

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 28, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 28, 2019 at 7:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Edward Pfahl and James Kaminski; Mayor Thomas P. Perciak; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Michael Miller, and Fire Department Representative, Randy French.

The following was discussed:

Mr. Kolick stated that the Cuyahoga County Planning Commission would be giving a presentation this evening regarding the Master Plan.

The meeting was called to order at 8:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present: Mr. McDonald
Mr. Pfahl
Mr. Kaminski
Mr. Schonhut
Mr. David
Mayor Perciak

Also Present:

Mr. Miller, Asst. Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,

Carol Brill, Recording Secy.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Mrs. Walker for just cause.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2019-30

An Ordinance Approving and Adopting the Strongsville Master Plan 2018.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – I think it would be appropriate to have our representatives from the County Planning Commission come up and you can identify yourselves and make your presentation.

Mr. Sonnhalter – Jim Sonnhalter, Manager of Planning Services for County Planning Commission.

Mr. Stryker – Micah Stryker, Planner with the County Planning Commission.

Ms. Novak – Rachel Novak, Planner with the County Planning Commission.

Mr. McDonald – So you have a presentation that is behind us so we are going to adjourn to the audience so that we can see it.

Ms. Novak – Tonight we are going to go over who we are, run through the planning process and talk about next steps in terms of the Master Plan. As we just said we have Jim here with us tonight, Micah and myself. Hanna Kiraly, she is one of our planning interns at the moment, she actually has a class tonight so unfortunately she could not be here with us. Same with Susan Infeld, she is our Interim Executive Director. Some of you may remember Glenn Coyne, he left us earlier this year to take a position down in Atlanta, Georgia where it is much warmer so we wish him the best of luck. Just a little bit about us, we have a number of Community Master Plans that we have conducted in the past. As you can see here, Strongsville is one of our 2017 plans that we are in the process of wrapping up. In terms of starting soon, some of our Master Plans, we have Broadview Heights, Brooklyn, Westlake and Woodmere. Just kind of goes to show, just kind of the depth of all the different types of communities we have in Cuyahoga County. There are 59 separate municipalities in Cuyahoga County so we do all the different municipalities which have an equal chance at being awarded a grant. Every one as small as Woodmere whose is less than a square mile in size to Westlake and Strongsville who are significantly larger which I think is pretty interesting. So now the Planning process. We are going to go over what a Master Plan is and why it is

important to plan and things like that. So what is a Master Plan? It is a long term plan for how the community wants to grow and develop in the future. When we do conduct our Master Plans we really try and make them public focus, its public driven so we really want to emphasize that community feedback and engagement and hopefully some of the, everyone in the room got the chance to attend one of the three public meetings that were held last year. We got a lot of great feedback, you can find a lot of the summaries from those public meetings on our website. We'll have a link to our website at the end of the presentation, you can see the different activities and the Boards that were involved and those folks got to interact with us from County Planning, write on comment sheets and then each public meeting was then followed up with an on-line survey. Master Plan also inventories what exists today, outlines the community's vision and then describes concrete acts and steps to achieve that vision. A question that we get quite a bit, what is the difference between a Master Plan and a Zoning Code. The biggest difference, a Master Plan is a policy guide for future development. Whereas a Zoning Ordinance is specific rules, its law. The developer comes in and has to follow or be granted some sort of variance or conditional use permit. The Master Plan describes goals for what should happen in the future whereas a Zoning Ordinance describes what is and what is not allowed presently today without different types of Ordinances being passed through other legislative bodies. A Master Plan includes broad recommendations that can be undertaken by the City, its residents or partners, whereas the Zoning Ordinance includes mandatory regulations on development that are enforced by the City unless specifically waived. Lastly, a Master Plan is a flexible document, it is intended to be interpreted as conditions change so when we undertake these Master Plans we try and give both broad and specific recommendations, it is meant to be flexible. Conditions are ever changing, the City of Strongsville and how it looks today might not look the same tomorrow. So we really try and make sure that our Master Plans can be flexible and updated, it's not necessarily something that sits on the shelf, here is what it is. It's meant to be updated over time. Whereas a Zoning Ordinance, is a relatively rigid set of regulations that can only really be changed through a legal process. So why plan? Why is it important to plan? Once again it provides a great opportunity to get that public input, again we had 3 public meetings so hopefully folks here got an opportunity to attend one. It prepares the City, residents and businesses for the future. It shapes future development to match community's priorities and provides a competitive advantage in applying for Grant funding. So communities that typically have a Master Plan or some sort of Citywide Comprehensive Plan of some kind are given competitive advantage when applying for Grant funds. It shows that we've thought about this, what is your reasoning for going after the Grant funds, how is your Grant money going to be used. Well we are going to use it for X,Y,Z, it's spelled out in our Master Plan, it gives the City much more footing to stand on when applying for those Grant funds. Bottom line, this is the communities plan. So we want to make sure again those public meetings, there was great attendance, a lot of people came, got

