

Mr. Boron – Please explain to the Board what you plan to do.

Mr. Kopcienski – I am the land acquisition and development manager. We are before you today, the overall map that I gave you is really only showing one part of the subdivision. It shows the cluster area but this particular street is all continuous, it flows right through, same name, same everything all the way to the end. In this area up here, there are 75' lots wrapped around, this is right behind Michaud's Party Center. The street keeps on going and we go from 75' lots to 50' lots. They are all on the same street. In fact, with us building these homes, we give the same selections to everybody as far as elevations. Some of the larger homes in there are not included in your package, do not fit on these lots. The four that you have in there are the homes that fit on these lots and they can pick any elevation that is in there as listed on the paper that I gave you. They can pick colors. We do at Drees have our own internal look alike policy, so that is reviewed because we have a single source point for all selections that occur. We have what we call a design center right in our office in Brecksville. Every customer comes in there and they make all their selections, interior and exterior after they have signed their contract. They make their selections by looking at the boards and choose whatever kind of outside they have. Very much, as we build out through here its going to be very consistent. There are home plans here that also are being built on the larger lots in some cases. It is really going to be a standard single family community with almost no delineation and there is in fact no physical delineation from the time you pass from the single family lots into what we call the cluster lots. They are fee simple on dedicated streets. We are before you today to show you the four home plans that we offer in there, we have elevations and floor plans in there. The colors are customer selected. We are selling these homes, first of all one thing that I want to clarify is that each of these lots will have two outside and two inside parking spaces, so all the parking will be taken care of on a per lot basis as it is for single family lots. There is no other lighting other than street lights that are there and installed.

Mr. Mikula – There are a couple of street lights here and there throughout the development but the rest of the houses have a post lamp. Each one of these units is supposed to have certain lighting.

Mr. Kopcienski – Right, the actual lighting, this is not any kind of cluster for instance, any of your standard attached condos or anything. It is very much a neighborhood type thing, as are the rest of the clusters in Echo Lake. It is very similar. That is about it, we have what our standard features will be in there and these are the various colors that they can pick.

Mr. Mikula – Just to go back to the lighting again, are you saying that you are providing lighting on the units or you are not?

Mr. Kopcienski – The standard post lights will be the same as the rest.

Mr. Mikula – Okay so you are having a post lamp?

Mr. Kopcienski – Right, and there are coach lamps on the front of the house.

Mr. Mikula – Okay.

Mr. Boron – Is each home can fit on any lot, correct?

Mr. Kopcienski – No, not 100%. This was not started by Forest City, they had bought it from the bank. Before the land was transferred to the original developer, I guess they many have bought this property from the Michaud family or some element thereof but they put a deed restriction on the lots that says the they can be no less than, I think it is 2,150 SF which is not good for this size lot but we are doing it. It is a handicap. We have actually tried to contact all those because they put any neighbor that touched the edges in that original deed restriction. We have tried to contact them to see if they might squeak that down a little bit but we have not had much response currently. Some of these are just not going to fit or many of them and you can see, I don't have it listed here but they, we have to add on sunrooms or we have to have various things to get to that square footage. It is a little tricky on the lot fit in some cases.

Mr. Hill – Is there a Homeowners Association there?

Mr. Kopcienski – This has become part of the master Echo Lake Homeowners Association.

Mr. Hill – Is there a Homeowners Association for the clusters?

Mr. Kopcienski – There is no sub-association. For all intensive purposes other than the code that allows for the cluster type lots, or the smaller lots, there is no differentiation between these. They are all in the same master association.

Mr. Hill – We will talk to Dan Kolick because that is very unusual.

Mr. Kopcienski – It maybe very unusual. Forest City went through, got the master association to add all this in, open space is shared with the rest of the association, in fact, this stuff in the back . . .

Mr. Hill – I understand that it joined Echo Lake but if this were approved without a Homeowners Association for the cluster areas that would be rather unique.

Mr. Boron – These are with this correct? They are associated with it.

Mr. Hill – Yes, well there should be two.

