will be a main
 9 entry to the Olmsted Towne Center for
 10 access to the residences, the Towne Center
 11 park, and commercial traffic access for
 12 Parcels B and C.
 13 The new curb cut on Bagley Road is
 14 intended to service the Sheetz Gasoline and
 15 Convenience store to keep all of the
 16 proximal parking -- excuse me, all of the
 17 associated vehicular traffic, get it off
 18 the thoroughfare as quickly as possible and
 19 contain the traffic within the site in its
 20 respective use.

21 A new curb cut on Stearns Road on
 22 the western portion of the site plan will
 23 be directly across from the CVS curb cut
 24 for additional access to the residential
 25 and service areas.

1 These are all private streets
 2 managed by Carnegie with appropriate
 3 accommodation for emergency services. The
 4 installation of the private streets will be
 5 a significant savings over time to the
 6 Township, both for maintenance, snow
 7 removal, and capital repairs.
 8 By using private driveways and drive aisles
 9 in lieu of public streets, the project
 10 advances the stated goal of the planned
 11 development district regulations in Section
 12 260 to reduce quote "infrastructure and
 13 other public service costs through unified
 14 development".
 15 To the extent there may be a
 16 conveyance of any portion of the property,
 17 it will be subject to a reciprocal easement
 18 and operating agreement that runs with the
 19 land and continues to protect the
 20 respective access, circulation, parking,
 21 maintenance, operation, and use of rights
 22 between parcel owners.
 23 And we have retained a traffic
 24 consultant and early traffic impact reports
 25 indicate negligible impacts of traffic at

1 the intersection. These reports will be
 2 shared with our detail from the plan
 3 application.
 4 In conversations with the Township
 5 Trustees, we understand there is a desire
 6 to have more business usage and commercial
 7 usage in the Township.
 8 Sheetz, A, is a gasoline service
 9 station -- or Parcel A is a Sheetz service
 10 station and a convenience store -- and it
 11 did receive conditional use approval at the
 12 Township Board of Zoning Appeals in
 13 November -- and the remaining uses are all
 14 permitted by right and are as follows.
 15 Parcel B is a restaurant, Parcel C is a
 16 grocer, Parcel D is a coffee shop, and
 17 Parcel E, which is also the Olmsted Medical
 18 Center, will remain in place to complete
 19 the [unintelligible] -- the commercial
 20 properties.
 21 This Olmsted Medical Center
 22 establishes a precedent for building
 23 setbacks and will create a harmonious
 24 property frontage on Bagley Road.
 25 And we have made a concerted effort to

1 orient the commercial buildings and parking
 2 areas in a manner that is appropriate for
 3 the site and meets the operational needs of
 4 the tenants.

5 This thoughtful and intentional
 6 approach has been strongly intent on
 7 maintaining the spirit of Section 290.05 of
 8 the Olmsted Township Zoning Resolution.

9 We have made attempts to
 10 co-locate, to share, and to reduce the
 11 parking, but these efforts have been
 12 rejected by our national tenants with whom
 13 we're in active lease negotiations as it
 14 fails to meet their parking requirements
 15 for their operations.

16 These site constraints have left
 17 this configuration as the only viable
 18 solution for mixed use project in keeping
 19 with the TCBD spirit, establishing the
 20 zoning resolution.

21 As mentioned earlier, we plan to
 22 expand the existing stormwater basin at the
 23 northeast corner of the site, which
 24 currently provides stormwater retention for
 25 the Olmsted Medical Center. This expanded

1 detention basin will serve as the grocer,
 2 coffee shop, the residential component, and
 3 they currently will continue to service the
 4 Olmsted Medical Center.

5 A new stormwater pond, detention
 6 basin, is proposed in northern parcels of A
 7 and B, and this will serve as those parcels
 8 and reduce the distance for conveyance of
 9 stormwater.

10 At the western boundary of the
 11 site, between the wetland setback and the
 12 Stearns Road access drive, we have an
 13 expanded Cuyahoga County detention basin
 14 due to our bisecting of their existing
 15 stormwater basin, and we have already begun
 16 conversations with the Cuyahoga County
 17 Department of Public Works and those
 18 conversations have been very positive.

