

VILLAGE OF BRATENAHL
10300 BRIGHTON ROAD
BRATENAHL, OHIO 44108
(216) 383-0468

PLANNING COMMISSION

WEDNESDAY, FEBRUARY 25, 2026
5:30 p.m.

MAYOR KEITH BENJAMIN
RAY NEGRELLI, CHAIR
JOYCE BURKE-JONES
MICHAEL PEPOWSKI

DAVID J. MATTY, ESQ.
NANCY L. MOLNAR, RPR, CLR

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1 I'd like to make a couple of comments
2 myself before we get into it and just state that
3 we began this journey April 10th of 2025. This
4 will be our eighth meeting since then.
17:31:41 5 MAYOR BENJAMIN: '26.
6 MR. NEGRELLI: '25.
7 MAYOR BENJAMIN: '25, you're right.
8 MR. NEGRELLI: During that time, we
9 received comments, many good comments from our
10 residents, comments from local real estate
11 brokers. We've had a joint meeting with city
12 council on December 17th, a tax impact study was
13 made. We received outstanding guidance from our
14 Village Planner, Solicitor and Engineer and thank
15 you all for that.
17:32:11 16 This evening we'll review the proposed
17 zoning amendments that resulted from those past
18 meetings. And this meeting could hopefully be
19 our recommendation to council. It's important at
20 this time that we are cognizant of the time. The
21 longer we wait, we could get into a lot more
22 building season than we'd imagine if we made the
23 recommendation tonight, I'm thinking it's going
24 to be --
17:32:50 25 MAYOR BENJAMIN: Sorry, we have to have

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1 MR. NEGRELLI: I'd like to call to order
2 the February 25, 2026 meeting of the Planning
3 Commission at 5:30 p.m. Roll call. Mayor
4 Benjamin?
17:30:18 5 MAYOR BENJAMIN: Present.
6 MR. NEGRELLI: Ms. Burke-Jones?
7 MS. BURKE-JONES: Here.
8 MR. NEGRELLI: Mr. Peplowski?
9 MR. PEPOWSKI: Here.
17:30:28 10 MR. NEGRELLI: And Ray Negrelli.
11 Village Solicitor Dave Matty, Building Department
12 Administrator Mary Ranney, Village Planner
13 Kristin Hopkins and our reporter Nancy Molnar.
14 Thank you all for being here.
17:30:45 15 Any guests speaking this evening, we'd
16 like to request that you wait until the end of
17 our presentation and discussion, because many
18 things will be answered prior to that time. And
19 we'd like to limit comments to one per person or
20 one conversation per person.
17:31:05 21 We have no new business. And old
22 business is the consideration of the amendment to
23 zoning code to create a Planned Residential
24 Development 2 District for redevelopment of the
17:31:21 25 Bratenahl Center site, 1104 Lake Shore Boulevard.

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1 one door at least open, one of the two. Thanks.
2 MR. NEGRELLI: Once council gets this
3 recommendation, they're going to have to go
4 through the zoning process, then we're going to
5 have to go through the auction process, then the
17:33:03 6 pre-development process of planning, engineering
7 and approvals. So it's at least a year away,
8 could be a year and a half. So I really think
9 time is important, especially at this time of
10 year.
17:33:20 11 When adopted, this amendment will
12 provide the guidelines for the buyer/developer.
13 And because these actions have been taken prior
14 to the sale of the property, we should meet our
15 goal of providing or receiving the maximum sale
16 price for the land, because the buyer/developer
17 knows what it can be used for. In addition,
18 provide protective zoning for the Village,
19 because the buyer is purchasing the property
20 knowing what it's zoned for.
17:33:48 21 So thank you all. And I'd like to turn
22 this over to Ms. Hopkins to present the latest
23 amendment and memo.
24 MS. HOPKINS: Thank you. First I'd like
17:34:11 25 to go over the memo that I had included. At the

17:34:35 1 January Planning Commission meeting, there was a
2 member or someone in the audience, actually a
3 Board Zoning Appeal member who is a developer or
4 in construction, he's not here, who had, after

5 the meeting, sent the plans for an apartment
6 project on Chester Avenue, Chester and East 82nd
7 Street as an example of what's considered a
8 mid-rise building.
9 And then Chairman Negrelli asked me to
17:34:55 10 analyze it. So on the same page of my memo, I
11 have summarized some of the key components of it.
12 And I just wanted to make clear that I don't
13 think anybody was saying that this development is
14 what's appropriate, but it was useful to analyze
17:35:22 15 sizes and height and things like that.