Mr. Kopcienski – Well, there are no private streets or anything else, that is why it is almost a burden for them. They would have to have separate insurance so it is almost putting a secondary burden on them.

Mr. Hill – I understand.

Mr. Martinowski – The majority of the cluster . . .

Mr. Hill – This is a single family detached cluster development. We don't need to get into a discussion. We will check it and it is what it is.

Mrs. Milbrandt – I was just going to ask, if that is the case, what about maintenance? In all of our cluster subdivisions we have a Homeowners Associations and they are maintained by a landscaper as opposed to, are you anticipating that each resident will take care of their own property?

Mr. Kopcienski – Yes, there is no on-lot maintenance for any of the homes in the Subdivision.

Mr. Hill – Well I think Bill under the circumstances this is all new to me. Certainly we can look at it. I have no problems with the elevations. We better find out what the Planning Commission approved here. This would be the first that did not have a Homeowners Association for the clusters.

Mr. Boron – Basically even in the code is about maintenance and things like that for clusters, there is supposed to be landscaping plans and things like that for each house not by owner. A typical landscape plan for each house and then the maintenance for that area is common maintenance basically.

Mr. Kopcienski – Because these are all simple lots on dedicated streets and I know that, I don't know how long ago that was changed to go to only dedicated streets but, that kind of negated the cluster concept because they are not on private streets.

Mr. Hill – That has nothing to do with it. It has been the same for, well I guess since the mid 70's and this is 2011.

Mr. Boron – The houses look fine but it is the maintenance and the HOA and the landscaping that is going to hold us up. I agree with Bob, until we find out just how this is going to be maintained I guess. Just because it is a "cluster" development and not a single family.

Mr. Kopcienski – The open space and common spaces are all maintained both on the large and smaller lot size by the Echo Lake Master Association.

Mr. Boron – It is the lots themselves. I don't know how it is deemed. This is the original overall, I don't know if you have seen this. This is the original overall landscaping.

Mr. Kopcienski – We have definitely seen that.

Mr. Boron – I can go around the board but I don't think that anybody has any problems with the homes its just the landscape being completed by homeowners which in a cluster development can't per code, is not allowed unless there is some sort of agreement some place.

Mr. Kopcienski – It is a matter of investigation on both our part and the City's part of the code and the approvals that were granted at the time.

Mr. Boron – Right and that is the only thing that unfortunately I don't think we can approve it, we can table you till the next meeting. Everything else looks good.

Mr. Kopcienski – Can you approve us contingent upon that because it is related or unrelated? If we have already been approved in this fashion with no Homeowners Association because those documents are always reviewed as part of the original Planning Commission, City Council approval correct?

Mr. Hill – Well the code also requires that as far as these cluster areas that you do have an area wide landscape plan which a street tree planting would address but then also you have foundation planting plan for your units. You don't have that and the code requires it. I think in your submittal you said that as far as the cluster units the landscaping would be handled by the individual property owner. Well that isn't how we do it.

Mr. Kopcienski – Okay, I guess at this point we will look for your interpretation of that.

Mr. Hill – We will get back to you on that. As far as the Chairman said, I think that the units are very nice.

Mr. Kopcienski – Well thank you.

Mr. Boron – I don't think that anybody has a problem with that. I think that this is important to figure out. Before we give a blessing.

Mr. Mikula – It is not for Forest City it is for other people.

Mr. Kopcienski – It seems that other, you take Forest City down here off of Drake and those areas, they had, since that code is in place I would be very surprised if any single family subdivisions had gone in without throwing in some clusters.

Mr. Mikula – Some of the single family cluster developments are single family clusters but they don't have any actual clusters either. It is just the way they worked their open space and their lot sizes.

Mr. Kopcienski – What about Schneider Reserve, that is currently active in the single family part and they have a cluster area in the front.

Mr. Mikula – Right and they came in with individual unit landscape plans. That would be not typical for us not to see that.

Mr. Kopcienski – I guess we would have to look back to the original approvals and see why there is not a Homeowners Association.

Mrs. Milbrandt

Mr. Boron - Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting at 9: a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved