SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY MAY 20, 2019.

The Council of the City of Strongsville met in the Caucus Room at the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, on **Monday, *MAY 20, 2019 at 7:20 p.m.***

Present: Council Members: Matthew A. Schonhut, Annmarie P. Roff, Matthew P. Patten, Joseph C. DeMio, Kelly A. Kosek, Gordon C. Short and James E. Carbone. Also Present: Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal M. Jamison, Communications and Technology Director David E. Sems, Service Director Joe Walker, Economic Development Director Brent Painter, Recreation and Senior Services Director Bryan Bogre, Assistant Building Commissioner Mike Miller, City Engineer Ken Mikula, Police Chief Mark Fender and Fire Chief Jack Draves.

Absent: Finance Director Joseph Dubovec and Building Commission Tony Biondillo.

Council President DeMio called the caucus to order at 7:20 p.m.

Councilwoman Roff entered the meeting at 7:23 p.m.

The following Council Committees met to review legislation on the agenda:

Planning, Zoning & Engineering Committee: Chairman Schonhut advised Ordinance No. 2019-029 is to rezone certain vacant property located on South Drive (PPNs 295-07-043 and 395-07-044) from R1-75 (One Family 75) classification to GB (General Business) classification. This was the former Metricks Motel property. This is a ballot issue and will be scheduled for the November 7th election. Planning Commission gave this a favorable recommendation on March 14, 2019. There was a public hearing on May 6th for this ordinance. The recommendation is to adopt this legislation. Ordinance No. 2019-030 is an ordinance approving and adopting the Strongsville Master Plan 2018. Planning Commission gave this a favorable recommendation. There will be a public hearing on this ordinance this evening. Representatives from the Cuyahoga County Planning Commission will be giving a presentation. They already gave a presentation at the Planning Commission meeting. This will be placed on fourth reading this evening. Ordinance No. 2019-092 is to rezone vacant property located on Royalton Road (PPNs 392-14-001 and 392-14-002) from GI (General Industrial) classification to SR-1 (Senior Residence) classification. This will be placed on first reading and referred to the Planning Commission for their recommendation. Ordinance No. 2019-093 is to rezone property located at 19132 Temple Drive (PPNs 393-19-016 and 393-19-017) from OB (Office Building) classification to PF (Public Facilities) classification. The recommendation will be to place this on first reading and refer to the Planning Commission for their recommendation. Suspension and adoption was recommended for Ordinance No. 2019-094. This is to enter into a contract in connection with the 2019 Pavement Reconstruction Program. Four streets will be done, one in each ward: Timberline, Deer Run, Sandalwood, and Groveside. Konstruction King was awarded the contract at a cost of approximately $1.55 million dollars. Suspension and adoption was recommended for Resolution No. 2019-095. This is to advertise for bids for the Fallingwater Road Culvert Replacement Project. There were two ladies in the caucus from the Fallingwater HOA. This culvert is located right by the pool; it is downhill and carries a lot of water through it. Mr. DeMio advised he toured this area with Mike Daymut and Joe Walker. Mr. DeMio advised Mr. Patten, the ward councilman, has walked through that area as well. The HOA representatives advised their concern is with the Medical Mutual construction and the tearing down of the trees and more parking lot/surface area, and the effect it will have on water running down the hill. They have already spent hundreds of thousands of dollars dealing with the pool flooding as a result of that culvert overflowing. Mr. Carbone asked how many time the pool has flooded. The lady answered at least 3 times as a result of this particular issue. The lady thanked Mr. Walker and his crew who always help with this issue, along with Mr. Schonhut and Mr. Carbone.

Public Safety & Health Committee: Chairman Short advised Ordinance No. 2019-082 is to amend Section 414.09 of the Codified Ordinances in connection with prohibiting right turn on red at various intersections in the city. Council had concerns about the no right turn on red at the intersection of Howe Road and Royalton Road. Council feels that during non-peak traffic hours, like 2:30 a.m. it doesn't seem right to keep traffic held up on Howe Road. Chief Fender advised his department's concern is the line of sight for vehicles. According to the Ohio Manual for Traffic Control, when you are on Howe Road, making a right turn onto Royalton Road, the minimum section of sight distance is 335 feet for a car traveling 35mph heading eastbound on Royalton Road. That line of sight does not exist at that intersection, no matter what time of day. Mr. Schonhut asked Chief Fender what is the difference between that intersection and the Pearl Road/Royalton Road intersection because we allow right turn on red at that intersection; in particular, if you are heading eastbound on Royalton Road to turn southbound onto Pearl Road. Chief Fender stated the line of sight is different over there. Ms. Roff asked if there are any diagrams for these intersections council could look at it. Chief Fender also advised that the Howe Road/Royalton Road intersection has a huge obstruction of view with the Marathon gas station. Mr. Mikula stated safety is the most important factor. He advised last year, a traffic engineer design professional has looked at this intersection and gave his recommendation both on the light signalization and the signage. Mr. Mikula asked him to re-look at this area again this year. Mr. Mikula then gave council a memo regarding this that summarized what his position was; and it was that light remain no turn on right at any time. Based on Mr. Mikula's personal observations, his opinion is in agreement with the professional design engineer due to poor sight distance and the complexity of the intersection. He is concerned that it would cause confusion for drivers to read signage; for example, no turn on red except during certain particular hours. Ms. Roff advised there are multiple intersections where drivers have to read signs like "No right turn except curb only" and manage to get safely through the intersection. Mr. Schonhut stated if we do not change that no turn on red at the Howe/Royalton intersection, he would like something to provide to the residents as to why not. That is an area he has received numerous complaints on from Ward 2 residents. Mr. Mikula advised again this is the safest position that council is getting recommended. Mr. DeMio advised Mr. Mikula stated that same thing in the past when it was advised they couldn't put two left-hand turn lanes going into Costco. Mr. DeMio would like more proof that this is the correct way to go. Mr. DeMio suggested further discussions and requested a committee meeting be held in the future. This legislation will be placed on second reading this evening. Suspension and adoption was recommended for Ordinance No. 2019-096. This is to amend Section 452.055(a) of the Codified Ordinances in connection with parking prohibitions on private property. Mr. DeMio requested this legislation. Mr. DeMio advised the original focus was to add parking prohibitions by vehicle charging areas. This also includes expectant mothers and veterans spaces. Suspension and adoption was recommended for Ordinance No. 2019-097. This is to enter into a contract for the purchase of self-contained breathing apparatus units (SCBA) and related equipment for the fire department.

Recreation & Community Services Committee: Chairwoman Roff recommended suspension and adoption for Ordinance No. 2019-098. This is a lease agreement with the Strongsville Football League, Inc. Ms. Roff recommended the city hold a movie night. She observed a lot of other cities doing this once a week. She would like to do it once or twice over the summer. Ms. Roff spoke to Berea and they would loan the equipment to us. There is a person they use that charges $100-$200 that runs the thing all night. Ms. Roff asked Mr. Bogre if he had any suggestions of where they could hold this. Mr. Bogre advised the city has tried these over at the rec center inside the pool area and people didn't show up. Ms. Kosek liked Ms. Roff's idea and thinks we should try it.

Mr. Carbone made a motion to adjourn into executive session for the purpose of discussing the civil litigation matters. Mr. Schonhut seconded the motion to adjourn from open session into executive session [Article XI, Section 9, City Charter]. All members present voted aye and the motion carried. Council adjourned into executive session at 7:53 p.m. Also present from the Administration: Mayor Perciak and Law Director Neal Jamison. The executive session concluded at 8:03 p.m. and reconvened into open session.

Mr. Jamison advised council will have to have a special meeting the first week of June to pass legislation regarding the traffic signalization project to award a contract. The bidding will not be opening until June 3rd which is the council meeting date. ODOT has to certify that bid result and they will not be able to get it done in time before the meeting that evening. In addition, ODOT has a time restriction that the contract needs to be approved by Thursday, June 6th in order to make it on their Fiscal Year for this year. Council decided to have the special meeting on June 6th.

Mayor Perciak advised the culvert across the street from the Greens of Strongsville is failing and needs work. All 400 acres of Ward 2 and all of Royalton Road drains into this culvert. Council will need to hold an upcoming Committee of the Whole meeting to discuss with Euthenics the repairs and work needed.

MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY, MAY 20, 2019 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.

CALL TO ORDER:

Council President DeMio called the meeting to order at 8:17 p.m. All joined in the Pledge of Allegiance to the Flag.

CERTIFICATION OF POSTING:

The Clerk of Council certified that the meeting had been posted in accordance with Ordinance No. 2004-273.

ROLL CALL:

Present: Council Members: Matthew A. Schonhut, Annmarie P. Roff, Matthew P. Patten, Joseph C. DeMio, Kelly A. Kosek, Gordon C. Short and James E. Carbone. Also Present: Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal M. Jamison, Communications and Technology Director David E. Sems, Service Director Joe Walker, Economic Development Director Brent Painter, Assistant Building Commissioner Mike Miller, Recreation and Senior Services Director Bryan Bogre, City Engineer Ken Mikula, Chief of Police Mark Fender and Fire Chief Jack Draves.

Absent: Finance Director Joseph Dubovec.

COMMENTS ON MINUTES:

The Minutes of the Regular Council Meeting held on May 6, 2019 were approved as submitted.

APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:

(None)

PUBLIC HEARING:

Ordinance No. 2019-030 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND ADOPTING THE STRONGSVILLE MASTER PLAN 2018. *First reading 02-19-19. Second reading and referred to the Planning Commission 03-04-19. Tabled by the Planning Commission 03-14-19. Favorable recommendation by the Planning Commission 04-11-19. Third reading 04-15-19.*

Mr. DeMio – I just want to make sure everyone is aware of what we are going to do here tonight. For those that are here for the master plan and want to come up outside of the folks that are here from the county; we're going to do everything with them…they're going to come up for about 15-20 minutes, go through their power point; then if council has any questions, that's where the change is. If council has any questions, then we'll talk with the folks from the county and then we'll open it up to the public and then we'll close the agenda. Anyone that has signed in for the master plan discussion and you are not part of the county or city council, you will come third, if you will, in the sequence. With that, why don't you come up and introduce yourself for the record.

At this time, Micah Stryker, Rachel Novak, and James Sounhalter, representatives from the Cuyahoga County Planning Commission gave a power point presentation regarding the City of Strongsville's draft master plan. A copy of this presentation is attached to the back of these minutes.

Mr. DeMio – At this time, council, is there any open discussion. I'll go from Mr. Carbone…wrap around to Mr. Schonhut; so Mr. Carbone?

Mr. Carbone – I don't have any specific questions; I just wanted to thank your team for all the hard work that you put into it. It is a great foundation for our community. It is exactly what we were looking for and now it's our responsibility to dive into it and to make some of this stuff a reality to sustain the great community we have and improve on what we have; so thank you.

Mr. Stryker – Thank you.

Ms. Kosek – So I want to thank you also. I think it's a good document, as Jim said, for us to build on. One issue is that I have a specific resident speak to me about is that there are some internal errors that I think need to be resolved regarding…maybe words weren't updated from whatever doc…I understand that when you start a project like this, you have a template that you start with and I think some words haven't been changed and so I don't think it's completely applicable to us in all aspects. I think it might refer to us as a village; and there's some inconsistency regarding the number of parks we have and things like that. I guess what I would like to do, if there's an opportunity, for us to get those kind of changes to you.

Mr. Stryker – Yes, by all means, that's why we send it out to review because yes, from the time we start to the time that the documents go through changes and sometimes we stare at it so long that we don't even see the specific words anymore. We know what it says, but we don't know each individual word; so we might look over something that we've seen a hundred times.

Ms. Kosek – And I appreciate that. I'd be happy to get those comments to you. I think maybe you might have those now?

PUBLIC HEARING (cont'd):

Mr. Stryker – Yes, I believe Brent Painter had them and he had a copy. So we'll definitely go through all those and make the necessary changes. It's something that even down the line we've had…we worked with Parma Heights and a year after I was getting a call from their economic development department saying, "We found a typo, can you go ahead and change it?" We're definitely open to making…

Ms. Kosek – That would be great; then I guess my only other just more substantive question is it's labeled as a 2018 plan but we're in 2019. Should it be a 2019 plan? How do you guys come up with what you're calling it?

Mr. Stryker – It was a 2018; we started it in 2017. Typically, we do label it as the year it's adopted. We can do that, but really it's up to the council if they feel like they want it to be 2018 because that's when most of the work was done.

Ms. Kosek – That's why I was asking as to why.

Mr. Stryker – We're definitely open to…if it makes more sense to put it as 2019.

Ms. Kosek – Thank you.

Mr. DeMio – Mr. Short.

Mr. Short – Thank you, again, no specific questions but I do want to thank you for your efforts and also the fact that I think it's a very good document. It covers not only walkability and parks but also the business needs and future business needs, especially for SouthPark Mall. You've addressed something both short and long terms in those areas and also addressing our traffic needs so I think, for us, it gives a good foundation to build upon and to continue to adopt. You said it was a living document, it's a good foundation and for us,,,2, 3, 4 years from now as we implement things, economic conditions change and we adopt it and continue to use it as a base but to move it and tweak it. I appreciate your help with that. And also so you know, I guess my only…cities that have adopted your plan, like going back to 2013 I think was the first year with some of these cities, have they come back to you with issues or have you seen them kind of…do you monitor these plans as they go forward in the future or kind of once we adopt you say, "Thanks and here you go?"

Mr. Stryker – We stay in contact with a lot of the cities that we've done plans for and like I said, they will continue to contact us if they have questions. We recently met with Bay Village who we did a master plan for. There they really jumped in feet first with it and kind of took the implementation table and started just going down the list. One of the things they were concerned about was some possibility of mixed use in their village center so they talked to us just to get an idea if we could help them or if they were to go outside to look, what kind of things/issues that they would need to look at. We know Olmsted Falls has implemented some of the plans/issues. Rocky River is also looking to update some of their zoning based on the master plan. We stay in contact with the cities and they reach out to us because we are there to help as well; whether it's just consulting on an issue or maybe looking at something or it's something they want to pursue possibly…engaging to help with those issues.

Mr. Short – Thank you very much, we appreciate it. I will yield the rest of my time.

PUBLIC HEARING (cont'd):

Mr. DeMio – Excellent, thank you so much. That was an excellent point though about do they come back. That was one of the questions I had. The one thing I could say is Mr. Painter went beyond the call of duty, that's for sure because we started at 7:00 a.m., you didn't get done until what hour of the night that day? For those that don't know, sometimes the job from the city's perspective is a lot longer than the average day and the administration was wide open and thank you all for coming early that day. I think I met everybody, almost everybody, there the first day. You did a great job on this for sure. I know the typos will all be taken care of and we appreciate that. The one thing I thought that was awesome was the walkability. I remember when I first came here and we had our children.

Mr. DeMio (cont'd) - It was funny, the mayor was the banker at the time, and we talked about we couldn't get from Crystal Creek, which is between Royalton and Prospect, to walk to the Chamber of Commerce home days, which he was the leader back then of doing those things. We had a host of families like Jim Carbone's neighborhood now and Kelly's neighborhood...we couldn't get there. We would have to shuttle the big car back and forth with one group and...

Mayor Perciak – We used to call those station wagons.

Mr. DeMio – ...so I love what you did with trying to chain everything together.

Mr. Stryker – Thank you.

Mr. DeMio – And the ability to walk over I-71 or a bike path or a bike ride over I-71; that was awesome. It's funny you put that in there because I was like the older I get the more I like the bike. I don't know why that is but it's true. I really thank you in the way that it was put together. I think if you go through this document it is difficult, but as you go through it, you see how you point out everything and how it meshes together by the time you conclude. The only thing I think we're going to ask, this is for myself and a few of my colleagues, is maybe a little bit more help to make the mall a little bit more livable; and that's the discussion the other day with the private group at the mall. I think that would be the only thing from my perspective. Mr. Patten.

Mr. Patten – Just want to echo everyone's comments and say thank you for all the work and the work that Brent put in. I know in my ward we've got a good chunk of The Metroparks located in ward 1 and it's tough to access from a lot of our roads; so it's nice to see it outlined on kind of a vision for us to look forward to that we can work on in terms of making that a little bit more accessible to residents that live right near it since there are so many bike paths down there...you know, accessible for families. You have to pack up your bikes to get down there if you've got little ones. I really appreciate the work you've put in, and look forward to using this as kind of our guide moving forward, thank you.

Mr. DeMio – Ms. Roff.

Ms. Roff – Same, I could only imagine what it is like to have a town this large come and invite people from all different walks of life and have all this information that I'm sure was a little bit different from each person coming in. I know when...actually I sat on the stakeholder's side during that time and then, for part of it, sat on this side. It's a little bit different perspective on some of it. In other cities that you have...are comparable to this, what do you offer as far as their economic plan goes? Do you offer more than that normally or...

Mr. Stryker – With the master plan, depending on, with a comprehensive master plan it's more of a general overview. We can look deeper into some of that stuff as a separate plan; but in this context, we can't really dig too far into it because it becomes very large and overwhelming. We try to hit some of the main points and set that up for future studies, things like that.

PUBLIC HEARING (cont'd):

Ms. Roff – Okay, and that was one of my questions to what Gordon had said. Do you check back in ever or is that usually city initiated? Since your name is on it, do you guys ever pop back in and say, "Hey, we haven't heard from you; so how is it going?"

Mr. Stryker – Really, we were in such contact with a lot of these cities through just other things that the county and mayors are involved in that we're usually seen in at some point and it will come up at that point. I haven't personally; I think like it's been a year or two and called in but I do get contacted a lot still from places that are like, "Hey, we're trying to do this. We need a letter from county planning for a grant application or things like that.

Mayor Perciak – Through the Mayors and Managers Association, they are constantly in touch with us in one form or another so yes, they do reach out either to us individually or to us as a group and ask us to respond to them.

Ms. Roff – And I knew part of it, I just wanted to kind of devil's advocate a little bit; but also…

Mr. Stryker – Like I said, a lot of times it just sort of naturally happens.

Ms. Roff – Well, especially when you're sitting there like maybe review it every year or two and see where you end up and somebody would touch back with you or vice versa, thank you.

Mr. DeMio – Mr. Schonhut.

Mr. Schonhut – Thank you, and I just want to…I know we discussed this at planning commission too and some of the questions I had there, or really that the planning commission had that we addressed at the time; so I'll keep it brief and try not to echo what everybody else said but I just want to thank you all for your time. I know when we kind of initiated this, this is exactly what we were hoping for- a document that is broad and flexible, which is what we got. Now we know that we need to get to work on some of those details of whether its branding, walkability of the city, and really try to get to work on not only where do we find the money to do that, which I know you provided many resources for that too, but setting up timelines and making sure that we stay on those timelines for all that. I want to thank the mayor and the administration and the project team that you guys worked with on this to get it to where it's at today too because I know there were hours dedicated to that; and all the residents, especially that gave their input on this. Maybe we may have a couple more that have something to say here tonight still so we will see. I will wrap up my comments for now Mr. DeMio.

Ms. Roff – If I may, just one more little question, what are your guys favorite projects out of these?

Mr. Stryker – I think we all kind of liked the bridge over I-71. I mean it's bold and I think it was just such a unique thing that we all kind off…that planners kind of gravitate towards those big ideas.

Ms. Roff – I was just wondering.

Mr. DeMio – Mayor, I know that you said a few words. Do you want your economic director to have any input?

Mayor Perciak – Go ahead Mr. Painter.