16 So because of its location right near
17 the Cleveland Clinic and on a major street, it
18 has -- it pretty much fills up the entire sight
19 if you looked at the site plan. But the height
17:35:42 20 of the building, which I see I fail to include,
21 the height of the building is 55 feet. It is a
22 five-story building. The first floor is devoted
23 to what they call assembly uses and parking area,
24 parking spaces, so it's four floors of
17:36:02 25 apartments.

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17:36:24 1 The apartment space on the square
2 footage that they supplied and the number of
3 units that are in the building, the apartments
4 average 872 square feet. What's in the draft is
5 a minimum or an average of 2,000. So if you took
6 that same building and assumed whatever that
7 floor area is devoted to the apartments, that it
8 would be approximately 57 units at an average of
9 2,000 square feet, which is about -- it's less
17:36:47 10 than what we had talked about, so it's eight per
11 acre. So I thought it was interesting to see
12 what that size of a building looks like, that
13 style, et cetera.

14 The other thing to keep in mind is that
17:37:01 15 first floor did have about 5,000 square feet or
16 so of what they consider assembly use. So a
17 fitness room, there was community space so you
18 could rent out space, perhaps there was a kitchen
19 attached, a coffee place, a business center and a
17:37:22 20 kitchen. So those are the kind of things that I
21 think you could expect in that sort of -- if you
22 had a building like that, so similar to what
23 Bratenahl Place has, that sort of community
24 space.

17:37:36 25 So I thought that was interesting to see

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17:37:57 1 how all of that compared to what we have been
2 discussing. At the end of the meeting in
3 January, my notes indicated that the commission
4 was interested in looking at a taller building.
5 So the five stories is what I had included and 55
6 feet of maximum height, so I included both of
7 those.

8 When the research that I did indicated
9 that for a residential building, a multistory
17:38:14 10 residential apartment building like that, the
11 floor heights are about 10 feet, so 55 feet would
12 allow for a taller higher ceiling on the first
13 floor if that were the case. Some of the other
14 elements that I had included primarily, I mean,
17:38:36 15 the biggest change is related to the permitted
16 uses. So based on all of the eight meetings that
17 Mr. Negrelli talked about, at the end it became
18 very clear and the Planning Commission gave this
19 direction to basically cut out all of the

17:38:56 20 nonresidential uses, so no stores, no office, no
21 hotel sort of thing, so that simplified this
22 quite a bit, which then is why I renamed it to
23 the Planned Residential Development and I added a
24 number 2 simply because at this point you already
17:39:17 25 have a PRD district that's single family, but

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17:39:40 1 it's just called PRD. So it seemed like it made
2 sense to simplify it and call it number 2.
3 I also in the draft that had been
4 distributed a few months ago, in the purpose
17:39:40 5 statement and elsewhere, it had indicated that
6 this district was for the Bratenahl Center's
7 site. I reinforced that throughout to make sure
8 that it was clear this is a district that's
9 applying right now to this use, would be applied
17:40:00 10 to this -- I'm sorry, apply to this parcel.

11 Based on the conversation or the
12 neighbors who were at an earlier meeting who
13 voiced perhaps a desire to sell, I have made a
14 provision in there that at the time after the
17:40:20 15 site -- well, let me back up.

16 So what the Planning Commission and
17 Council will do is adopt the zoning district,
18 apply it to the site, and then sell the property
19 and then the developer would come in and get
17:40:35 20 approval. So at the time the developer comes in
21 to get approval, he or she could have acquired
22 those adjacent properties. And if that were the
23 case, then this district is written so that those
24 adjacent properties, the zoning could be applied
17:40:53 25 there as well to those, to facilitate that if

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1 that were to occur.
 2 The open space preservation, I've
 3 included some additional details and
 4 requirements, a minimum of 20 percent of the
 5 site. Usually the setbacks, the minimum required
 6 setbacks are not included in that, but I thought
 7 the preservation of the natural area along
 8 Lakeshore Boulevard was important, so that's a
 9 75-foot setback that's mandatory, minimum, I
 10 should say. That that would -- it would be
 11 appropriate to include the 75-foot setback in
 12 that open space, but that is also part of the
 13 negotiation between the developer and the Village
 14 when the developer were to submit plans.

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15 We had talked about live/work units at
 16 the last meeting, so I tried to put more
 17 definitive language to that so that the
 18 Commission had a better idea of what you could
 19 do. In some communities -- well, I capped it at
 20 33 percent assuming that if you had a three-story
 21 townhouse, then the first floor, a third of the
 22 building could be the live/work unit. And it's
 23 restricted to the first or ground level floor.
 24 In most cases, in many communities, this would be
 25 a typical home occupation, but based on our
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1 discussion, I kept the term live/work unit.
 2 And then there are the other design
 3 requirements, the off-street parking, circulation
 4 and access requirements and the land planning and
 5 design criteria, much of this is what's already
 6 in the PRD district, so there's consistency
 7 there.

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8 And then finally, the current zoning
 9 code does have a review process in Chapter 1164.
 10 That's the review process for PRDs and that works
 11 for this as well. So we don't need new text for
 12 the review procedures. And that's very detailed.
 13 A preliminary plan is due. It goes from Planning
 14 Commission to Council with the public hearing and
 15 then one with what the plans are. Then it's
 16 primarily the Planning Commission with a blessing
 17 with Council. So all of that is consistent with
 18 what's currently required for the PRD.
 19 So with that, if you wanted to go
 20 through it or if there were any other questions.
 21 MR. MATTY: Mr. Chairman, the
 22 legislation will also rescind the R2 zoning
 23 that's on this property now, so this will be
 24 zoning on the property.
 25 MR. NEGRELLI: I have a question and a
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1 comment. My first comment to the audience is
 2 that we're talking primarily this evening about
 3 mid-rise construction, that's an option. The
 4 second option is townhouse construction. The
 5 live/work arrangement would only apply to the
 6 townhouse type of construction and use 33
 7 percent, you're thinking it would be on the first
 8 floor, but that would be less the garage though.

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9 MS. HOPKINS: Correct.
 10 MR. NEGRELLI: Just know it would be 33
 11 percent, whatever the floor plate is less
 12 roughly --
 13 MS. HOPKINS: 33 percent of the
 14 habitable area.
 15 MR. NEGRELLI: Limited to the ground
 16 level.
 17 MS. HOPKINS: Ground level.
 18 MR. NEGRELLI: And my other thought
 19 based on just following the thought about the
 20 additional property on Eddy Road is if it is
 21 expanded prior to the development going forward,
 22 it wouldn't pose a problem. If that development
 23 is finished and now you have a three-acre site,
 24 it's much narrower and fronting on Eddy Road, I
 25 don't know if it poses a problem or not, but I
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1 want to raise the question should there be a
 2 minimum lot size for this type of zoning
 3 category? And I'm just asking the question.
 4 And maybe it just takes care of itself
 5 if they can never meet the requirements of this
 6 Ordinance, if that land is shallow and smaller,
 7 that they would need to have a different zoning
 8 category, so I'm just bringing that up for
 9 discussion.