19 All stormwater generated onsite
 20 will be stored onsite for treatment and
 21 released at predevelopment levels. Those
 22 exact details of outflow and stormwater
 23 design will be provided when we come back
 24 for Detailed Plan Development approval.

25 And finally, we have Exhibits E

1 and F in the application packet. This is
 2 Exhibit E, our preliminary landscaping
 3 plan. To illustrate the site experience
 4 for the community.

5 We've retained a renowned local
 6 landscape architect who's currently working
 7 on design pallets to include landscaping,
 8 site furniture, lighting, way-finding
 9 signage, material and textures, and gateway
 10 improvements to holistically tie the site
 11 together, and these details will be further
 12 illustrated in our Detailed Development
 13 Plan application.

14 The red dash dot line indicates
 15 the delineation between Phases 1 and Phases
 16 2. As drivers, cyclists, and pedestrians
 17 approach the site entrances, the frontage
 18 will establish a welcoming environment.

19 This is a rendering of a Bagley
 20 Road looking eastbound with the Sheetz
 21 convenience and gas station.

22 And in concert with entrance
 23 signage, this frontage will be consistent
 24 with an architectural style unique to the
 25 community and the Olmsted Towne Center,

1 semi-transparent trees, shrubs, grasses,
 2 and site furniture will provide screening
 3 from the commercial frontage to encourage
 4 walkability and the use of the sidewalks.

5 This is the same road on Bagley
 6 looking westbound and you can see the
 7 central curb cut approximately here, look
 8 at across from the existing shopping center
 9 entrance. These renderings do predate the
 10 current iteration of the site plan, but we
 11 feel they offer a very good preliminary
 12 look at the intended character of the
 13 Olmsted Towne Center. And we expect that
 14 we'll have updated renderings when we come
 15 back for Detailed Development Plan
 16 approval.

17 As we enter the site from this
 18 central curb cut, this tree line procession
 19 will lead us with decorative site lighting
 20 and way-finding signage to the grocer and
 21 restaurant, grocery entrances and
 22 restaurant entrance before culminating at a
 23 Towne Center park and the gateway to the
 24 residences, located here [indicating].

25 The Towne Center Park is intended

1 to provide a sense of place and will be a
 2 central hub of recreational activity in the
 3 Olmsted Towne Center. The park is both a
 4 starting and ending point for the network
 5 of trails throughout the site with
 6 connectivity to all commercial tenants and
 7 residences.

8 The passive open space, wetlands,
 9 and existing and proposed sidewalks in the
 10 respective Stearns Road and Bagley Road
 11 rights-of-way.

12 We are preliminarily showing eight
 13 ways that the entrance is the residential
 14 parcel, which is roughly located right here
 15 [indicating]. And these will clearly
 16 distinguish and separate the residential
 17 experience from the commercial experience,
 18 yet they will be consistent with the
 19 architectural style and landscaping pallet
 20 of the center.

21 For Section 26004D of the Zoning
 22 Resolution, a development in the Towne
 23 Center Planned Development District is
 24 required to have a residential proponent,
 25 which is oriented on this plan serenely at

1 the rear of the property, set furthest away
 2 from the busyness of the intersection and
 3 screened from the commercial frontage and
 4 its associated traffic.

5 Phase 2 consists approximately of
 6 34 residences, which are planned to be
 7 condominiums for sale with an HOA that will
 8 govern, maintain, and manage that portion
 9 of the center. The residences have
 10 excellent pedestrian connectivity to the
 11 rest of the center and the community's
 12 enhanced streetscape to create a walkable
 13 neighborhood. The streets give amenities,
 14 site furniture, consistent lighting and
 15 clear way-finding.

16 Per Section 260.11 of the Township
 17 Zoning Resolution, we have set aside 4.7
 18 acres or 24% of the total site for open
 19 space, which includes a significant wetland
 20 area and exceeds the Township's requirement
 21 of 20%.

22 The residential component of 43%
 23 open space for the benefit of the residents
 24 and guests exceeds the Township minimum of
 25 30%. And we've additionally introduced

1 meadows and landscape areas to buffer the
 2 residential and commercial uses, which for
 3 the resolution aren't included in the open
 4 space calculations, and we expect these to
 5 be a total green space, easily exceeding
 6 50% of the site.