PUBLIC HEARING (cont'd):

Mr. Painter – Thanks, I'd like to just kind of quickly note we do have a whole project team of the administrative side, obviously led by the mayor: George Smerigan, our city planner, Ken Mikula, Lori Daley, Tony Biondillo, Charlie Goss and Steve Kilo. They also spent a lot of time helping to put this together as all the departments did. A lot of our job is to get them the information. I speak very highly of the four individuals in front of us because you did a great job. Thank you for taking all of my phone calls and allowing me to bug you; so thank you very much.

Mr. Sounhalter – And we just wanted to thank you all and for the project team. It was a real joy working with the city. They did a lot of great work and we had a lot of fun working on this master plan.

Mr. DeMio – So now there comes the time for audience participation, exclusively on this issue, the master plan-not any other business. If there is anyone and we'll see how it plays, but anyone that would like to speak...that was kind of for the plan, so officially I'm going to close that, is that okay Mr. Law Director?

Mr. Jamison – Sure.

Mr. DeMio – The we're going to have a little bit of not so much against the plan, just the audience participation portion from the residents or anyone else that came and would like to speak. Is there anyone that would like to come up first?

Greg Modic, 17198 Gold Rush Drive, Strongsville, OH: Good evening, Greg Modic, 17198 Gold Rush Drive here in Strongsville...longtime resident of Strongsville and a civil engineer. I'm intimately familiar with the zoning development issues in Strongsville. I also attended all the meetings related to the development of the city's new master plan. There's no legitimate reason that the new master plan, as adopted by this council or considered by this council, should not include the proposed rezoning at the intersection of S.R. 82 and W. 130th Street, in particular, the Southwest corner at S.R. 82 and W. 130th Street to a motorist service use, thank you very much. Sorry I talked too fast Aimee.

Mr. DeMio – You're good, she's quick...she's very good as is her assistant Tiffany. Anyone else who would like to come up?

John Slagter, 950 Main Avenue, Suite 1100, Cleveland, OH: It's John Slagter, I'm an attorney with Tucker-Ellis and my address is 950 Main Ave, Suite 1100, Cleveland, OH, 44113. I serve as council to the Petros Family Limited Partnership which is an owner of property in Strongsville. My client is a longtime property owner in Strongsville. In addition, they have significant development experience, in addition to issues related to zoning and planning. We object to the adoption of the new master plan by council if it does not include the recommendation to rezone the southwest corner of S.R. 82 and W. 130th Street, thank you.

Mr. DeMio – Thank you so much, is there anybody else at this time that would like to come up?

(No comments)

Hearing no further comments in regard to this matter, Council President DeMio closed the Public Hearing on said Ordinance.

REPORTS OF COUNCIL COMMITTEES:

SCHOOL BOARD – Mr. Short: Thank you Mr. DeMio, the school board met last Thursday, May 16th at the high school auditorium and they had quite a robust agenda; although, they do have the consent agenda which is very nice. They did recognize there were some retirees from the district this year, one administrator and 12 teachers. They were all recognized for their service and their hard work. They also recognized the DECA students. We had 28 seniors qualify for the State competition and 12 National qualifiers. The Strongsville DECA students are quite a force at this event and in fact, if the other students who don't live in Strongsville they know they are in trouble. They don't want to face the Strongsville students at the DECA events. Congratulations to them, they were all recognized, both juniors and seniors, at the school board meeting. Also of note, the Ohio Art Teacher of the Year for Northeast Ohio was from Strongsville, Mrs. Karen Schindler from Strongsville Middle School was recognized for that award so we're very proud to recognize her for that achievement. Then we moved onto the superintendent's report where obviously the big news, and the school board is very pleased as is the community, that the levy did pass on election day. The superintendent wanted to make sure that this is not the end, but just the beginning of a new partnership with the school and the city and the residents. I think we finally got over some hurdles of the issues of the past 5-6 years. Just because the levy passed is now not the end, but just the beginning of a new relationship with the community and to build the foundation of the Strongsville schools. On the heels of that, the school board thought it was very successful that they website had this,,,the rumor website about the levy and the issues with the schools; so they're keeping that around because it was so popular and it was so very well utilized. It will be changed to be called "Heard Around Town;" so if you do hear rumors and stuff about the schools and what's going on, please submit that and like they did, they will have an answer to that within the next week to see if that is true or false and to stop some of the false rumors that went around town. Good news from the treasurer now that the levy has passed, the school district is in the black for the next 5 years, which is very good, which is why that levy was obviously needed. Unfortunately though, you may have heard with the State budget that the State is considering more funding for schools; unfortunately, Strongsville would not be eligible for that under the current funding formula. Unfortunately, as of this date, we do not expect the formula to change and therefore, Strongsville is still considered a wealthy district and will not receive additional funding. While they are watching that closely, the good news is the school district is in the black for the next 5 years; the bad news is that it's based on the current formula and then again after 5 years, things could change and that there's no new money in that from the State at this point. Also, if that changes, we will keep an eye on that for the schools. Again, the good news is that with the levy passing it puts the school district in the black. Again, the superintendent wanted to ensure that the mayor and the council were thanked and recognized for the city's support from both the mayor and council for that levy passing and to all those that voted for it; and even those that didn't, it's a good thing for the community and we are all here to work together. With that, I'll conclude my report on the school board unless anybody has any questions.

Mr. Carbone – Could I add one thing? A big congratulations to the school district. They were in 2019's U'S. News "Best High School" and earned a 73rd spot ranking in Ohio. In 2017 they were 115; 2018 they were 95 and now they are creeping up to that number one spot. I think that's with the leadership of Cameron Ryba, Assistant Jenny Pelko, our school board…it's great. Out of all the districts in Ohio to be 73rd and 736 high schools nationally were recognized. Out 17,245 schools nationally, Strongsville was recognized nationally. I'm very proud of what's going on here and let's just keep that momentum going, thanks.

REPORTS OF COUNCIL COMMITTEES:

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short: Thank you, we did not have a board meeting since our last council meeting so no update there but I'll happily take any questions. If not, I will close my committee.

BUILDING AND UTILITIES – Mr. Patten: Thank you Mr. DeMio, no ordinances or resolutions tonight, but I'll happily take any questions. If not, I will close my committee.

COMMUNICATIONS AND TECHNOLOGY – Ms. Kosek: We have no ordinances or resolutions on the agenda tonight but if there are questions I am happy to hear them.

ECONOMIC DEVELOPMENT – Ms. Kosek: We have not had a meeting since our last council meeting but we will be meeting on May 29th in the council chambers which is a change from the past. That will be at 7:00 p.m. and we will be circulating the agenda later this week.

Mr. DeMio – Just make sure with the change that council gets a copy of the agenda in case they would like to attend as well. I appreciate it. Any questions for Ms. Kosek?