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10 MS. HOPKINS: Well, the way I envision
 11 that working where it could be expanded to
 12 adjacent properties is that that occurs at the
 13 time the Planned Development is being reviewed by
 14 the Village. So if a development goes in only on
 15 the school site that's not expanded in any way,
 16 then there is no mechanism to three years later
 17 rezone the property along Eddy Road, so that
 18 would be precluded. It would take some changes
 19 to the code.
 20 MR. NEGRELLI: Thank you.
 21 MAYOR BENJAMIN: So if it's not -- I'm
 22 sorry, I'm confused. Say that again what you
 23 just said regarding if it's three years, if it's
 24 not done.
 25 MS. HOPKINS: It's not related to the
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1 timing, you know, a delay in the time, it's more
 2 related to the fact that if -- well, if a
 3 developer were to develop the school site and --
 4 I should have made this -- if a separate
 17:46:51 5 developer after the school site gets approved and
 6 constructed, so that you can't really expand that
 7 development.
 8 My intention was that expectation was
 9 that if the land, if additional land were added
 17:47:11 10 and included at the time of the design of the
 11 development, so you get a cohesive development
 12 and that's suitable, but to have two separate
 13 developments side-by-side, if somebody were to
 14 acquire all those residential properties on Eddy,
 17:47:28 15 that that's not envisioned.
 16 MAYOR BENJAMIN: What if the same
 17 developer ended up two years down the road, a
 18 developer builds a townhome style or mid-rise and
 19 two years later assembles a property on Eddy
 17:47:47 20 Road, would the same developer, would they be
 21 able to do a phase two?
 22 MS. HOPKINS: I think that's something
 23 that there's enough wiggle room in this language
 24 that if the developer were to -- I would imagine
 17:48:03 25 the developer would talk to the Village as part
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1 of the initial review process.
 2 MAYOR BENJAMIN: Okay.
 3 MS. HOPKINS: And then I think at that
 4 point that as part of the agreement for the PRD,
 17:48:16 5 the development, the proposed development, that
 6 that could be expanded.
 7 MAYOR BENJAMIN: All right. So the
 8 language where it says, The PRD.2 may be applied
 9 to contiguous parcels for which the applicant has
 17:48:30 10 secured written authorization from the owners of
 11 record to make such an application, provided such
 12 additional contiguous acres are integrated into
 13 an overall preliminary and final development
 14 plan, so that's where that is.
 17:48:43 15 MS. HOPKINS: Yes.
 16 MAYOR BENJAMIN: They have to be
 17 contiguous. The owner authorizes it. It's
 18 integrated into one unified plan. I guess what
 19 I'm trying to avoid in my mind is sort of the
 17:48:55 20 missing piece where one owner wants to sell and
 21 the other owner doesn't and you end up with a
 22 hodgepodge.
 23 MR. NEGRELLI: I'm wondering, this is a
 24 seven-acre site, should we say five-acre minimum
 17:49:08 25 for this type of category or something like that
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1 to be further more protective?
 2 MS. HOPKINS: Sure, that makes sense.
 3 MR. NEGRELLI: I'm just thinking that
 4 just the words could be expanded is a little
 17:49:23 5 loose, because when and how and which way, so I
 6 would think maybe --
 7 MS. HOPKINS: So you're suggesting that
 8 if a developer were able to acquire just one of
 9 those properties, that wouldn't work.
 17:49:38 10 MR. NEGRELLI: Correct. I would say --
 11 MAYOR BENJAMIN: It depends on the
 12 property, I guess.
 13 MS. HOPKINS: Yeah, there's like a two
 14 or three-acre parcel --
 17:49:46 15 MS. BURKE-JONES: In the back.
 16 MS. HOPKINS: -- that would make that
 17 narrow panhandle much more usable.
 18 MR. NEGRELLI: Correct. And which that
 19 would be prior to the development. Even if the
 17:49:56 20 developer bought one lot and made it a separate
 21 entryway, it would be part of the development,
 22 but once that development is in, we're vulnerable
 23 for the remaining parcels on Eddy Road, so that
 24 makes me think, Mr. Matty, do you have a
 17:50:13 25 suggestion?
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1 MR. MATTY: What section, Mr. Chairman?
 2 MS. HOPKINS: 1163.04(a), Minimum
 3 Development Area.
 4 MR. NEGRELLI: Second sentence.
 17:50:33 5 MR. MATTY: So, Kris, are you thinking
 6 of adding to the end of that sentence with
 7 such --
 8 MS. HOPKINS: Well, so is the way it's
 9 written is that if a developer is able to acquire
 17:51:06 10 property at the time that application is made.
 11 And I think --
 12 MR. MATTY: Why don't we start that
 13 second sentence with that.
 14 MS. HOPKINS: Okay.
 17:51:16 15 MR. MATTY: Then that sentence would be,
 16 "if the properties are obtained at the time of
 17 the initial development," would that work?
 18 MS. HOPKINS: Yes.
 19 MR. MATTY: What I'm trying to do is
 17:51:48 20 make sure we have the edits so that we approve it
 21 as edited so it can go, if it's approved tonight.
 22 MR. NEGRELLI: Okay.
 23 MR. MATTY: Are acquired at the time of
 24 the development of the site, the Bratenahl Center
 17:52:22 25 site?
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1 MS. HOPKINS: Well, it has to be tied to
 2 the --
 3 MR. MATTY: If the properties are
 4 acquired at the time of what?
 17:52:30 5 MS. HOPKINS: When they're making the
 6 preliminary or prior to approval.
 7 MR. MATTY: Prior to any approval,
 8 development approval, how is that, development
 9 approval?
 17:52:44 10 MR. NEGRELLI: Yeah.
 11 MR. MATTY: Okay.
 12 MS. HOPKINS: Right. Because the idea
 13 is that it's an integrated development, yeah.
 14 MR. PEPOWSKI: At the time of approval?
 17:52:59 15 MS. HOPKINS: Right.
 16 MR. PEPOWSKI: So to your point, what
 17 would happen two years later, right?
 18 MAYOR BENJAMIN: Yeah.
 19 MR. PEPOWSKI: If such an event
 17:53:07 20 occurred, my only comment would be it seems like
 21 that would be a whole other issue.
 22 MR. NEGRELLI: Exactly.
 23 MR. PEPOWSKI: Where we go through this
 24 process again, but this provides the framework
 17:53:19 25 that we could add another module to it and move
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1 forward quickly.
 2 MS. HOPKINS: The idea of putting it in
 3 here is to let a potential purchaser know that,
 4 hey, you know, if you want a better, more usable
 17:53:37 5 site, you've got four or five different
 6 properties that may be acquirable.
 7 MR. NEGRELLI: Just thinking
 8 timing-wise, because of the way this property is
 9 being sold, any buyer would then have time to
 17:53:56 10 approach those, the owner, if interested, before
 11 planning the development. And I also, in
 12 thinking about it, there's going to be
 13 multi-family use behind those homes, across the
 14 street from those homes on three corners. So if
 17:54:12 15 it is redeveloped, it's going to likely be other
 16 than single family, but based on the size of
 17 those parcels.
 18 MAYOR BENJAMIN: Yeah.
 19 MR. NEGRELLI: If that makes sense.
 17:54:24 20 MAYOR BENJAMIN: Yeah.
 21 MR. NEGRELLI: Any other questions,
 22 comments?
 23 MS. BURKE-JONES: Yeah, I just went in
 24 for the order of this. You do mention throughout
 17:54:37 25 this where you talk mid-rise and medium density.
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1 So are requirements within that, by that
 2 description, expand it beyond what you have, what
 3 criteria you have given?
 4 MS. HOPKINS: I'm not sure what the
 17:54:52 5 question is.
 6 MS. BURKE-JONES: The question is like
 7 objectives, medium residential facility. So
 8 we're not implying by medium density anything
 9 else, a bigger size, a smaller size than what
 17:55:10 10 we've identified in our criteria, that's all I'm
 11 asking.
 12 MS. HOPKINS: Right.
 13 MS. BURKE-JONES: That those words are
 14 -- that word is appropriate for our definition?
 17:55:19 15 MS. HOPKINS: Right.
 16 MS. BURKE-JONES: As well as the
 17 mid-rise, again, same?
 18 MS. HOPKINS: So the mid-rise is being
 19 defined by the maximum height, so that is one of
 17:55:28 20 those --
 21 MS. BURKE-JONES: Okay. But mid-rise
 22 can be a number of things.
 23 MS. HOPKINS: Right.
 24 MS. BURKE-JONES: Okay. But I didn't
 17:55:36 25 want it to infer something else and get ourselves
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1 in trouble, that's all.
 2 MS. HOPKINS: So one of the things
 3 that --
 4 MR. MATTY: I don't think it infers
 17:55:46 5 anything else, but variances can always be given
 6 to side yards, height, density, that can all
 7 happen by variances through the BZA, but the
 8 actual permitted uses, the intent is to restrict
 9 it here, but that doesn't mean it can't occur --
 17:56:06 10 MS. BURKE-JONES: Okay.
 11 MR. MATTY: -- if so deemed by the BZA.
 12 MS. HOPKINS: One of the things now that
 13 you mentioned the intent to build medium density,
 14 is there is not a minimum density. So if you
 17:56:26 15 look on page 5 where it talks about under
 16 1163.04(b), Maximum Residential Density, I think
 17 we should add a minimum residential density as
 18 well, so it would be minimum/maximum.
 19 MR. NEGRELLI: Five or six. I'd say
 17:56:49 20 six.
 21 MR. PEPOWSKI: I'd say six.
 22 MR. MATTY: Where are you adding that?
 23 MS. HOPKINS: Under (b).
 24 MR. MATTY: (B) maximum?
 17:56:54 25 MS. HOPKINS: Yes. So change the title
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1 to Minimum/Maximum.
 2 MS. BURKE-JONES: Next question, again,
 3 not -- the pictures of the buildings, do you run
 4 those by our -- maybe you already have, our
 17:57:22 5 Architectural Board, because we don't want to
 6 have something that they would not have approve
 7 design-wise.
 8 MS. HOPKINS: Right.
 9 MS. BURKE-JONES: Again, I have no idea
 17:57:34 10 what those might be, but it's just nice for them
 11 to have at least seen that and go, yeah, it looks
 12 like something we might approve.
 13 MS. HOPKINS: Or I can just delete the
 14 images.
 17:57:46 15 MR. NEGRELLI: That's a better idea.
 16 MR. PEPOWSKI: That's a better idea.
 17 MR. NEGRELLI: It misleads.
 18 MS. BURKE-JONES: Well, you never know.
 19 MR. NEGRELLI: Good point.
 17:57:55 20 MS. BURKE-JONES: Then I was also --
 21 when we were talking about expansion, I'm now on
 22 page 6 in the chart, Schedule 1163.04 on the
 23 setbacks. I was thinking if we're expanding it
 24 to Eddy Road and this really doesn't refer to how
 17:58:13 25 it would work on Eddy Road. And I don't know if
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1 it's just --
 2 MS. HOPKINS: Well, number 2 says, all
 3 other street rights-of-way, so that would include
 4 Eddy Road.
 17:58:24 5 MS. BURKE-JONES: So it's 75 feet off
 6 Lake Shore Boulevard, but it would be 50 feet off
 7 Eddy Road?
 8 MS. HOPKINS: Right.
 9 MS. BURKE-JONES: Do we want that?
 17:58:33 10 MS. HOPKINS: That's for you to tell me.
 11 MR. NEGRELLI: We're really not
 12 discussing Eddy Road right now.
 13 MS. BURKE-JONES: I'm just saying, well,
 14 we're coming up with this criteria and this is
 17:58:45 15 part of that criteria.
 16 MS. HOPKINS: This is similar to what's
 17 in the current PRD.
 18 MS. BURKE-JONES: Okay. I'm just,
 19 again, asking a question, that's all, because
 17:59:02 20 then they might be assuming 50. I know we're
 21 trying to protect all the trees. And we don't
 22 have trees like that on Eddy Road, so just asking
 23 a question, because as it's been pointed out
 24 before, they'll look at that and go why should
 17:59:24 25 this be different?
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1 MR. NEGRELLI: Where do we see 50 feet
 2 from?
 3 MS. HOPKINS: It's on page 6, Schedule
 4 1163.04(e), row two.
 17:59:42 5 MR. NEGRELLI: I see.
 6 MS. BURKE-JONES: So somebody could
 7 assume Eddy Road would be 50 feet.
 8 MR. NEGRELLI: If it's expanded.
 9 MS. BURKE-JONES: Yes, if it's expanded
 17:59:53 10 and just assume that.
 11 MR. NEGRELLI: Well, that's the only
 12 street that this zoning category --
 13 MS. BURKE-JONES: Yes.
 14 MR. NEGRELLI: Should we make them both
 18:00:05 15 75 feet?
 16 MS. HOPKINS: Yeah, we can do that.
 17 MR. NEGRELLI: I don't think it would
 18 hurt. That could only include Eddy Road.
 19 MS. BURKE-JONES: Right.
 18:00:15 20 MS. HOPKINS: Well, then so I'll delete
 21 number 2. And 1, I would just add Eddy Road to
 22 number 1, because it already does have frontage
 23 on Eddy Road, it has that little bit, so it makes
 24 sense.
 18:00:30 25 MR. NEGRELLI: Yes, it does.
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1 MS. HOPKINS: Okay.
 2 MS. BURKE-JONES: Okay.
 3 MR. NEGRELLI: That's perfect.
 4 MS. BURKE-JONES: And you already
 18:00:47 5 clarified, Ray, about the -- that the live/work
 6 dwelling could not be in the apartment style
 7 buildings.
 8 MR. NEGRELLI: That's in page --
 9 MS. HOPKINS: That's on page 8, (e).
 18:01:03 10 MS. BURKE-JONES: Well, it doesn't make
 11 sense in some of the restrictions in an apartment
 12 setting, so that's why I was asking.
 13 MR. MATTY: Condominium style, not
 14 apartments.
 18:01:16 15 MS. BURKE-JONES: Condominium style,
 16 yes.
 17 MR. NEGRELLI: Correct.
 18 MS. BURKE-JONES: Then on page 11, I'd
 19 like in the condominium style, they may actually