a lot of great feedback. So that is really good. Then talking about the key players throughout the process, the project team, the project team is a smaller group of civic and community leaders. I just wanted to give a shout out to the members of our project team that are here tonight. We have the Mayor, I know Brent, you have been great throughout the process. We have Lori, there are a couple of other folks that I am sure I am missing and other folks that are not here tonight. They've all been instrumental in helping shape the policies and getting it vetted through the public so that's been a really great process to work with the City. The project team shares an expertise in on the ground knowledge. They really know the City inside and out. They did a great job in helping us collect our data, images and other community resources that we utilized within the plan. They also reviewed in depth documents before presenting those findings and ideas at public meetings. So we met with them about 6 times, we can meet with them one more time prior to adoption. So community stakeholders, community stakeholders are invested members of the community that represent a broad cross section of the City. So these included schools district representatives, residents, families, homeowners, business owners, group leaders, City Council members etc. We actually conducted 22 interviews on December 11 and 12 of 2017, it already feels like it was so long ago. We did conduct 22 of those at the Rec Center and the types of questions that we asked were, we wanted to gauge their specific perspectives, their unique backgrounds. Everyone was so diverse, the group of folks that we got the chance to interview. We asked them about how they felt, different strengths, weaknesses, opportunities, threats. Strongsville is currently facing so their SWAT analysis and we also wanted to gauge their feedback on focus areas, are there specific areas within the City that the plans should focus more heavily on then others? The Public, so the public are all interested residents and business owners or stakeholders in the City, so they had the opportunity to provide comments on the plan whether in person or on-line, again each of those three public meetings folks had the opportunity to also respond to an on-line survey, it was open for about 2 weeks after each meeting. We had 3 public meetings, one in February of last year, June and then October. So then us, we are the facilitators of the planning process. We translate concerns, suggestions into the planned documents. We offer our planning expertise in unique innovative ideas. We consolidate various plans into a single comprehensive document. So let's go ahead and break down each phase. We'll talk about some of the key findings and highlight some of the more important pieces through each phase of the process. So current conditions, this typically happens at the beginning of the Master Plan where we really it's our data gathering phase. We develop demographic land use, housing, infrastructure, anything that the City feels is a critical component of the City, we'll go ahead and look at those pieces. It could be Building Permits, things like that. So this is actually a list of the various data points that we went ahead and looked at with the help of the City in terms of data gathering in addition to other sources such as the census, American Community Survey and those types of data points. This document,