7 We've gone to great lengths to
 8 preserve significant green space and keep
 9 most of the wetlands intact. This
 10 conformance with the Township's open space
 11 requirements has significantly impacted the
 12 approach and flexibility of our planning
 13 efforts, though all repairing setbacks are
 14 maintained as required in Section 380.05 of
 15 the Township Zoning Resolution.

16 We have retained an environmental
 17 consultant, and to the extent permitted, we
 18 intend to explore walking trails in and
 19 around the wetland. These explorations are
 20 very early which is why it's not shown on
 21 the site plan, but we hope to have more
 22 information regarding this for the Detailed
 23 Development Plan application.

24 In conclusion, this plan isn't the
 25 second iteration, it's not the third

1 iteration either, it's the culmination of
 2 many data-driven revisions and
 3 conversations with Township leadership and
 4 our prospective tenants. The plan that
 5 we're presenting is the most viable
 6 solution to this challenging site while
 7 still keeping the spirit of the Towne
 8 Center Planned Development District.

9 This project will generate a
 10 significant tax income to this community
 11 and will provide a foothold for the
 12 Township's pursuit of the goals for at
 13 least the next several decades.

14 Additionally, the Olmsted Towne
 15 Center will serve as a marketing boost to
 16 encourage more business investment in this
 17 community.

18 We're seeking approval tonight so
 19 that we may start more detailed plans to
 20 revitalize this land for a more productive
 21 and aesthetically pleasing Towne Center.

22 Thank you for your time, and
 23 before we conclude our presentation for any
 24 questions the Zoning Commission may have,
 25 George and Rustom, would either of you like

1 to add anything?
 2 MR. PAPANDREAS: [Unintelligible].
 3 MR. FRANTZ: Thank you for your
 4 time.
 5 MS. SANCHEZ: Okay. So I'll ask
 6 you to stay there. This is Ashley Sanchez.
 7 Do any members of the Zoning Commission
 8 have questions for the Applicant?
 9 MR. LOWE: I have a few. Sean
 10 Lowe. With Building D what you said is a
 11 coffee shop, would there be a drive-thru in
 12 that building or would it not include one?
 13 MR. FRANTZ: Those conversations
 14 are still a little early. Our intention is
 15 that we're still in close conversations to
 16 see what will fit with the site. To be
 17 honest, and I -- it might be a little early
 18 to say if that's possible or not.
 19 MR. KHOURI: Every iteration that
 20 I've seen has included a drive-thru. For a
 21 lot of these coffee purveyors, having that
 22 convenience is critical for them to be able
 23 to produce the number of sales necessary to
 24 survive.
 25 MS. SANCHEZ: And can you please

1 disconnect between what they're able to pay
 2 and what it costs us to construct a new
 3 facility is just -- it's just too wide.
 4 And so, the ones that we are further along
 5 in conversations with are national tenants,
 6 but there is still one building that is yet
 7 undecided. We have spoken to a few
 8 national tenants, but we're still pursuing
 9 some locals as well.
 10 MS. SANCHEZ: And which one is
 11 that?
 12 MR. KHOURI: That's Building B.
 13 MS. OSELAND: Building what?
 14 MS. SANCHEZ: B, which would be
 15 the restaurant?
 16 MR. KHOURI: The restaurant.
 17 MS. SANCHEZ: Okay.
 18 MR. KHOURI: But again, you know,
 19 the reality of where we are in the market
 20 today is very challenging to create a deal
 21 that is sustainable for both sides. And
 22 the result that you're seeing here, I think
 23 is a reflection of those challenges. And
 24 at the end of the day, you know, we kept
 25 kind of pushing that boulder uphill and we

1 state your name?
 2 MR. KHOURI: Rustom Khouri,
 3 Carnegie.
 4 MR. LOWE: Based on what you've
 5 said, does that mean you're more focused on
 6 a national brand for that building than a
 7 local brand?
 8 MR. KHOURI: Yes.
 9 MR. LOWE: Okay.
 10 MS. SANCHEZ: Can I piggyback off
 11 of that?
 12 MR. LOWE: Yeah.
 13 MS. SANCHEZ: So is the goal for
 14 all four of these businesses to be national
 15 chains and nothing local?
 16 MR. KHOURI: That's certainly not
 17 the end goal. And I can tell you that
 18 we've gone through, as Morgan had noted,
 19 several iterations of this plan. And where
 20 we started was -- is where I think a lot of
 21 folks in this community were hoping to see,
 22 which is a kind of connected row of
 23 buildings with some mom-and-pops and small
 24 shops, and unfortunately after, well over a
 25 year of trying to make that a reality, the