 18:01:34 20 have units on the roof. I mean, potentially, I'm
 21 not sure.
 22 MS. HOPKINS: What kind of units?
 23 MS. BURKE-JONES: Air-conditioning
 24 units.
 18:01:44 25 MS. HOPKINS: Oh, mechanical equipment,
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1 right. Right.
 2 MS. BURKE-JONES: Yes, I think that we
 3 need to have.
 4 MS. HOPKINS: You're talking about D?
 5 MS. BURKE-JONES: Yeah, (d)(5) or maybe
 6 those that those need to be --
 7 MS. HOPKINS: Yeah.
 8 MR. NEGRELLI: Shall be screened.
 9 MS. BURKE-JONES: Yeah, because we've
 10 got Bratenahl Place looking down at that
 11 building.
 12 MS. HOPKINS: Got you.
 13 MAYOR BENJAMIN: That's a good point.
 14 MS. BURKE-JONES: And I think that's it.
 15 MAYOR BENJAMIN: When we're talking
 16 about roofs, did we add anything in here
 17 Councilwoman Burke-Jones had discussed not
 18 allowing air rights, sale of air rights for
 19 billboards and things like that? Did I miss
 20 that?
 21 MS. HOPKINS: Billboards are excluded.
 22 They're specifically prohibited.
 23 MS. BURKE-JONES: Yes. I read it
 24 somewhere here.
 25 MAYOR BENJAMIN: I can't remember where
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1 it was.
 2 MR. NEGRELLI: Page 5 (c).
 3 MAYOR BENJAMIN: Page 5 (c).
 4 MS. BURKE-JONES: Yes.
 5 MAYOR BENJAMIN: Oh, great, perfect.
 6 Okay. Yeah, it's right there. I couldn't find
 7 it again. Could we go back to -- did we
 8 officially concur on minimum density?
 9 MS. HOPKINS: Five or six.
 10 MR. NEGRELLI: Six.
 11 MAYOR BENJAMIN: We agreed on six?
 12 Okay.
 13 MS. BURKE-JONES: Technically, a
 14 variance could be requested.
 15 MR. NEGRELLI: Right.
 16 MS. BURKE-JONES: So if somebody wants
 17 to take a chance to do that.
 18 MR. NEGRELLI: Do we have any comments
 19 or questions from the audience?
 20 MR. PAUL KESSELEM: What's that mean,
 21 six, in the minimum?
 22 MR. NEGRELLI: Six units per acre. So
 23 roughly a seven-acre site would be a minimum of
 24 42 units, a maximum of 56 or 57 based on --
 25 MS. HOPKINS: Well, we have 10 units an
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1 acre permitted, so 73 or so.
 2 MR. PAUL KESSELEM: Just to kind of
 3 bullet point, I don't mean to join in at the end,
 4 but to bullet point, so the present high school
 5 area, which includes that little square that was
 6 once tennis courts is now going to be a PRD,
 7 minimum PRD. But the person bidding on it will
 8 have the option to talk to the three or four
 9 neighbors on Eddy and Lake Shore to see if they
 10 wanted to join that PRD?
 11 MR. NEGRELLI: Correct. And we're
 12 making that process a little easier for those
 13 owners.
 14 MR. PAUL KESSELEM: Right. But if they
 15 don't join -- what happens if the one joins, but
 16 the other two don't? Kind of a problem for the
 17 developer whether to proceed and can be used or
 18 not, I guess.
 19 MR. NEGRELLI: It would have to be a
 20 physical sense to do less than all of them.
 21 MR. PEPOWSKI: Which is why we use the
 22 language continuous parcels.
 23 MR. PAUL KESSELEM: Yeah, because really
 24 one or two of them would work fine, but the other
 25 two wouldn't, but that opportunity only occurs
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1 once and that's with the original purchaser for
 2 the PRD.
 3 MR. NEGRELLI: That's correct.
 4 MR. PEPOWSKI: To clarify, what the
 5 Mayor and I were talking about, not necessarily.
 6 It would be encouraged that it happens at the
 7 same time, but if it were to happen, say, two
 8 years later, under the idea of a kind of
 9 quasi-phase two, it would be a separate matter in
 10 front of this Board and Council and everything
 11 else, but the framework for that to occur is in
 12 place.
 13 MR. PAUL KESSELEM: Is in place. Would
 14 that be by that same developer or new developer?
 15 MR. PEPOWSKI: Yes. Yes to both
 16 questions.
 17 MR. PAUL KESSELEM: Yes to both
 18 questions. Okay.
 19 MR. NEGRELLI: But I'll add if the
 20 owners cannot come to terms with that developer
 21 and elect to attempt to do something on their
 22 own, they would have that right for other than a
 23 single-family home.
 24 MR. PAUL KESSELEM: Okay. Thanks.
 25 MR. NEGRELLI: Pat.
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1 MS. MEADE: Yes. Thank you. At the
 2 last meeting, we didn't have documents so we
 3 could follow along the conversation. And I
 4 believe Diana said we're working off the August
 18:06:30 5 8th development.