(No comments)

FINANCE – Mr. Carbone: no ordinances or resolutions this evening.

PLANNING, ZONING AND ENGINEERING – Mr. Schonhut: Thank you Mr. DeMio, Ordinance No. 2019-029 is a rezoning application for a couple of parcels on South Drive, This is the 4th reading tonight. We had referred it over to Planning, had the public hearing and adopt that tonight please. Ordinance No. 2019-030 is an ordinance approving and adopting the master plan. We are going to put that on 4th reading tonight to take in everything that we heard from the county. Ordinance No. 2019-092 is a rezoning application for a couple of parcels on Royalton Road, currently zoned general industrial, that want to move to senior residence. We are going to put that on first reading and send it over to the Planning Commission. Ordinance No. 2019-093 is a rezoning application on Temple Drive, a building there that is currently zoned office building that wants to go to public facilities. It used to be public facilities. That will be on first reading and sent over to Planning Commission. Ordinance No. 2019-094 is authorizing the mayor to enter into a contract with Konstruction King for just over $1.55 million dollars. That's to redo four concrete streets in our city; suspend and adopt that tonight please. Lastly, Resolution No. 2019-095 is authorizing the mayor to go out for bids for the Fallingwater Road culvert replacement project right by the pool in Ledgewood which we discussed in caucus; suspend and adopt that tonight too. That is all I have unless anybody has any questions.

Mr. DeMio – Are there any questions for Mr. Schonhut? I just want to state for the record that Mr. Baxendale, Ordinance Nos. 2019-078 and 2019-079-he was the leader behind the rezoning of what he called the Royalton re-development. He has asked to suspend that. He may, it is his decision, come back to council to start that process again; but again, that is totally up to him. He knows the guidelines and the rules of this council and that's where we are at today; so for those folks that thought we would be voting on this or calling a public hearing on this, Mr. Baxendale, who organized the project asked us to suspend it at this time. Most certainly, we will update the residents if that comes before us again. Mr. Law Director, is that a fair statement?

Mr. Jamison – Yes sir.

Mr. DeMio – That was an FYI.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PUBLIC SAFETY AND HEALTH – Mr. Short: Thank you Mr. DeMio, we have three ordinances on tonight's agenda. Ordinance No. 2019-082, this deals with modifying our Codified Ordinances in connections with prohibiting right turns on red at various intersections in the city. That will be placed on second reading tonight and referred to the Public Safety & Health Committee which will meet before our next council meeting tentatively, June 3rd. Then we have Ordinance No. 2019-096, this ordinance is regarding the parking prohibitions on private property, updating our ordinance to reflect that owners of private property shall be allowed to mark areas to designate for electric motor vehicle charging stations, expectant mothers and military veterans. The recommendation there is to suspend and adopt that tonight. Then we have Ordinance No. 2019-097; this is to authorize the administration to enter into the purchase of four self-contained breathing apparatus units for our firefighters, as well as two emergency breathing support systems for use by the fire department and our fire department to update equipment that is over 20 years old and past its useful life. The recommendation there is to suspend and adopt that tonight. That concludes my report but I will happily take any questions.

PUBLIC SERVICE AND CONSERVATION – Ms. Roff: I don't have anything for Public Service unless Mr. Walker wants to tell us anything.

RECREATION AND COMMUNITY SERVICES – Ms. Roff: I have one ordinance for parks and recreation, it's Ordinance No. 2019-098 and that is for the mayor and the city to enter into a lease agreement with Strongsville Football League for the football fields over on Lunn Road. The recommendation for that is to suspend and adopt. We did talk a little bit back in caucus about setting up a movie night. Kelly had reached out and Matt and the three of us talked a little bit and bounced ideas…

Mr. DeMio – Which Matt?

Ms. Roff – Matt Patten, this guy is too busy planting the city. But we had an offer from Berea for a loan for their equipment and stuff which is very nice and I'm looking forward to getting that together and meeting with Bryan day next week and start to hammer out some dates and see maybe what we could do. I know a lot of people have asked about that so that would be great to get that going. That closes my committee unless anybody has any questions.

Mr. DeMio – Are there any questions for Ms. Roff?

(No comments)

COMMITTEE OF THE WHOLE – Mr. DeMio: We met, of course, in the body of the caucus room. We went through the agenda; went into executive session, came back out, reopened and then closed and came in here.

REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:

MAYOR PERCIAK: Thank you Mr. President, just a quick reminder Monday is Memorial Day and our annual Memorial Day parade which is organized by the VFW here in Strongsville. We will start at 11:00 a.m. and we will begin as usual from the Sr. Joseph's Church parking lot. This year, we will journey up to the Strongsville Commons in the center of town. It will not be held on the Freedom Trail; there's some work being done over there this year; plus, we need more space. Again, Monday, May 31st at 11:00 a.m., the parade will begin and proceed South on Pearl Road up to the Commons from St. Joseph's Church. Lastly and quickly, a big event here in our community will be the Flags of Honor. This is again being sponsored by the VFW here in Strongsville. The opening ceremony will be Friday evening, May 31st at 6:00 p.m. and it will conclude on Sunday, June 2nd at 2:00 p.m. This is really a moving experience in you get to see how many men and women have given up their life here in the State of Ohio in the service of our country. I think it's over 300, if I'm correct, and there will be a flag placed in each one of their-in honor of each one of them. Please come to this, it's a very moving tribute to our fallen war heroes. Thank you for that, and remember, Memorial Day, May 31st and I'm sorry, Monday, Memorial Day and then again May 31st. Thank you and that concludes my report.

FINANCE DEPARTMENT – Mr. Dubovec:

Mr. Jamison – On behalf of Mr. Dubovec, based upon careful review of the proposed May 20, 2019 council meeting agenda, I hereby certify that funds will be made available for all ordinances and resolutions on such agenda requiring certification of funding; signed by Mr. Dubovec and dated May 17, 2019.

A copy of this memo was given to the Clerk and is attached to the back of these minutes.

LAW DEPARTMENT – Mr. Jamison: I would just add, on top of the mayor, I have had the privilege to attend the Flags of Honor. Just for the people in the audience and watching at home, the opening ceremony is the one, if you want to come, it is very moving because a lot of the family members whose loved ones are represented by those flags will come and place the flag in the appropriate station. It's a nice tribute to those families. I think if anything, if anyone out there has a chance to go to the opening ceremony, it's very moving and very touching and I think a nice way to remember the ones who have passed away and the family members who are there to honor them. If I could add that mayor. I've had a chance to attend that and it's a very moving ceremony; so I would suggest that. Other than that, all ordinances and resolutions are in proper legal form, thank you.

