

VILLAGE OF BRATENAHL
10300 BRIGHTON ROAD
BRATENAHL, OHIO 44108

PLANNING COMMISSION MEETING

March 23, 2022
5:30 p.m.

MAYOR JOHN LICASTRO, CHAIR
JOYCE BURKE-JONES
RUSSELL O'ROURKE

NANCY L. MOLNAR, RPR, CLR

3

1 So Ms. Broer, you are first on the
2 agenda. Please.

3 MS. BROER: So I was also expecting my
4 architect, David Ellison to be here, but he chose
5 not to be here, so I will proceed in his absence.

6 You all, I think, have copies of our
7 application. What Peter and myself are hoping is
8 that the Planning Commission will make a positive
9 recommendation to the BZA. We're clear after

10 Kris's review that we do have to go to the BZA
11 for both our side yard and our garage facing the
12 street. We hope that you will find it -- you
13 will be able to give us a positive reference for
14 the BZA. We're also asking after review, of

15 course, that you all approve it contingent on BZA
16 and ARB approval.

17 MAYOR LICASTRO: Okay.

18 MS. BROER: So we are adding a garage.
19 Long time coming. The far side, the western side

20 of the house is this (indicating), and the garage
21 will attach here (indicating.) It will be
22 three-car and it will bump up against the -- this
23 is looking at it from the lake. It will butt up
24 against the wall that is currently -- the

25 courtyard that currently exists.

2

1 MAYOR LICASTRO: It's 5:30. We're going
2 to start the meeting. Please take your seats.
3 I'll call the meeting to order. We have a new
4 participant. Russell O'Rourke is here as an
5 alternate and today he's a seated member of the
6 Commission.

7 Calling the roll will be easy. Ms.
8 Burke-Jones?

9 MS. BURKE-JONES: Here.

10 MAYOR LICASTRO: She's here. Mr.
11 O'Rourke?

12 MR. O'ROURKE: Here.

13 MAYOR LICASTRO: And I'm here as well.
14 This body cannot approve minutes since we didn't
15 have the same people in the seats as we did last
16 month, so we'll forego that. There's nothing
17 under old business. Any comments on the agenda
18 from the public?

19 Two items on the agenda, the first of
20 which is 12611 Lake Shore Boulevard. And for the
21 record, Ms. Broer, of course, has been the chair
22 of this body for a long time. And Mr. Negrelli
23 is a recent member. Neither is here in their
24 capacity as a commission member. They are here
25 to present their projects.

4

1 MAYOR LICASTRO: So you're basically
2 filling the courtyard with garage.

3 MS. BROER: One side of it, yes. And we
4 are taking down the garage that exists in an
5 interior courtyard that was put up in the '60s.
6 They just dropped it on top of some of the fence
7 columns, put up a brick, small brick wall to hold
8 up that side. And it has done its duty. Nobody
9 even walks in there anymore.

10 MAYOR LICASTRO: She didn't show us that
11 picture, but we have it though.

12 MS. BROER: You all have those pictures.
13 So again, the connectivity to the house will be
14 somewhat open. I do have an e-mail, which I have
15 forwarded to the building commission that I'd
16 like to read into the record from Lucy Weller.

17 "Vikki, thank you for showing Chuck and
18 me the plans for your new garage. Simply
19 elegant. I approve you moving ahead with the
20 construction with the understanding there's a
21 large tree just within your property line will be
22 your responsibility. All the best. Lucy."

23 So we did meet with the neighbors. It
24 doesn't show exactly on -- yes, it doesn't show
25 on this picture, because the renderings aren't