1 came to the realization that if we want to
 2 be able to execute something here and take
 3 this vacant land out of its current
 4 condition and into a functioning producing
 5 asset, that may be the only way that we can
 6 do so.
 7 MS. SANCHEZ: Sorry, Sean, if you
 8 want to go back to your questions?
 9 MR. LOWE: Yes. This is Sean
 10 Lowe. For the residential, would visitors
 11 to those condos be permitted to park in the
 12 street or would there be a separate, like,
 13 visitor parking for the condos? How would
 14 that work?
 15 MR. PAPANDREAS: Well, I believe
 16 -- first and foremost, my name is George
 17 Papandreas and I want thank each and every
 18 one of you for taking the time out to be
 19 here. I know this is a Special Meeting, so
 20 we do really appreciate that because we
 21 are, as Morgan indicated, under
 22 negotiations with a number of our tenants
 23 and they're starting to ask us what kind of
 24 commitments we can make, so the sooner we
 25 have an understanding what your concerns

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

1 plans to plant any trees? Do any nice --
 2 you know, if you're going to have walking
 3 trails, make it a pleasant experience so
 4 you're not walking through vacant land?
 5 MR. KHOURI: Yes.
 6 MR. PAPANDREAS: Yeah, absolutely,
 7 of course.
 8 MR. KHOURI: Yeah. I mean, I
 9 think in the landscape plan, as you can
 10 see, we're introducing a host of new trees.
 11 We're doing our best to introduce
 12 processional approaches at the main entry,
 13 so that way, even when you are in a
 14 vehicular experience moment, it has the
 15 feeling like you're in a more rural
 16 environment. And so that's been key for us
 17 in bringing Banki(phonetic) on board, I
 18 think he has enlightened us on how we can
 19 place make a little bit better for a retail
 20 project like this and then create important
 21 distinctions in a hierarchy between the
 22 commercial and public facing uses and the
 23 residential uses. Because those folks do
 24 want to have some privacy as well.
 25 So some of the trails that you see

1 intertwine -- you know, intertwined into
 2 that residential component, I think we view
 3 those to be primarily utilized by the
 4 residents, but again, they won't be
 5 restricted from public use. And then as we
 6 complete our efforts with the environmental
 7 consultant and impacting the major wetland
 8 in the northwest corner that will allow us
 9 to understand better what availability we
 10 have to introduce additional trails that
 11 could connect to public right-of-way
 12 sidewalks or other features.

13 MS. SANCHEZ: Okay. And do you
 14 have an approximate price for these condos?

15 MR. KHOURI: We do not.

16 MS. SANCHEZ: Okay. All right.
 17 Last question, I swear. Who do you see
 18 being the national retailer in, I guess
 19 it's Parcel C the retail grocery? Is that
 20 an Aldi's?

21 MR. KHOURI: We're not at liberty
 22 to say --

23 MS. SANCHEZ: Okay.

24 MR. KHOURI: -- at this point in
 25 time, unfortunately.

1 MS. SANCHEZ: Okay.
 2 MR. KHOURI: But I will say it's a
 3 very excellent grocer who I think has
 4 improved their image significantly over the
 5 last five years and is one of the finest
 6 purveyors of grocer in northeast Ohio.
 7 MS. SANCHEZ: Do you have to use a
 8 box when you're shopping there?
 9 MR. HAMER: Or they used to charge
 10 you to use a cart?
 11 MR. KHOURI: Yeah. Do you like
 12 Aldi's.
 13 MS. SANCHEZ: Yeah, I mean, I like
 14 Aldi's. Yeah.
 15 Okay. Anyone else with a
 16 question?
 17 MR. WHELAN: Yeah, this is Justin
 18 Whelan. I'm curious about the three curb
 19 cuts on Bagley and what you considered in
 20 terms of why three makes sense as opposed
 21 to maybe doing one singular one that's
 22 going to funnel traffic on. I think we saw
 23 some concerns about having a lot of curb
 24 cuts.

25 In your experience, is it better

1 to have more? You mentioned a few times
 2 getting traffic off the roads as quickly as
 3 possible, but what about people that are
 4 leaving these places, getting back onto the
 5 roads? Is three curb cuts going to be a
 6 problem for traffic on Bagley. Bagley's
 7 only a two-lane road, and maybe that would
 8 have to change in the future with this,
 9 but, you know, this is a lot to be adding
 10 onto that on Bagley there. So just curious
 11 about the three curb cuts and what you kind
 12 of thought about that.

13 MR. PAPANDREAS: Well, our traffic
 14 advisor and consultant has indicated that
 15 they feel this is the appropriate manner to
 16 handle both traffic coming off and on to
 17 Bagley Road. Keep in mind that it's --
 18 there's a hierarchy of traffic movement
 19 that is going to be occurring here.
 20 Certain people aren't going to be using
 21 portions of the curb cuts or certain curb
 22 cuts, it's all going to be dependent upon
 23 the uses that are most attributed or, you
 24 know, adjacent to it. For example, the
 25 current curb cut that exists for the

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.

1 MR. PAPANDREAS: Onto Bagley or
2 onto Stearns?

3 MS. OSELAND: Onto Bagley.

4 MR. PAPANDREAS: Onto Bagley.

5 MS. OSELAND: That's crazy there.

6 MR. WHELAN: The school's just
7 further down that way, so --

8 MS. OSELAND: There's three
9 schools down that one road and it's insane.
10 Like lots of times we have to go right and
11 go all the way down, but also the main
12 entrance there that you call the main
13 entrance, there's all sorts of sidewalks
14 along Bagley, but then there's no sidewalks
15 along the main entrance, so I -- that
16 doesn't seem very walkable to me. I'm
17 walking along there and I'm going to be
18 walking there, I promise you, and then all
19 of a sudden I have to go into the traffic
20 that's turning in. There's no sidewalks
21 along the main entrance.

22 MR. KHOURI: We do have sidewalks
23 along the main entrance.

24 MS. SANCHEZ: Yeah, I think they
25 might be the little lines under the trees.

1 MR. KHOURI: -- is the sidewalk to
2 nowhere, but we did it at the request of
3 Olmsted Township at the time. And then we
4 will have a sidewalk along Stearns, as you
5 can see is the light white on the north
6 side of that drive. Will there be a
7 sidewalk in at the curb cut edge Sheetz, I
8 don't believe so.

9 MS. OSELAND: Well, that one's not
10 as important --

11 MR. KHOURI: Yeah.

12 MS. OSELAND: -- but the main one
13 is.

14 MR. KHOURI: The main one, of
15 course will, yeah.

16 MS. OSELAND: The other question I
17 have is, you made a point of saying that
18 you never sell your properties, but then on
19 the next page it says the property is owned
20 by someone else. Is that --

21 MR. KHOURI: Property's owned by
22 someone else?

23 MS. OSELAND: Medcar [phonetic]?

24 MR. PAPANDREAS: Oh, that's us.

25 MR. KHOURI: Oh, that's us.

1 MS. OSELAND: It doesn't show it
2 in your --

3 MR. KHOURI: Oh.

4 MS. OSELAND: -- it doesn't show
5 it.

6 MR. KHOURI: We'll make that
7 clear, but of course we're intending on
8 having sidewalks --

9 MS. OSELAND: Okay.

10 MR. KHOURI: -- along the main
11 entry drive.

12 MS. SANCHEZ: Uh-huh.

13 MR. KHOURI: Those sidewalks, you
14 can actually see the crosswalks across the
15 restaurant driveway, and then the driveway
16 to the north of the residential, that's all
17 meant to be there.

18 MS. OSELAND: So all the curb cuts
19 are going to have sidewalks there or just
20 the main one?

21 MR. KHOURI: The main one
22 certainly will. We did our portion in
23 front of Southwest General, which as we
24 know --

25 MS. OSELAND: Okay.

1 MS. OSELAND: That's you?

2 MR. KHOURI: Yeah.

3 MS. OSELAND: Okay. So that's a
4 subsidiary?

5 MR. KHOURI: Yeah. Our company
6 Carnegie actually doesn't own any of the
7 assets --

8 MS. OSELAND: Okay.

9 MR. KHOURI: -- it has operating
10 agreements that give us the control and
11 then --

12 MS. OSELAND: Okay. Because I was
13 just confused about that.

14 MR. KHOURI: -- we have special
15 purpose entities for all of our projects.

16 MR. PAPANDREAS: But you should
17 know that all of the members of each one of
18 these entities are the same.

19 MS. OSELAND: Okay.

20 MR. LOWE: Sean Lowe. I think
21 maybe two last questions for me.

22 Interconnectedness to the various
23 buildings, will there be, I don't know,
24 clear kind of walking path if you wanted to
25 get from the coffee shop to the restaurant,

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

1 if that works for everyone to be organized.
 2 Mary, if you want to come up,
 3 please state your name into the microphone.
 4 MS. HARNEGIE: I'm Mary Pat
 5 Harnegie and I live in the driveway right
 6 behind your head. So if you brought up
 7 Exhibit E, that's where I live. So I live
 8 right across from Southwest. I've been
 9 there for 40 years. Prior to that my
 10 husband and I were insurance agents for
 11 Nationwide. We insured a lot of these
 12 areas. We insured the Shakers and the
 13 people across the street, which were
 14 another set of Shakers, and we've walked
 15 through the agony that they've had with
 16 trying to get this process and these
 17 properties developed.

18 I have two different sets of
 19 thoughts. One is that that has really
 20 enjoyed the bucolic nature of the area that
 21 we live in because behind us is, everybody
 22 has a one-acre lot. There's about six of
 23 us that have an acre lot and then behind us
 24 is the school and it's recreation area. So
 25 it's not a cement parking lot. What I see

1 with this rendering changes the bucolic
 2 nature of what we have into basically a
 3 nice area with a lot of cement, so it kind
 4 of saddens me.

5 But the ideas behind it and the
 6 challenges that you've had to deal with
 7 have been significant because of the
 8 wetlands areas and stuff that we have.

9 There's this tension in Olmsted
 10 Township between too much population
 11 density and losing the characteristic we
 12 have of a small area, so I think to some
 13 extent this tries to preserve some of that,
 14 I'm a little concerned that it would become
 15 more like an Avon or Towne Center in
 16 Middleburg Heights, which is all cement
 17 with some trees somewhere in a couple
 18 cemetery plots landing in the middle of the
 19 parking lot.

20 So I'm a little sad that we have
 21 to see this happen, but it seems to me that
 22 there's -- something's going to develop.
 23 So we have to develop what's going to be
 24 best for us.

25 I like some of the pieces that I

55
 1 see. I just wish there wasn't as much
 2 parking. I understand you have to take on
 3 needs of your clients with their parking
 4 issues, they putting big bucks into this.

5 I guess those are basically my
 6 thoughts. There's pluses and minuses with
 7 this and I don't envy your decision on the
 8 process of how to do this. And I admire
 9 your tenacity with staying with this
 10 project because I know the various
 11 processes that had gone into that property
 12 and the stuff that's been slammed down,
 13 so -- but for right now, I like walking my
 14 dog back to the retention pond and enjoying
 15 that nature because I get to see the deer
 16 every day, the red foxes, the vulture --
 17 birds of predate.

18 And the other thing is the
 19 attractiveness of being right next to the
 20 train tracks might not be so advisable for
 21 condominiums.

22 MS. SANCHEZ: All right. Well
 23 thank you very much for your comments. And
 24 I should have said this at the beginning
 25 and so thank you Mary for being so polite

1 and everything, but if anyone has questions
 2 whenever you're coming up to do your public
 3 speaking, please direct those questions to
 4 us and then we can ask the Applicant.
 5 Please don't ask questions directly to the
 6 Applicant.

7 All right. The next person I'll
 8 move on to is George.

9 MR. FRANTZ: He was a presenter.

10 MS. SANCHEZ: Oh, okay. And then
 11 Morgan, you were a presenter. Rustom also?

12 MR. KHOURI: I was a presenter.

13 MS. SANCHEZ: Okay. Mike?

14 MR. LYON: Yes. My name is Mike
 15 Lyon and I'm the adjacent property to this
 16 going east on the same side.

17 I'd just like to back up and kind
 18 of go through this whole spiel with you
 19 guys about how and what I bought when I
 20 bought Shaker's old house that everybody
 21 knows. I've been an Olmsted Township
 22 resident off and on for the last 30 years,
 23 so I'm very well aware of the situation.
 24 I've lived there, I know Bagley Road, I
 25 know the problems with the schools. I

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

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

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

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

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

1 your patience in advance.

2 My first question is -- and I
3 don't know how to necessarily point -- do
4 you have a laser pointer that I can borrow,
5 is this it here?

6 UNIDENTIFIED VOICE: Yes, can you
7 figure it out?

8 MR. IAFIGLIOLA: Yeah, I'm good.
9 So as you come off Stearns here -- and
10 again these are in no order -- you know,
11 and I understand Phase 2 -- I'm not going
12 to say it won't happen but it's not
13 happening here -- is I'm just curious why
14 you need to include this section of road.
15 And what I'm envisioning is if you come
16 through here [indicating] and then this
17 becomes your main body of traffic, you
18 don't need this section of pavement. Now
19 I'm not trying to save you 50 feet of
20 pavement, what I'm trying to do is increase
21 the green space and decouple this from
22 traffic that necessarily needs to go
23 through the development. I guess I'll
24 suggest that as an idea. I don't know if
25 you want me to pause every second here, let

1 them respond or --

2 UNIDENTIFIED VOICE: Keep going.

3 MR. IAFIGLIOLA: Keep going --

4 MS. SANCHEZ: Yeah, you just keep
5 going.

6 MR. IAFIGLIOLA: -- you don't like
7 the idea?

8 I'm sorry. So one of the things
9 that I see here when I see this -- give me
10 a term for this, you know, "retention
11 pond", just is that what you would call it?
12 Is it's very sterile. And I understand
13 that your rendering is just that, a
14 rendering, but there's not a lot of room to
15 sit, there's not a lot of room to walk,
16 and, you know, not to be crude, but it just
17 looks like a goose congregation pond to me.
18 There's, you know, you have this coffee
19 shop, I understand you indicated it may
20 have a drive-thru function for various
21 reasons, I'm not here to comment on that,
22 but you can envision that people may be
23 want to walk. You know, there are three
24 schools here. Full disclosure, I have kids
25 in all of them, they would love nothing

1 more to walk over to this future restaurant
2 and this future place and hang out with
3 their school buddies at school, and right
4 now, you know, you have maybe this gazebo.
5 If this didn't exist, you know, maybe
6 there's some green space, there's a chance
7 to sit outside, maybe kick a ball around or
8 something like that. Just a suggestion.
9 Okay?

10 Next step we talked -- excuse me,
11 you talked quite a bit about these curb
12 cuts. Now I recognize that the one for the
13 medical center, that one makes sense to me
14 partly because you probably have a certain
15 clientele that needs to get there. It
16 already exists, all that makes sense. And
17 I appreciate that you're considering like a
18 main entrance type development here.

19 And I think, Morgan, you made the
20 comment that it's aligned with the driveway
21 across the street; is that correct? Is
22 that correct?

23 Okay. So I thought about that and
24 I think that makes sense initially, but as
25 I thought about it more, I'm not sure that

1 really makes sense to me. Unless that --
2 and I guess I should ask, are you doing a
3 traffic light warrant study? Is your
4 intent to put a traffic light there or you
5 haven't gotten to that point?

6 MS. SANCHEZ: Well, so your
7 question for us to ask them later will be
8 if they've done a traffic light study.
9 Okay. We'll make sure to ask that.

10 MR. IAFIGLIOLA: Because if there
11 is a traffic light then that kind of
12 addresses some of the concerns about why
13 they should be aligned. If you don't feel
14 that the traffic light is necessary then --
15 and I understand why this curb cut here may
16 be necessary, but it would seem to me that
17 you could take this main entrance and put
18 it on this side, which then would eliminate
19 one entrance, then you'd only have two.
20 You have the one you already have and one
21 over here, and somehow do this -- and I've
22 seen -- I can use the name of this
23 [indicating], right? This
24 [unintelligible]?

25 UNIDENTIFIED VOICE: Yeah.

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, and
 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

75
 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.

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

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

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 --

1 this is Rustom -- 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

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

86
 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: Uhmmm...

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

25 Also for safety purposes can be
 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.

25

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

19 My Commission expires June 12, 2027

20

21

22

23

24

25

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