 6 MR. NEGRELLI: Correct.
 7 MS. MEADE: So I downloaded it and I
 8 brought it, but tonight it sounds like there was
 9 a new document presented to everybody again up
 18:06:42 10 front and we can't follow along. So I don't know
 11 what changes were made from the August 8th, to
 12 what you're talking about now, because you're
 13 talking about page 10. This doesn't have page
 14 10.
 18:06:53 15 So again, if you really want audience
 16 participation, I feel like it was a disservice,
 17 because I asked if it could be attached to the
 18 agenda and it was not, this document was not. So
 19 it seems like it's kind of after the fact if you
 18:07:09 20 really wanted resident input.
 21 MS. RANNEY: My apologize. I wasn't at
 22 that meeting to hear that comment and I didn't
 23 have the minutes, either.
 24 MS. MEADE: It shouldn't just be on you.
 18:07:21 25 MS. RANNEY: But there it is if that
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1 helps to jump in. Can I put this on the website
 2 tomorrow?
 3 MAYOR BENJAMIN: Absolutely, 100
 4 percent. I apologize as well.
 18:07:31 5 MS. BURKE-JONES: Were there any general
 6 concerns that you had?
 7 MS. MEADE: Well, it was hard to follow,
 8 so I couldn't make a comparison because you were
 9 talking about certain pages and numbers that
 18:07:40 10 weren't on my pages and numbers, so I have none
 11 at this time.
 12 MR. NEGRELLI: Again, we apologize, but
 13 this is just our recommendation to Council. So
 14 you'll have plenty of time to make your comments
 18:07:55 15 to Council if you have them.
 16 MR. PAUL KESSELEM: One last thing I
 17 heard you talking, I didn't quite hear. So PRDs
 18 have to get confirmed by both Planning
 19 Commission, then Council.
 18:08:08 20 MR. NEGRELLI: Right.
 21 MR. PAUL KESSELEM: Is the Architecture
 22 Review Board going to have an opportunity in the
 23 process?
 24 MR. NEGRELLI: Yes. It goes to
 18:08:17 25 Planning, to Council to Architectural Review
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1 Board, then Building and Engineer, so yes. Mary.
 2 MS. RANNEY: Doesn't it go to ARB when
 3 there's a Planned Development?
 4 MR. NEGRELLI: Yes.
 18:08:34 5 MAYOR BENJAMIN: I think we're talking
 6 about when an application is made.
 7 MS. RANNEY: Yeah.
 8 MAYOR BENJAMIN: If and when there's an
 9 application.
 18:08:41 10 MS. BURKE-JONES: I was confused at
 11 first, too.
 12 MR. PEPOWSKI: Mr. Chair, given -- and
 13 I hope that everybody has had their say, but
 14 given our task, how long this has taken, how much
 18:08:53 15 work went into this and what we're doing, which
 16 is making a recommendation for Council to
 17 consider that will have further opportunity for
 18 public input and is truly only the beginning
 19 stages of the process, because we still have to
 18:09:10 20 contemplate a sale and then a developer and then
 21 we'll probably be back here if somebody wants to
 22 put forth a plan, which we have to then approve
 23 and then to follow the normal process.
 24 I, therefore, would like to make a
 18:09:23 25 recommendation given edits that we've made
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1 tonight, that this draft gets forwarded on to
 2 Council as our recommended changes and what we've
 3 been charged to do.
 4 MS. BURKE-JONES: Second.
 18:09:41 5 MR. NEGRELLI: All in favor?
 6 Ayes: 4. Nays: 0.
 7 MR. NEGRELLI: So moved. Thank you.
 8 Thank you all. This was a good meeting.
 9 MR. PEPOWSKI: How did we do, Dave?
 18:09:52 10 MR. MATTY: You guys are amazing.
 11 (Laughter.) Thank you very much.
 12 MAYOR BENJAMIN: Do we need a motion to
 13 adjourn?
 14 MR. NEGRELLI: There's no further
 18:10:16 15 business. Motion to adjourn?
 16 MR. PEPOWSKI: Motion to adjourn.
 17 MR. NEGRELLI: Second. All in favor?
 18 Ayes: 4. Nays: 0.
 19 (Meeting adjourned at 6:10 p.m.)
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CERTIFICATE

I, Nancy L. Molnar, do hereby certify that as such Reporter I took down in Stenotypy all of the proceedings had in the foregoing transcript; that I have transcribed my said Stenotype notes into typewritten form as appears in the foregoing transcript; that said transcript is the complete form of the proceedings had in said cause and constitutes a true and correct transcript therein.

Nancy L. Molnar

Nancy L. Molnar, Notary Public
within and for the State of Ohio

My commission expires April 25, 2029.

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