1 quite exact, but along with this tree, there's a
 2 very large tree right here at the corner. We are
 3 going to attempt to save it, as it creates more
 4 boundary between the two properties, but if it
 17:35:06 5 cannot be saved, we will take it down and we will
 6 take responsibility for that. It kind of sits
 7 right -- straddles the property line.
 8 MAYOR LICASTRO: Anything else? All
 9 right. Let's hear from Kris who has reviewed
 17:35:22 10 this project and has some comments to share with
 11 us. Ms. Hopkins.
 12 MS. HOPKINS: Certainly. So as Vikki
 13 said, the proposed garage is going in the
 14 courtyard area. The courtyard does, along the
 17:35:39 15 side and in the rear, have a short wall. So it
 16 is, as a one-story building, will be more visible
 17 from the adjoining property owner.
 18 It requires a side yard setback. The
 19 minimum is 30 feet. The proposed garage will be
 17:35:59 20 about 11 and some feet off of the side lot.
 21 However, in looking at where the house on the
 22 adjacent lot, it's significantly far enough away.
 23 So it, in essence, meets -- with the two side
 24 lots together, they meet what would have been at
 17:36:26 25 least a 60, if not a 70-foot minimum setback
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1 separation.
 2 So with that, and the other requirement
 3 that is mentioned is garages, the garage doors
 4 are not to face the street, unless the majority
 17:36:44 5 of the existing garages along the, quote, block
 6 also face the street. For this purpose, I looked
 7 at the average length required for a block with
 8 1,500 lineal feet and looked at the houses that
 9 are east and west. And there are some, but it's
 17:37:06 10 not the majority. So in accordance with the
 11 Section 1155.08A, then Vikki would need to get
 12 some relief.
 13 The Zoning Code is not specific. It
 14 says either from the Architectural Review Board
 17:37:27 15 or the Board of Zoning Appeals. It doesn't
 16 specify which is which with a variety of design
 17 requirements that are for garages in that
 18 section. But since you're already going to the
 19 BZA, it makes sense to go to the Board of Zoning
 17:37:42 20 Appeals, too, to weigh in on that.
 21 MS. BROER: Yes. And I'd like to point
 22 out that the wall in front of the garage is
 23 slightly higher than the wall surrounding the
 24 garage. And there's also significant
 17:37:54 25 landscaping. So even though the garage doors
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1 face the street, they will probably be very
 2 difficult to see from the street.
 3 MS. HOPKINS: And I did observe that as
 4 well. There is a lot of landscaping along the
 17:38:08 5 entire front of her parcel.
 6 MS. BROER: So there's landscaping near
 7 the fence. There's also landscaping in front
 8 closer to the house.
 9 MS. BURKE-JONES: I was going to ask
 17:38:19 10 about the height of that wall. That's great.
 11 MAYOR LICASTRO: Are there questions
 12 from the Commissioners? Yes, Ms. Burke-Jones.
 13 MS. BURKE-JONES: Now, will building
 14 this garage affect any ability for the property
 17:38:34 15 owner next to you to add on anything in the
 16 future? You know what I'm saying, because you
 17 were talking about the difference between the
 18 two.
 19 MS. BROER: So that was -- I don't know
 17:38:47 20 what -- that would probably be up to the Board of
 21 Zoning Appeals at that time, but in talking to
 22 Lucy and Chuck, that's why we came to them and
 23 said do you have any issue with that?
 24 They added on about 10 years ago. And
 17:39:01 25 as far as I know, they have no current plans to
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1 add any additional. The garage also will not
 2 interrupt, will not change the ability of them to
 3 be closer or farther away from the lake, because
 4 it will stay in line with the current house.
 17:39:21 5 MAYOR LICASTRO: And the fact we have a
 6 letter from the homeowner without objection is
 7 significant.
 8 MS. BURKE-JONES: I was just thinking
 9 future, you know, 40 years from now.
 17:39:30 10 MS. HOPKINS: I will respond to that
 11 question. So the way the Zoning Code is written
 12 for the standard district, which this is in the
 13 RLF district, if the property owner chooses to
 14 build in that direction closer to Vikki's house,
 17:39:47 15 that is in the purview of the property owner to
 16 do that. They would choose to do that. To
 17 lessen that distance, the code only requires them
 18 to be a certain distance off their property line.
 19 That's in contrast to the PRD, which
 17:40:04 20 does include a minimum separation between
 21 buildings. There's no such separation between
 22 buildings in the standard district.
 23 MS. BURKE-JONES: Thank you very much.
 24 MAYOR LICASTRO: Mr. O'Rourke?
 17:40:14 25 MR. O'ROURKE: No questions.
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1 MAYOR LICASTRO: So before we entertain
 2 a motion, let me just make something clear. So a
 3 recommendation from this Board for approval does
 4 not imply approval by the Board of Zoning
 17:40:23 5 Appeals.
 6 MS. BROER: Correct.
 7 MAYOR LICASTRO: That really deals with