the draft is available on-line for folks to go ahead and read through. Some of the examples of the graphs that are represented within the current conditions document, the population pyramid might be a little hard to see up there but again you can see two little spikes there within the graph. A concentration of folks, children but also working age adults. Again it's important to note that those age groups are going to shift together. So how do we kind of start planning? Strongsville already has such great senior living facilities and amenities, ample facilities but we have to make sure that we are planning for that grey wave into the future. Another interesting point was commuting direction. This is always a fun graphic, it's one of my favorites. The blue arrow you see on the left are folks that live outside the city but are employed within the city. We are talking over 19,000 people that are coming into the city every day just for work. Then we have our purple arrow on the right, these are our folks that live in the City of Strongsville but are employed outside the City so it is almost a 50/50 split. Really kind of between workers coming in versus workers coming out. Then we do have almost 3,000 folks that live and work within the City. We also went ahead and looked at the city sidewalks and got a lot of feedback from our public meetings about folks indicating that there is quite a bit of incomplete sidewalk network on some of the roadways that they wish they could walk on. So we went ahead and mapped those. You can see the blue green are our areas where sidewalks exist on both sides of the street. Yellows are our areas where sidewalks exist on one side of the street and red are our areas where there are sidewalks on neither side of the street. This is one of the maps that we showed at I believe our first public meeting. We got a lot of really great feedback on that, it helped us identify where folks would like to see kind of those critical sidewalk gaps completed. Then after that we get into our community visioning phase. We got a lot of great feedback from our project team and the public on how the community wants to grow and develop into the coming decade. Again we did our stakeholder interviews, again 22 of those, December 11 and 12 of 2017. So what is the community vision? For the City of Strongsville, a City that embraces innovation, adaptation and regional leadership while being committed to preserving strong neighborhoods for families, high quality services for residents, economic growth for businesses, financial stewardship for the community and open space for the region. Thereby maintaining the Cities high quality of life for generations to come. So within that vision we also had four vision principals that were then utilized later within the Master Plan as well. Those vision principals were connected. Again, a lot of this came from the public feedback from that first round of public meetings so connected was a big one. Having the community engaged in different types of groups was another one. Vibrant was another word that came up quite a bit. The folks really seemed to enjoy the cities various activities, the Rib Burn Off, the carnivals in the summer was a big one and then Responsive was another big one from a municipal side of things. So in the community vision we went ahead and outlined focus areas and focus corridors. You can see here the focus areas on the left,

the blue we really wanted to look at the business parks within the community. The green you can see that is really kind of a

civic core, it's kind of where we are right now. We have the Police Station, we have Mitchells, we have the Library, the Rec Center and then red you can see the Mall. In purple it was kind of the secondary retail area. How can we then carry over that vibrancy into those areas as well. On the right you can see our focus corridors, so we have Pearl Road, Royalton Road. We broke it out into north kind of central south and same thing with Royalton Road, we broke it out west central and east. Then you can see in the circles, those are also critical areas where we identified kind of more of a focus in those corridors. Then you can see the blue dot, it might be a little hard to see on the map but the blue dots, we are proposing on-street bike facilities. If some of you remember if you went to, I think it was our second public meeting, there is a blue kind of oval that you can see it, we actually, one of the stakeholder interviews that we met with, with met with Brian Zimmerman with the Metro Parks and some of the great ideas that came about through that conversation, hopefully some of you folks got to see some of those graphics, including an overpass bridge that allows folks to get to the bike trails on the other side of the metro parks. These are some of the things that the Metro Parks are already thinking about, in addition to interviewing some of the residents within Strongsville, we also interviewed outside agencies and Metro Parks was one of them. We had some great conversations with and were able to bring some innovative ideas for Strongsville's Master Plan. With that I am going to hand it over to Micah.

Mr. Stryker – So I am going to take us through the goals and actions and the rest of the document, I am not going to take us through every single thing, it's a long document, we don't want to keep you here all night. Just hit some of the highlights and show you kind of how it is structured and give you some examples of the way we approached it and some of the graphics. Basically the goals and actions step, once we did the community vision it was taking that vision and those principals and using that as kind of a structure to develop and make recommendations. We tried to make everything fit so that it fit under that umbrella of that overarching vision and those overarching principals and then make those actual actions or policies that would support those visions. One of the first examples here as looking at infrastructure, this is a rendering of Howe Road. Howe Road gets a lot of traffic, it's near the mall, and it's very sort of suburban, the closer you get to Boston Road it turns very almost rural. It has the traffic of a very heavily trafficked road. Working with the City and knowing that something is going to eventually happen there and there is already, as we were doing this there were discussions of intersection improvements and things like that. Just showing what it could look like if it were kind of made to have a unique look. Maybe a center turn lane, we never really discussed adding two lanes both ways or anything like that, but having possibly a turn

lane, because I know you can get caught up in a turn and you are stuck in traffic for a while. So, maybe if you can widen it a little bit and get that extra turn lane, the traffic can go by on the other side while people are waiting to turn. Also looking at ways to add beautification elements, whether its banners or lamp posts, things like that but also all-purpose trails, sidewalks. While we were doing this I drove down Howe a few times and there were people running on Howe Road but there wasn't a sidewalk for them to run on. I was kind of like, that's a little dangerous because there isn't really much of a shoulder either. That was an interesting experience on Howe Road. Another option is kind of looking at the branding. Strongsville has a pretty strong branding. We looked at some ways to maybe enhance that. Especially if you are looking at a Town Center, maybe getting some map, some signage, some unique overhead signage. One thing we looked at, as this was going on, I am a Medina County resident and I spend a lot of time in Medina and they took Pearl Road and redid a lot of it. Not that the City has to do the same thing but maybe pulling in some of those element. They did overhead lights, medians and things like that. Putting in planters and things like that. Just trying to show options for the City that can be very helpful if you are trying to create a strong civic core. As Rachel showed you, we had some focus areas and corridors and so just wanted to show you kind of how we structured the document and so this one is for the Pearl Road, enhance and connect Pearl Road. We talked about adopting design guidelines, streetscape improvements, upgrading pedestrian infrastructure, creating zoning incentives to help incentivize that redevelopment but also increasing inter-parcel access. As you can see here, on what would be your right side, we usually would have basically an action step and that would be, in this case it would be streetscape enhancements and then we would have several goals. We have another action step and so we have some specific steps there and then we would usually try to identify a few examples of what that could look like, not that it has to be this way but looking at say what, if some of these examples are put into practice, how would that look on Pearl Road. This I believe is on Pearl Road south of Rt. 82 and just looking at potential sidewalks on both sides, maybe widening those into all-purpose trails, maybe possibly medians, increased planting, what increased interconnectivity between the parcels would look like as well. Not necessarily saying that this is supposed to be done or will be done but saying that this is what some of those elements look like and could be studied further. We also looked at, as we were doing this, round-a-bouts were a hot topic and so working with the Engineering Department, again just looking at where they were concerned about and so one idea was they proposed a round-a-bout at Prospect and Albion Roads, kind of on the northwest side and kind of overlaying, what would that look like, what type of area would that take, this is not an engineered drawing, so as Rachel was talking about with some of the difference between zoning ordinance and a Master Plan, we are planners, we are not engineers. So this is not anything that an actual engineer might come in here and say . . . we had the engineering department look at it and they say that is a good representation but it's not an engineered drawing.

What would it take, what kind of area would it take from the existing parcels, how would it look? Could you make it look attractive with maybe a planted media? Also one of the things we heard a lot of, especially from the public is an interchange on Boston Road. So this is something that has been out there for a while and again, we are not engineers, this is something NOACA has been working on and the City has been working on so we really tried to emphasize what their preferred options, preferred alternatives would be and to highlight them here. So, it is something residents want but it is also something that there is a lot of interworking parts with ODOT and with the City and possibly having to work with Medina County, since it is on the County line. Showing that this is what the preferred alternative is, if this is going to happen but also kind of showing some of the impacts. If you can see, it is a little small but where those yellow circles are, those are homes that would be impacted by this type of development so just keeping that in mind that this is something you want but it also has potential drawbacks as well. Looking at a few things that really focus on land use; one thing we noticed as we were going through the process and looking at the zoning is that there is a lot of split zoning so that is one parcel that has two different zonings on it. This is something that you see a lot of on commercial corridors where the first three or four hundred feet might be a commercial zoning but behind that would be residential. This can be burdensome, especially if somebody that owns it is residential but also has a commercial zone but they are not using it as commercial. It can restrict their use of whether they want to put a simple garage or something, or driveway even into those parcels. So this is something that the City should be proactive about because it's really painful to have that on there and it's something, it's a map fix and they really need to work with residents on too because these are landowners that have these properties and so working to figure out what is the best way to deal with each of those. Another thing, working with the project team, we looked at potential areas that are going to experience development pressure and that the City could see come in for rezoning. Now or in the future, we didn't prescribe any sort of, it's going to be this or it's going to be that but we wanted to identify those so that as a City you would know, these are some areas where we are going to have to look at and that we should expect potential requests come in. It doesn't say I have to do this or that, but it is something that is a heads up of knowing where these parcels are, where these areas are. So this is something especially for Planning Commission where you are making recommendations on zonings and things like that. That is just some highlights, it's a big document, there is a lot more in there. Hopefully you have had a chance to look through it some, again, it is on-line and I believe you have had access to it as well. I believe Brent sent it out to everybody and so we will be up to answer any questions about that in a minute. After that, after we have all these goals and actions is implementation. So this is the part that kind of gets forgotten sometimes because people are like, let's have these big visions and make these goals but then it kind of gets set aside and nothing happens. We try to set it up in a way and hand it off to the

City so that they can just keep moving and running with it. We try to identify, organize it, identify partner's priorities and responsibilities and that way it can again just keep moving forward. So in the document, the last section you will see basically these tables. On one side it will have, in the document there is place based goals and community placed goals. That was developed through the visioning process. So the first is, you have the action step, then you have priority levels. So 3 stars is the highest priority, 2 stars is medium priority and one star is the lowest priority. We looked at years to complete, so this is just an estimate of when this started. If you picked this up and said alright I want to start on this goal and you started that day it would probably take 3 to 5 years, it could be a little bit quicker, it could be a little bit longer, depends on the scope and what actually ends up happening. This is only for the action as it is listed. If it says study to do this, it would just be for that study. It wouldn't be for actually implementing that after you studied it. If you are studying to do an intersection improvement, the action would be for that study and then there would be additional time and responsible parties for actually making those improvements. We identified responsible parties and partners. So looking at the City departments, looking at local groups and organizations, maybe regional, maybe it's Metro Parks or something like that. Maybe it's needing to hire a consultant but trying to identify those groups that would be key stakeholders in that process, in that action. That is tied to a legend so you kind of see there is a lot going on there but we try to carve out so you can see, well this is "L" stands for Law Department, they don't need to be involved with this if this is an administrative change to the Code or this would require a consultant so you can follow along there. Then we look at estimated cost, this is a review, it's a top level, again we are not engineers, we are not being able to look at everything that is going to be involved or any contingencies like that. Kind of giving you a this is a low, medium or high and for us, looking at high would maybe something over \$500,000.00, your major infrastructure. Medium would be between \$100,000.00 and \$500,000.00 so maybe a smaller project. Some of the studies we have been talking about could be a low cost so underneath \$100,000.00. One thing, again as I said, costs can vary depending on the actual specific conditions, sites, whether there is phasing or not, many of the sources recommend adding a certain percentage for overruns or unforeseen costs. Use it to give a general idea of the cost. A lot of people don't know when you say put in a sidewalk, what does that really mean, what is that kind of cost. So it's just to give a general idea as working with the engineering department, they were going through some bidding process too, they were looking at us and saying, it all depends on some of the bids you get so it's not a way to give you a specific cost, it's a way to let you know that this is either going to be a higher cost or this might be something that can be done relatively cheap. Then we also list potential funding sources, so looking at basically any grant opportunity, we keep a list, a spread sheet of them and we try to keep those as up to date as possible. First identify who their from but also identify what they are for, so whether they're for recreation and parks or trails or maybe they are for infrastructure or

transportation, trying to group them that way so that you can say, if you get one of these things and you want to accomplish one of these goals, you can say well this is implementing a park program so I am going to look through your, what is the grant funding available for a park improvements. Again, possible implementation, like I said, sometimes this can fall by the wayside so typically what we suggest, this does not have to be this way but, basically assign City personnel or departments to folks on their responsibility of the actions that involve them. We encourage the project team to continue meeting and in this case it is a lot of City department heads and the Mayor and to keep meeting on a semi regular basis to provide accountability, guide implementation strategies and continue to look at the document. So to really look at the plan, the plan, it's not a law document, it's a policy guide and it's meant to change and adapt to the conditions and to the priorities of the community. So if you just do it now and then don't come back and look at it for 8 years, things have changed but if you are meeting regularly, looking at it, deciding, looking at it, we tried to do this and it was too expensive and we don't want to do that anymore then you can change the priority on that or remove it completely but basically it's a way to keep moving with a group of people who are invested in it, especially with the City, they are doing this every day and they can constantly look and say, we can try and do this or we have tried to do this and its changed or we wanted to do this and as we looked into it they said this would be a better idea. So priorities can change that way and so that is what we say when we want to keep meeting, keep looking at those things, keep updating it. Regularly report that to the Council or posting it on-line or however that is, to keep it in the public's mind that this plan is out there and it's a policy guide for the City. Finally we have a draft Master Plan, so we take all these different phases, we have basically 5 different documents and we synthesize them into one so that is taking them out and making one introduction instead of having 5 but also making sure that it flows and reads correctly throughout the entire document, making sure everything is clean and put together correctly. So next steps, at this point it's really handing it off to the City for us. So it was given to you by Council and so you are here to make a recommendation back to Council. Once that is made the Master Plan will be presented finally to City Council for their final adoption and we will present that as well, it all depends on the scheduling and how thing work out so it still will go back to the Council for final approval so that is, we are kind of handing it off to you at this point. Keep up to date on the City website, here's the County Planning's website, we try to keep that as up to date as possible. If you have questions at all you can always feel free to contact myself or Rachel here with any questions. That is really what we have, we are free to take any questions.