AUDIENCE PARTICIPATION:

Mr. DeMio – Now comes the time for audience participation. I don't know if anyone is left to come up, maybe we do. If you do, you just come up, state your name, your address, the reason and the subject and then you can go into it. You have 5 minutes, just spell your first and last name and you have about 5 minutes, go right ahead.

Eric McCarty, 9886 Prospect Road, Strongsville, OH: Thank you, good evening, my name is Eric McCarty, I live at 9886 Prospect Road and I'm here tonight regarding the responsibilities of landlords and tenants in Strongsville. This is my first time speaking at city council. I don't normally do this but I believe it's important for the community. Please forgive me in advance, I have a tendency of telling stories in order to make my point. I've lived in Strongsville most of my life. When I wasn't living in Strongsville, I learned exactly where I didn't want to live. During that time, I gained a new respect for the principles of the people and the government of the City of Strongsville. That is exactly why I returned to Strongsville and purchased a home here. I live next door to a rental property.

AUDIENCE PARTICIPATION (cont'd):

Mr. McCarty (cont'd) - After enjoying my first few years here trouble free, the place where I didn't want to live seemed to have followed me next door. I'm surprised at what my family has had to endure and others have also been affected. I'm not a fan of change, but the right kind of change can provide opportunities for growth; the kind of growth that Strongsville has been experiencing in recent years. I've researched the requirements of surrounding cities and have found many that are consistent with the principles of our city. I'm asking the council to please consider these 4 requirements: require that all rental homes be registered with the city; an introduction of a yearly occupancy permit with an appropriate fee renewed annually and requiring an internal and external inspection; a written declaration of a nuisance property upon finding two or more nuisance activities have occurred within a 12 month period, including noise from humans or pets; requirement of the property owner to halt nuisance activity to avoid being charged for city activities required to abate nuisances. I'm sure we all share the same interests and I believe considering new requirements for landlords and tenants is in the best interests of all of us, thank you.

Mr. DeMio – You had a picture, did you want to share the picture with us?

Mr. McCarty – No, that's actually just a picture of my son. I carry it with me.

Mr. DeMio – We're a pretty warm group, we'd gladly see it.

Mr. McCarty – I work a lot so I carry it with me wherever I go.

Mr. DeMio – I get it; there's my little boy whose 25 right on the front so I get it. Do you have any document you want to give to us so I can hand it to our law director just so he can advise us what our step would or would not be?

Mr. McCarty – I don't right now, but I can at any time.

Mr. DeMio – Okay.

Mr. Jamison – If I could Mr. Chairman, if I could just relay this is something that I'm familiar with. Just to let the gentleman know, there's recent federal litigation in this district involving the City of Bedford where that actual ordinance in question, the registration and the annual inspection of rental properties, was an issue. The court basically came back and said that the cities cannot conduct internal inspections absent having a search warrant. Basically, the property owner and the tenants' constitutional rights have been violated by not only Bedford, but other cities that have those ordinances in place. That severely restricts the ability of the city to go in there and do that internal inspection. Some cities still do that, the building department and I have researched this and if any city is still doing inspections, it's only from the outside; basically, it's the exterior property maintenance inspection. We're aware, I think every community in Northeast Ohio has to evaluate this; but understand that based on the current law that has been handed down, just within the last 6-8 months, that we have to be very careful going forward. I would say that in that Bedford case that they were just awarded, I believe, somewhere around $40,000.00. It was a class action lawsuit. That's going to pale in comparison the attorneys' fees that will be awarded that have not been determined yet in that case. It could be anywhere from $100,000.00-$200,000.00; that might be on top and would have to be paid by Bedford to the plaintiffs and also their lawyers. It's something we'll certainly take a look at. We have looked at this; but just understand there are certain restrictions that are in place now that really limit the ability, particularly to get inside. I would say to you that if you feel this or any other rental is not properly being maintained, particularly on the outside, the building department has the ability to inspect for exterior maintenance. If you feel that a nuisance condition has been created, you contact the appropriate agency, be it building, be it fire, be it police; and they'll investigate.

AUDIENCE PARTICIPATION (cont'd):

Mr. Jamison (cont'd) - It takes someone to call that in to initiate those investigations; and again, within the law in terms of what they are allowed to do. I just want to relate to you that we'll certainly follow up and we have been looking into this and we'll continue to see what we can do. I just want to let you know that.

Mr. McCarty – I appreciate that and I have called some of the...I have called Strongsville police on many occasions.

Mr. Jamison – Okay.

Mr. McCarty – I've called building once I believe.

Ms. Roff – He could contact either council-at-large or his ward councilperson too that could direct him.

Ms. Kosek – Yes, I actually was going to say that if you are willing to stick around, I'd like to talk to you when the meeting is over. I am your councilwoman and I'd like to know what's going on. I may be able to help you.

Mr. McCarty – Absolutely, thank you.

Mr. DeMio – I appreciate you coming to caucus too. Most people don't come to the caucus; and you see that's where the work is done, before we come out; so share that.

Mr. McCarty – I will.

Mr. DeMio – Thank you so much for coming. I know it's not easy and we appreciate it. Is there anyone else? I don't think...I have 2 media folks, school board member and an interested party so I don't think there's anything else, so I'm going to close audience participation.

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2019-029 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT PROPERTY LOCATED ON SOUTH DRIVE (PPNS 395-07-043 and 395-07-044) IN THE CITY OF STRONGSVILLE, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION. *First reading and referred to Planning Commission 02-19-19. Favorable recommendation by the Planning Commission 03-14-19. Second reading 03-18-19. Public Hearing 05-06-19.*

Motion to adopt by Mr. Carbone, second by Mr. Schonhut.

Roll Call: Ayes: Roff
Nays: Patten

Ms. Roff – Wait, no, I'm sorry, can we start again? I'm sorry, I thought we were doing the suspend first.

Mr. DeMio – Okay, so here's what we'll do, it's not a problem- our law director, we've gone through this a couple of times-we will note for the record that you made an error, it's the best we can do, am I correct in that?

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2019-029 (cont'd)

Ms. Roff – Correct, I did not realize not thinking about it being 4 readings it doesn't need a suspension.

Mr. DeMio – Hang on, just one second. You intended to vote no, but you were thinking of the suspension, is that correct?

Ms. Roff – Correct.

Mr. Jamison – And for the record, unless there is a motion to reconsider, her vote will stand.

Mr. DeMio – So let's go through the original roll call because we have to do that, correct?

Mr. Jamison – No, pick it up from where you left. There were 2 votes so far.

Mr. DeMio – Neal, maybe I'm talking a different language to you. I said could we start where we just ended.

Mr. Jamison – Correct, yes, the answer is yes; I'm sorry.

Mr. DeMio – That's okay, it's no big deal.

Roll Call: Ayes: Roff, Short.
Nays: Patten, DeMio, Kosek, Carbone, Schonhut.

Motion made by Mr. Carbone, second by Mr. Schonhut to reconsider the roll call vote to adopt Ordinance No. 2019-029. All members present voted aye and the motion carried.

Motion to adopt by Mr. Carbone, second by Mr. Schonhut.

Roll Call: Ayes: DeMio, Kosek, Carbone, Schonhut, Roff.
Nays: Short Motion Fails Ordinance No. 2019-029 DEFEATED.

Mr. DeMio – Are we…before we go to any other business on this agenda, are good now Mr. Law Director?

Mr. Jamison – Good in what sense?

Mr. DeMio – Are you satisfied with motion to…

Mr. Jamison – Yes.

Mr. DeMio – We're good, okay, Aimee, you can continue.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2019-030 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND ADOPTING THE STRONGSVILLE MASTER PLAN 2018. *First reading 02-19-19. Second reading and referred to the Planning Commission 03-04-19. Tabled by the Planning Commission 03-14-19. Favorable recommendation by the Planning Commission 04-11-19. Third reading 04-15-19.*

Placed on fourth reading and referred back to the committee.

Ordinance No. 2019-082 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 414.09 OF TITLE FOUR OF PART FOUR-TRAFFIC CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN CONNECTION WITH PROHIBITING RIGHT TURN ON RED AT VARIOUS INTERSECTIONS IN THE CITY, AND DECLARING AN EMERGENCY. *First reading 05-06-19.*

Placed on second reading and referred back to the committee.

Ordinance No. 2019-092 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT REAL PROPERTY LOCATED ON ROYALTON ROAD (PPNs 392-14-001 and 392-14-002), IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO SR-1 (SENIOR RESIDENCE) CLASSIFICATION.

Placed on first reading and referred to the Planning Commission.

Ordinance No. 2019-093 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 19132 TEMPLE DRIVE (PPNs 393-19-016 and 393-19-017) IN THE CITY OF STRONGSVILLE, FROM OB (OFFICE BUILDING) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION.

Placed on first reading and referred to the Planning Commission.

Ordinance No. 2019-094 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR IMPROVEMENTS TO VARIOUS STREETS IN THE CITY OF STRONGSVILLE IN CONNECTION WITH THE 2019 PAVEMENT RECONSTRUCTION PROGRAM, AND DECLARING AN EMERGENCY.

Motion by Mr. Carbone to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. Schonhut. All members present voted aye and the motion carried.

Motion to adopt by Mr. Carbone, second by Mr. Schonhut.

Roll Call: All ayes. Motion carries. Ordinance No. 2019-094 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Resolution No. 2019-095 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE FALLINGWATER ROAD CULVERT REPLACEMENT PROJECT, IN THE CITY OF STRONGSVILLE.

Motion by Mr. Carbone to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. Schonhut. All members present voted aye and the motion carried.

Motion to adopt by Mr. Carbone, second by Mr. Schonhut.

Roll Call: All ayes. Motion carries. Resolution No. 2019-095 ADOPTED.

Ordinance No. 2019-096 by Mayor Perciak, Mr. DeMio and all Members of Council. AN ORDINANCE AMENDING SECTION 452.055(a) OF TITLE EIGHT OF PART FOUR-TRAFFIC CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN CONNECTION WITH PARKING PROHIBITIONS ON PRIVATE PROPERTY.

Motion by Mr. Carbone to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. Schonhut. All members present voted aye and the motion carried.

Motion to adopt by Mr. Carbone, second by Mr. Schonhut.

Roll Call: All ayes. Motion carries. Ordinance No. 2019-096 ADOPTED.

Ordinance No. 2019-097 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF SELF-CONTAINED BREATHING APPARATUS (SCBA) UNITS AND RELATED EQUIPMENT FOR USE BY THE FIRE DEPARTMENT, AND DECLARING AN EMERGENCY.

Motion by Mr. Carbone to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. Schonhut. All members present voted aye and the motion carried.

Motion to adopt by Mr. Carbone, second by Mr. Schonhut.

Roll Call: All ayes. Motion carries. Ordinance No. 2019-097 ADOPTED.

Ordinance No. 2019-098 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW NON-EXCLUSIVE LEASE AGREEMENT WITH THE STRONGSVILLE FOOTBALL LEAGUE, INC. FOR PREMISES LOCATED ON LUNN ROAD IN THE CITY OF STRONGSVILLE, OHIO, AND DECLARING AN EMERGENCY.

Motion by Mr. Carbone to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. Schonhut. All members present voted aye and the motion carried.

Motion to adopt by Mr. Carbone, second by Mr. Schonhut.

Roll Call: All ayes. Motion carries. Ordinance No. 2019-098 ADOPTED.

COMMUNICATIONS, PETITIONS AND CLAIMS:

(None)

MISCELLANEOUS BUSINESS:

(None)

ADJOURNMENT:

There being no further business to come before this Council, President DeMio adjourned the meeting at 9:39 p.m.

Aimee Pientka

Aimee K. Pientka, MMC
Clerk of Council

June 3, 2019

Date

CITY OF STRONGSVILLE, OHIO

FINANCE DEPARTMENT MEMORANDUM

Date: May 17, 2019

To: President and Members of Council

From: Joseph K. Dubovec CPA, Director of Finance

CC: Mayor Thomas P. Perciak
Neal M. Jamison, Law Director

Subject: Certification of Funding for May 20, 2019 Council Meeting

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Since I will not be present at the May 20, 2019 Council meeting, I have thoroughly reviewed all items currently listed on the May 17, 2019 Agenda through Ordinance No. 2019-098, and am confident that all Ordinances and Resolutions scheduled to be on the Agenda have been properly appropriated and are within their legally adopted budgets.

Therefore, I respectfully request that the "Certification of Funding" below be read at the May 20, 2019 Council Meeting in my absence in order to confirm and document the funding in accordance with law.

Respectfully,

Joseph K. Dubovec CPA
Director of Finance

CERTIFICATION OF FUNDING
FOR
May 20, 2019 COUNCIL MEETING

Based upon careful review of the proposed May 20, 2019 Council Meeting Agenda, I hereby certify that Funds will be made available for all Ordinances and Resolutions on such Agenda requiring certification of funding.