 8 a zoning issue, which is separate to the overall
 9 merit of the submission and project itself.
 17:40:32 10 Given the fact that I chair the BZA, I want to
 11 make certain people are clear that if I move this
 12 for recommendation, that does not assume anything
 13 with the BZA process.
 14 So is there a motion to approve as
 17:40:44 15 offered?
 16 MS. BURKE-JONES: So move.
 17 MR. O'ROURKE: Second.
 18 MAYOR LICASTRO: Further discussion?
 19 There being none, all in favor?
 17:40:51 20 MR. O'ROURKE: Aye.
 21 MS. BURKE-JONES: Aye.
 22 MAYOR LICASTRO: Aye. We already have a
 23 BZA for the 11th. You are on the agenda. I
 24 think it's the only thing we have on the agenda.
 17:40:59 25 And with that process we will notify all
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1 homeowners within 300 feet via Registered Mail,
 2 so the other neighbors can weigh in if they've
 3 not had an opportunity to do so.
 4 MS. BURKE-JONES: It's just beautiful.
 17:41:13 5 MS. BROER: Thank you.
 6 MAYOR LICASTRO: We rarely see you on
 7 this sides of the table. Thank you. We'll make
 8 this part of the record.
 9 Next item on the agenda is subplot number
 17:41:25 10 3 at Hamlet Court. We have presenters for that
 11 purpose. You're Mr. Halpern.
 12 MR. HALPERN: Correct. Good evening. I
 13 am Jeff Halpern from Kingdom Home Builders. This
 14 is Rick Siegfried from RSA Architects.
 17:41:42 15 So we are here tonight or this evening
 16 on behalf of Ray Negrelli and myself. Ray and I
 17 have been friends for a long time. And Ray and I
 18 have gotten together to present to you sort of
 19 our idea of what we're looking to do here in
 17:42:00 20 Hamlet Court. I am partnering with Ray on
 21 building out the last four remaining lots and
 22 four remaining houses at Hamlet Court.
 23 As you may all be aware, Hamlet Court
 24 has been there for a quite sometime. It was
 17:42:19 25 developed back in the mid '90s, I believe, '95,
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1 96 originally by a particular developer. It then
 2 changed hands. Unfortunately, the next developer
 3 went out of business as well and it's sort of
 4 been out there for quite sometime.
 17:42:32 5 So Ray came to me and said, hey, can we
 6 do something together to try to finish the
 7 project up, as a homeowner there, the residents
 8 would like to complete the last four remaining
 9 lots and how do we do that? So we put together a
 17:42:52 10 plan and I engaged Rick.
 11 Rick and I have got a 30 some year
 12 relationship together designing and building
 13 houses. Designing, building, and I thought Rick
 14 was the natural fit for us to do this project.
 17:43:13 15 And so we are here tonight presenting what will
 16 be our first house and asking for the
 17 modification or what we're presenting as our site
 18 plan, which we understand is preliminary.
 19 And what we plan on doing is building
 17:43:29 20 for now one house at a time. If this particular
 21 house sells, then we'll build another and keep
 22 going until we finish. We have created an
 23 envelope, a building envelope for the two floor
 24 plans that we essentially will be planning on
 17:43:45 25 building, which by the way, our version and
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1 variants of two of the floor plans that we've
 2 been very successful with in one of my projects
 3 in Mayfield Heights.
 4 So we've modified them to fit the
 17:44:01 5 topography. And those houses were a little
 6 narrower, a little deeper, so we turned them to
 7 put the garage sideways and such, but they're
 8 basically the same successful floor plans so
 9 we're confident in that.
 17:44:15 10 MAYOR LICASTRO: They will be
 11 single-family homes, right?
 12 MR. HALPERN: Single-family homes,
 13 correct. So the intent is they will be fee
 14 simple ownership. You'll own your own building
 17:44:26 15 inside and out. The property it sits on is five
 16 feet around it and rest is common area property.
 17 And we've done a number of developments over the
 18 years with the same concept in hand. So that's
 19 fitting within what Hamlet Court had had
 17:44:42 20 originally.
 21 Our intent is just fast forwarding now
 22 to 2002, just more today floor plans and
 23 elevations and things that are happening, open
 24 floor plans and such, which is why we presented
 17:44:59 25 the homes that we have.
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1 That being said, taking into account the
 2 neighbors, the surrounding, the area that's
 3 there, the houses that are there, and trying to
 4 fit each of the four houses as seamlessly as we
 17:45:23 5 possibly can and as least obstructive to any of
 6 the existing homes as best as we possibly can.
 7 MAYOR LICASTRO: Thank you.
 8 MR. HALPERN: And that's why we're here.
 9 MAYOR LICASTRO: Before we turn to Ms.
 17:45:35 10 Hopkins, there's an interesting contrast between
 11 a single-family home private lot as opposed to an
 12 HOA, which is a PRD-driven project. And I know
 13 that Ms. Hopkins has worked with you and Mr.
 14 Negrelli to address some of the initial concerns
 17:45:53 15 we had, but let's have her summarize her
 16 comments, if you would, for the record.