Mr. David – Thank you first for the presentation, you did answer a lot of questions that I had. I do have a couple, where are you in the process, this is a draft Planning Commission is looking at it, Council is going to look at it some more. Are you quality checking back at your office and do you expect more feedback from us to finalize?

Mr. Stryker – We've had the draft for a while and we consider it a draft until it is adopted. We've copy edited it and so, we haven't really worked in the document in a little while just because we've been on and off schedules as far as getting here so it's open until, like I said it can even be changed after it is adopted. It's still a draft, we basically have been sitting on it till we present it to you all.

Mr. .David – That does lead to my other question, just for the record, so once, how is the contract structure once your services are done, do we own the document? Can we proceed and make changes or is that something that goes back to you?

Mr. Kolick – I think basically the County Planning Commission has done what they were contracted to do, we are calling it a draft plan because the City hasn't adopted it yet, but basically it's in our hands to determine what we may recommend to Council and what Council ultimately may adopt. This is not something where there is going to be a lot of back and forth with the County Planning Commission at this point. Now, there could be a couple of points or something that we may address with them but basically it's in our hands at this point and it's our document.

Mr. Stryker – We are presenting because we facilitate the process but the document is the City's.

Mr. David – Thank you.

Mr. McDonald – I just had a question about the public meetings, how many total participants did you have?

Ms. Novak – We had quite a few at each meeting, we had upwards of 50 or 60 folks at a few of them. I think our first one had about 67.

Mr. Stryker – There was one that was sparsely attended, really nice day. But on top of all of the public meetings we also basically put everything on-line and had an on-line survey through Survey Monkey that basically had all the content, all the maps, all the boards, everything that was at the public meeting and they were able to comment on that basically the same as if they were there.

Mr. McDonald – So how many total responses did you get back on that?

Ms. Novak – For the on-line surveys?

Mr. McDonald – Yes.

Ms. Novak – We've had upwards of 100 or so of on-line survey responses for some of those.

Mr. McDonald – One of the questions I have, maybe this is more for the City, as I go through the plan and I look at all the recommendations, if I start putting dollars and cents to it there is about 81 million dollars worth of stuff here. I also noticed that there are funding sources that you suggest that we can go out and try to get some money. What would the City's intent be to try to do this?

Mr. Kolick – Again Mr. Chairman, these are guides, these aren't something if we adopt it then we are required to follow through on everything that is here and as the County Planning people here have also stated, things change over a period of time. It gives us a good starting point so when we're mapping things out we can say okay, what did the Comprehensive Plan show, so it's not that we may ever do, maybe we do 20%, maybe we do 100% of them. First of all there is no time table, we are not required to do any of them but it gives us a good idea and a good guide plan and policy to follow. It sets out some priorities that we may work with or may not work with because it may be dependent on funding sources. We may, one of the lower priorities may wind up being one of the higher priorities because the funding may come in before the higher priorities come in. So it's just a guide plan is what it is.

Mayor Perciak – Mr. Chairman, if I may and Counselor, let's take the sidewalks for example and the connectivity of sidewalks. When you look in our subdivisions it's all nice, you can rip up a sidewalk and replace a sidewalk. However, where there are no sidewalks it's not that simple. It is massive infrastructure improvement. Before you can lay sidewalks you're talking storm sewers, you are talking in some cases sanitary sewers, you are talking major construction. We tried to do it for example on Prospect Road. We were able to do it on the east side of the road, but because of all of the storm ditches we were unable to do it on the west side. That is just an example there, it's not that sidewalks should not be a part of our plan, the real issue is how much is it going to cost the City and then as is with sanitary sewers, is this a total City project, is it a shared project through assessment to the residents who own this, there as our attorney says, there are so many unanswered funding questions as to how we may go about it and I think the record needs to reflect that and it's not because people in the administration or on the City Council don't want to do this, but it is what is entailed to do it. Then the other part is, in all fairness to all four Wards, if you do it in one Ward why aren't you doing it in the other three Wards. So there has to be a balance here, you just can't say, well we are going to take this one area in Ward 3 and forget about the area in Ward 2. This is what I am talking about and your number may be right, it may not be right. In my 15 years here we have done 103 million in infrastructure improvements of which 53 million came from grants and 50 million was our own money or zero percent loans. At

the end of the day where would we be without the grant and some of the organizations that they listed there would not probably, City of Strongsville would not qualify just because . . . let's take the schools for example, they consider our school district a wealthy school district. So as a result their funding has been somewhat limited. We look at some of those things and they would look at us and say well, Strongsville, you are in a position to fund these or obtain the necessary financing and you should be able to service your own debt. So what you say is correct, and it is a very convoluted thing in there but what everybody needs to understand, a plan is better than no plan but funding is a whole other thing and I always tell Council, you can talk about anything you want to do but when it comes to the balance sheet you are going to go through me. That ends my comments.

Mr. McDonald – To say that a different way then, I have a hard time adopting a plan without having a fiscal responsibility to redeeming a plan.

Mayor Perciak – That is up to you guys to figure out what you want to do. I'm just giving you a broad vision as to how this should work. You know what I don't want to start and I am not sure what the Council wants, if we are going to do something I want to make sure it is fair to all four Wards. I just don't want to take just one section of town and say we are going to do sidewalks there and forget about Ward 2, that would not fly right. Or Hunt Road, Benbow, so there are so many things.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Yes.

Mr. McDonald – Did you want to say something else?

Mr. Kolick – Yes, just that and again you are not looking at funding for these Mr. Chairman You are adopting a plan that is not saying that we've got to do all these things or do some of them and in what order we are doing it. We are just looking for, the plan is just to be a policy guideline and that is what you are adopting, a policy guideline. As the Mayor said, sidewalks in one area may just be able to go in and in another area they may be filled with utilities easements and maybe storm sewers so even though they are in red on the map we may not have the funding to be able to do those and you may be able to do some of the other ones that aren't as high priority based on the dollars that are involved and what is involved with it. Some sidewalks we would have actually have to have takes and take people's property in order to put them in which would dramatically increase the cost of that project. You are neither prioritizing nor are you saying that everything is going to be done nor are you saying the part is going to be done. You are looking at a policy plan and saying, this is a good guide post for the City

to follow, understanding that it's an evolving document and may change over time or it isn't, that is basically what you are looking at. As far as your action, the City Council gave you this document so it is up to you to either give it a favorable recommendation or an unfavorable recommendation. Same way, if you want to say, well we give it a favorable recommendation but we also think you should look more at a,b,c,d or whatever then so be it. The one danger with this thing, we have to be a little careful of is with how specific you get because a change in one area of this may affect 5 or 6 other places because the document is a whole document so we have to be careful with that type of thing. We can talk about that later, it wasn't necessarily here for you to adopt or not adopt tonight. If you feel as a Commission you need more time to go through it, after listening to what the comments were here tonight. That is fine, we have time from Council. I am sure that Council at some point will want us to get this back to them so that they can do something with it but I don't think Matt, that Council is expecting it at the next meeting, right?

Mr. Schonhut – That is up to everybody up here. That is your decision if you are comfortable with it, if not obviously we want to, I am sure they want to wrap it up with it at some point as well too and get into Council and present to Council as well. That is up to everybody else.

Mr. Stryker – I would just say that a perfectly fine outcome would be if you looked at one of the actions, you looked into it and said this is no longer a priority or we crunched some of the numbers and it's not feasible for what we want the budget for or anything like that and to dismiss it or remove it. As Mr. Kolick said, it's a guide, these are things to keep in mind. Some of them might be like sidewalks, it might be an issue for if you are repaving a road or maybe if you are expanding Howe or something like that, it might not necessarily be a sidewalk issue. Hey we are redoing this road, this is an opportunity to look at this goal and say let's do this all at once and save money, we are going to have to go in there and tear up stuff or take land or something anyway. So, again a perfectly fine outcome would be to say we have looked at it, we considered it and we decided no.

Mr. McDonald – Okay, I do have another question.

Mayor Perciak - I just have to throw this in for good measure, just so you know and I am glad you used Howe Road, just for the record, Howe Road is a County Road so any time somebody there wants to . . .

Mr. Stryker – We would love to have some funding help.

Mayor Perciak – Thank you, I just thought I would add that. Anybody you can point me to, Matt and I will go down together, I didn't want that to go unnoticed.

Mr. McDonald – Another question for one of the members of our audience, Mr. Painter. You happened to join us tonight, you are our Economic Development Director, I would love to hear your thoughts on how this impacts what you are doing with the City from an Economic Development standpoint.

Mr. Painter – Absolutely, I would be happy to discuss it. As being a part of the project team from day 1, moving forward we were very involved with the County. I have to say that they were very open minded to the points that we brought to them. It is something that I was very focused on because a lot of what is discussed in this plan is going to make a big difference moving forward on Economic Development. So, I was engaged, I was involved from current conditions to public meetings but a critical part of this is understanding what the public's opinion is as well. So for us, having these public meetings, getting feedback analyzing what the public is feeling, what they want to see happen and then as Mr. Kolick has indicated, understanding that these aren't necessarily things that have to be accomplished but they are good guidelines, good benchmarks for us to look at and say, well maybe there is a grant that we can pursue. Maybe this is something that isn't going to happen but it's something that we should keep our opinions on. As you can see in a lot of those charts, the business parks are highlighted in blue, we made sure that we addressed what we need to keep focused on for the financial stability of the community and you guys can correct me if I am wrong but I think by the end of it they were tired of seeing my phone dialing up on their ID's because we really wanted to make sure that the right attention was given to the business parks and sometimes at public meetings those aren't as often discussed and that is not something that the general public is as focused on. So there was definitely a lot of involvement from my side on the economic developments side as well and then we consider that with our stakeholder interviews, really spent a lot of time on it and it's something that, it's never going to be a static document, it's always going to be dynamic, it's always going to be changing and it's going to be something that we are going to have to stay in front of. I'm comfortable with the work that they did. I think that they did a great job. I look forward to trying to implement some of these programs. I will definitely say, as someone who does a lot of grant writing, an instrument like this is critical for when you are applying for a grant. If we go out and try to apply for a grant and say, well we think this would be a great project, well what's your background documentation, well we think it would be a great project, that doesn't score very well. If we can say, in section 5 of our Master Plan on this page, it indicates that this is something that we're pointed towards and want to try to accomplish, it's much more effective as we try to get funding and that is one of the major values that I see coming out of this, something that we can utilize as we pursue more funding.

Mr. McDonald – Well that was worth the price of admission. I am glad you brought that to our attention.

Mr. Painter – Thank you.

Mr. McDonald – Are there any questions for Mr. Painter? Any other questions for the County Planning Commission?

Mr. Schonhut – If I could just really quick, not a question but thank you. I know that you guys put a lot of time and effort into this and being on Council I know that sometimes when you have ideas in here that not everybody agrees with and you came to the meetings and interacted with the residents and it's not always easy to explain to them that these are not binding by any means and it is definitely a broad document of certain visions for the City and from a Council's perspective, Greg and everybody else, we know that this is a broad vision and there are things in here that are not going to cost us any money if we want to try to achieve some of them. There are certainly things in here that are going to cost us millions of dollars if we are going to achieve them and everywhere in between but we know, let's say if we wanted to work on the City's branding a little bit better, ya maybe we do go to an outside firm for help with that but they helped us get the ball rolling on things like that. We certainly knew coming into that that was the intent of this and we appreciate everything that you guys did to get us to this point and I think it is kind of our job as maybe a Planning Commission and Council and maybe if we have to form a sub-committee to do exactly what they said of taking this and making sure that we do find ways to work on it so that it doesn't just get put on the desk for the next 10 years until we look at it again. As the Mayor eluded to, much of it does come down to money and funding and he will forever tell us that every single day. If we can do something to make sure that we are making progress on certain things like this and like I said, in some of these things it is going to take the expertise of other outside firms to come in and help us along with some of that and we certainly knew that coming into this that that was the intent of this document.

Mr. McDonald – Thank you, anything else? Engineering, Building, Fire, anything? So let's table it for tonight and think about how we want to proceed and then let's discuss it at our next caucus. If there is no other business to come before this Commission this evening we are adjourned.

Greg McDonald, Chairman

Carol M. Brill

Carol M. Brill, Recording Secretary

Approved