 17 MS. HOPKINS: Certainly. So in looking
 18 at this, it's important to point out, it's
 19 important to note that the last time approval was
 17:46:09 20 granted for a new structure in this development
 21 was back in 2006. And I have the plat from 2006,
 22 which I did not include in your report, but what
 23 is common is that every time a new structure is
 24 built, it gets platted. So similar to how they
 17:46:28 25 have shown these footprint lots, that's how each
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1 of the condominium two-family units were platted.
 2 They were approved -- the last time they were
 3 four units approved in two structures, but that's
 4 12 years ago if my math is correct, 16, my math
 17:46:50 5 is not correct. 16 years ago.
 6 So I also found some of the original
 7 requirements for this project. One of them is a
 8 landscape plan that showed the foundation
 9 plantings. Unfortunately, the records aren't
 17:47:10 10 always easily accessible, so I don't have what
 11 those foundation planting or other landscaping
 12 plan is. There was a grading plan required for
 13 the development as part of the final development
 14 plan.
 17:47:27 15 There's some slight changes in the
 16 proposed development now. What was approved in
 17 1995, as the overall development plan, these last
 18 four units were going to be two single-family
 19 buildings and one attached two-family structure.
 17:47:50 20 So with the rearrangement, it makes
 21 sense, I think, to get an overall general grading
 22 plan, which is required for the preliminary
 23 development plan. So in essence, what I am
 24 suggesting is that we have updated documents for
 17:48:07 25 a preliminary development plan.
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1 The other thing to point out and why it
 2 makes sense for this general discussion right now
 3 is that the separation between the buildings was
 4 a minimum of 40 feet. When you pull apart the
 17:48:23 5 one structure that was going to have two units,
 6 it looks like now they are less than 40 feet
 7 apart between these units, which in some respects
 8 complies with the current PRD standards that says
 9 if your garage is adjacent to a house wall, the
 17:48:43 10 wall of the house, I think it's 20 or 25 feet.
 11 MR. HALPERN: 25 feet.
 12 MS. HOPKINS: 25 feet. So a variance
 13 wouldn't necessarily be required. It's just that
 14 when this project was originally adopted and
 17:48:58 15 approved, it was for 40-foot minimum separation.
 16 So for those reasons, I think it makes sense to
 17 go through that and have them submit those
 18 additional documents.
 19 And then at that time, if the parameters
 17:49:16 20 that have been laid out today are agreeable, I
 21 think you could get both your preliminary
 22 development plan documents updated and subplot
 23 three building --
 24 MR. HALPERN: Site plan.
 17:49:29 25 MS. HOPKINS: -- site plan approved at
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1 the same time. I think that would make sense.
 2 MR. HALPERN: I have engaged a surveyor
 3 and Rick Stone, who was involved with this to
 4 begin with for Ray. So I've engaged them to
 17:49:45 5 begin site plan and topo and all that for Sublot
 6 3. I've also spoken to them about the necessity
 7 to do the rest of the sites one, two, three and
 8 four for us, so we can do that all at once.
 9 I've also preliminarily spoke to my
 17:50:01 10 landscaper. And he sent over a preliminary
 11 landscape plan in black and white right now for
 12 Sublot 3, but what happens with these floor plans
 13 is if somebody -- if we decide to do the other
 14 floor plan, you know, so I would certainly submit
 17:50:18 15 the landscape plan with each house.
 16 And then, again, right now it's a spec
 17 home, but if we get one for sale, then obviously
 18 that may become even more extensive, because
 19 that's sort of our experience is that when we're
 17:50:34 20 building, say building sold homes, people tend to
 21 ask for a few more things landscape-wise. Being
 22 we're a custom builder, we're certainly more than
 23 willing to do those kinds of things.
 24 MS. HOPKINS: I would say that it's
 17:50:50 25 appropriate to add on, that the average homeowner
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1 would beef it up, so to speak, rather than take
 2 away. So what the Planning Commission would do
 3 would be to consider a landscape plan as the
 4 minimum, not the absolute. You can't change it,
 17:51:08 5 but the minimum of what's expected.
 6 The other thing I put in my memo was to
 7 require a tree preservation plan in the sense
 8 that there are a lot of trees on the remaining
 9 open space where the buildings are going to go.
 17:51:26 10 And since that has become an important issue with
 11 the Planning Commission over the last few years,
 12 it makes sense to identify the trees that will be
 13 preserved and then your mechanisms for making
 14 sure what strategies you'll take, best practices
 17:51:45 15 you'll take to make sure that whatever trees are
 16 going to intend to be preserved, that you'll make
 17 the efforts to make sure they're not damaged and
 18 die after construction.
 19 MR. HALPERN: Usually we'll do an
 17:52:00 20 overlay onto our site plan for a tree plan, per
 21 se, so that you can kind of see it together with
 22 the grading plan and the house and such. And
 23 we'll identify anything that's either, you know,
 24 either will be bubbled around that will show what
 17:52:14 25 we have to clear. On these particular sites,
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1 there's not a lot there. There are some over the
 2 hillsides and we'll see where we get in terms of
 3 needing to remove a couple for equipment and
 4 grading and those kind of things, but there's not
 17:52:30 5 a ton of them, but we'll certainly identify those
 6 on each one of our site plans for sure.
 7 MAYOR LICASTRO: So understand before
 8 the commission today we are considering whether
 9 or not to let this development do a transition
 17:52:43 10 from attached homes that are two-family, to
 11 building out the four remaining lots as
 12 single-family homes. So really it's conceptual,
 13 if you will, in concept, but there are many more
 14 hoops to go through, not to mention grading and
 17:53:00 15 landscaping plans.
 16 When you come up with the design for the
 17 house, we'll review that. You have to go before
 18 Architectural Review Board as well as for
 19 materials and design, so there's many steps you
 17:53:11 20 have to come in this process, but the question
 21 asked of this body is whether or not we approve
 22 conceptually the four lots being built with
 23 single-family homes.
 24 Is that your understanding, Ms. Hopkins?
 17:53:23 25 MS. HOPKINS: Yes.
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1 MAYOR LICASTRO: Commissioners, are you
 2 clear on that?
 3 MS. BURKE-JONES: Yes.
 4 MAYOR LICASTRO: Question?
 17:53:28 5 MS. BURKE-JONES: Yes.
 6 MAYOR LICASTRO: Please.
 7 MS. BURKE-JONES: How much
 8 responsibility does this site have for that creek
 9 that's running alongside of it? I know that for
 17:53:36 10 the past development, they really made quite a
 11 grade change back there. And I was just
 12 wondering are there any responsibilities for
 13 upholding the creek and whatever sustainable
 14 thing there is going on there.
 17:53:57 15 MAYOR LICASTRO: It's more of a natural
 16 drainage area. It's not really a creek, per se.
 17 But it's where the water runs off. Probably
 18 avoids having to build a retention pond, but we
 19 are very protective of our trees, of watershed,
 17:54:12 20 so make certain that when you do the
 21 construction, you do the proper silk fencing and
 22 whatever it is to protect that drainage area, if
 23 you will. And of course, as Ms. Hopkins
 24 mentioned, the trees in particular. Although
 17:54:26 25 there's not that many in sight, it's even more
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1 important to keep the ones that are there.
 2 MR. HALPERN: Yes.
 3 MAYOR LICASTRO: Does that address your
 4 concern?
 17:54:32 5 MS. BURKE-JONES: I wasn't sure how much
 6 grading you were going to have to change in order
 7 to fit those buildings on there.
 8 MR. HALPERN: The existing topography of
 9 the site, there's essentially a building pad, but
 17:54:43 10 it does drop off relatively quickly toward the
 11 back. So the exposure of the foundation will be
 12 there, of course, and for the most part will
 13 either be daylight or walkout type of sites, but
 14 it does continue down to the drainage area, let's
 17:54:56 15 call it, sort of naturally.
 16 Of course, on our site plan with river
 17 stone, any on site and off-site drainage will be
 18 adhered to any silk fencing and haystack and all
 19 the different things, kind of common practice for
 17:55:16 20 us, so we'll do that.
 21 MS. BURKE-JONES: You used the exact
 22 words I was thinking. Watershed, are there any
 23 watershed responsibilities we have to keep,
 24 maintain something there?
 17:55:25 25 MAYOR LICASTRO: Yes, there are. Keep
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1 in mind as well that your property is contingent
 2 on conserved lands as well. There are rules and
 3 regulations which you can and can't do with
 4 conserved land. It shouldn't impact it at all.
 17:55:40 5 Makes sure it doesn't, because if it does, it
 6 opens up a whole other can of worms with Village
 7 owned property under the auspice of Western
 8 Reserve Land Conservancy. So my recommendation
 9 is don't go there.
 17:55:52 10 MR. HALPERN: I got you.
 11 MAYOR LICASTRO: Mr. O'Rourke, do you
 12 have a questions?
 13 MR. O'ROURKE: I do. The existing homes
 14 that are there, are they fee simple with -- is
 17:56:00 15 there a lot line? How do you do they work.
 16 MR. NEGRELLI: Each home site there's a
 17 property line five feet around the foundation
 18 that goes to the street. That's what's fee
 19 simple. All of the land surrounding that to the
 17:56:19 20 property boundaries to the north, west and east
 21 are common and will be dedicated to the HOA once
 22 the four final sites are established and sold.
 23 MR. O'ROURKE: Okay. So it's going to
 24 be exactly the same. It's just not two homes
 17:56:36 25 together with a common wall.

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1 MR. NEGRELLI: Yes. And right now on
 2 the four remaining lots, two are shown as
 3 single-family homes and one is shown as a double.
 4 So we're just changing that one double to two
 17:56:49 5 singles.
 6 MR. O'ROURKE: I see. Okay.
 7 MAYOR LICASTRO: The property rights to
 8 the road were relinquished a period of time ago.
 9 Now the Village owns those rights. There are
 17:57:03 10 other issues with common ground that will be
 11 addressed as this moves forward.
 12 So something that was mentioned in Ms.
 13 Hopkins' memo is the proposed construction
 14 schedule for the remaining units. We're not
 17:57:14 15 going to hold you to that today because you
 16 haven't even built one yet. Keep in mind as far
 17 as this process is concerned, if it moves forward
 18 and is installed, the approvals remain. If you
 19 go into a period of stagnation or no activity,
 17:57:30 20 you indeed might have to come back and go through
 21 the whole process again. So it's in your best
 22 interest to keep the ball moving and we hope
 23 build quickly and it sells quickly. Property in
 24 Bratenahl right now is really hot. But again,
 17:57:45 25 there's different rules for PRDs than there are

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1 for private properties. And I think you've
 2 addressed most of Ms. Hopkins' concerns. Please
 3 be aware of these as well, the landscaping, the
 4 grading, et cetera.
 17:57:59 5 MS. HOPKINS: And the updated HOA
 6 documents as well. So similar to how the plat
 7 itself was updated, every time something new was
 8 built, those units were also then added to the
 9 HOA documents.
 17:58:15 10 MR. HALPERN: Okay. Ray and I have
 11 certainly spoken about it, so he'll handle that
 12 part of it. We'll handle building, selling, and
 13 presenting. We have begun -- we do have designs
 14 in place we're planning on going to Architectural
 17:58:29 15 Review Board and presenting with colors and our
 16 designs and floor plans so that we can sort of in
 17 parallel and tandem provide you all the
 18 information and move forward with all those
 19 approvals so we can hopefully get started and get
 17:58:41 20 going.
 21 MAYOR LICASTRO: That's a big hurdle.
 22 They'll be very specific and adamant in what they
 23 think is appropriate for Bratenahl. I'm sure
 24 you'll find it an exciting experience. But we
 17:58:53 25 like the fact that they are just that. So did

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1 you have a question?
 2 MS. BURKE-JONES: No.
 3 MAYOR LICASTRO: Mr. O'Rourke?
 4 MR. O'ROURKE: Nothing further.
 17:59:01 5 MAYOR LICASTRO: So, again, the motion
 6 for the Planning Commission to consider is
 7 changing the concept of these last four lots from
 8 attached, one of which was attached, three of
 9 which were single-family to each single-family
 17:59:15 10 homes, understanding there's a process that yet
 11 remains. So do we understand the motion?
 12 MR. O'ROURKE: Yes.
 13 MAYOR LICASTRO: Is there a motion to
 14 approve?
 17:59:22 15 MR. O'ROURKE: So move.
 16 MS. BURKE-JONES: Second.
 17 MAYOR LICASTRO: Discussion? Mr. Orel.
 18 MR. OREL: Yeah, just as a curiosity,
 19 what do you anticipate the asking price to be?
 17:59:34 20 MR. HALPERN: We have some designs and
 21 some marketing. And I hired the Young Team to do
 22 our marketing, which we do a lot of work with.
 23 So we're targeting an upper seven to middle eight
 24 I think price point. And at least from what
 17:59:51 25 we're doing and my expectation is that folks may

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1 finish lower levels and things like that.
 2 MAYOR LICASTRO: So you might have a
 3 potential buyer right there.
 4 MR. HALPERN: Happy to do that.
 5 MAYOR LICASTRO: Any other comments?
 6 All right. All in favor of the motion?
 7 MS. BURKE-JONES: Aye.
 8 MR. O'ROURKE: Aye.
 9 MAYOR LICASTRO: Anyone opposed? Thank
 10 you. Any comments from the public?
 11 All right. Then I'll entertain a motion
 12 to adjourn.
 13 MS. BURKE-JONES: I so move.
 14 MAYOR LICASTRO: All in favor?
 15 MR. O'ROURKE: Aye.
 16 MS. BURKE-JONES: Aye.
 17 MAYOR LICASTRO: Aye. We're adjourned.
 18 (Meeting adjourned at 6:00 p.m.)
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18:00:06

18:00:12

18:00:21

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CERTIFICATE

1
 2
 3
 4 I, Nancy L. Molnar, do hereby certify that
 5 as such Reporter I took down in Stenotypy all of
 6 the proceedings had in the foregoing transcript;
 7 that I have transcribed my said Stenotype notes
 8 into typewritten form as appears in the foregoing
 9 transcript; that said transcript is the complete
 10 form of the proceedings had in said cause and
 11 constitutes a true and correct transcript therein.
 12
 13
 14
 15 Nancy L. Molnar
 16 Nancy L. Molnar, Notary Public
 17 within and for the State of Ohio
 18
 19 My commission expires July 15, 2023.
 20
 21
 22
 23
 24
 25

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