Joseph K. Dubovec CPA
Director of Finance

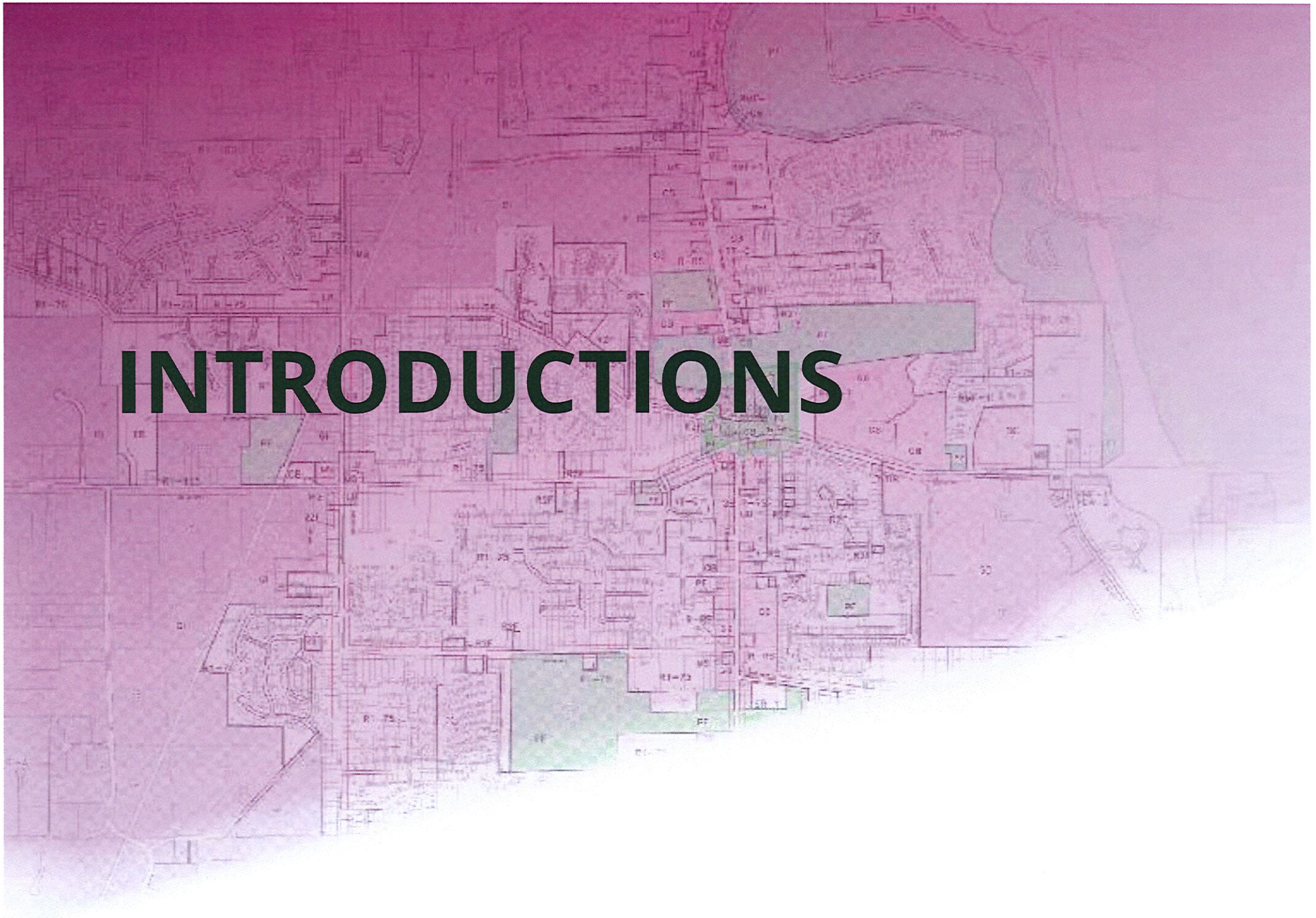
Date: May 17, 2019

The City Of Strongsville MASTER PLAN

City Council Presentation

May 20, 2019

- Introductions
- **The Planning Process**
  - **Current Conditions**
  - **Community Vision**
  - **Goals & Actions**
  - **Implementation**
  - **Draft Master Plan**
- Next Steps



INTRODUCTIONS

County Planning

OUR MISSION

"To inform and provide services in support of the short and long term comprehensive planning, quality of life, environment, and economic development of Cuyahoga County and its cities, villages and townships."

Susan Infeld, Interim Executive Director

James Sonnhalter, Manager, Planning Services

Micah Stryker, AICP, Project Lead

Rachel Novak, Planner

Hannah Kiraly, Planning Intern

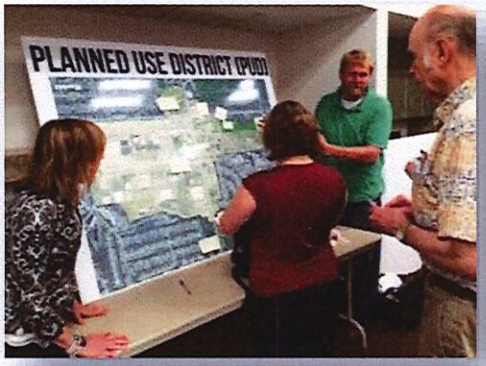
COMMUNITY MASTER PLANS

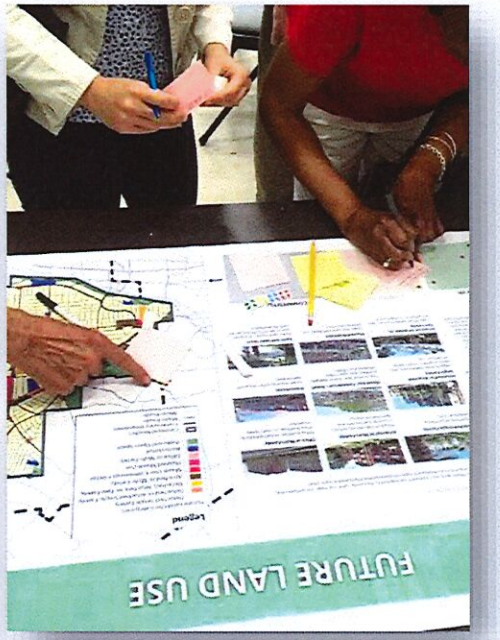
- **2015**
  - Beachwood
  - Cleveland Heights
  - Olmsted Falls
  - Parma Heights
  - University Heights
- **2016**
  - Bay Village
  - Euclid
  - Richmond Heights
  - Rocky River
- **2017**
  - Brecksville
  - Maple Heights
  - Mayfield Village
  - Parma Town Center
  - **Strongsville**
- **2018**
  - Broadview Heights
  - Brooklyn
  - Westlake
  - Woodmere

Adopted

In Progress

Starting Soon











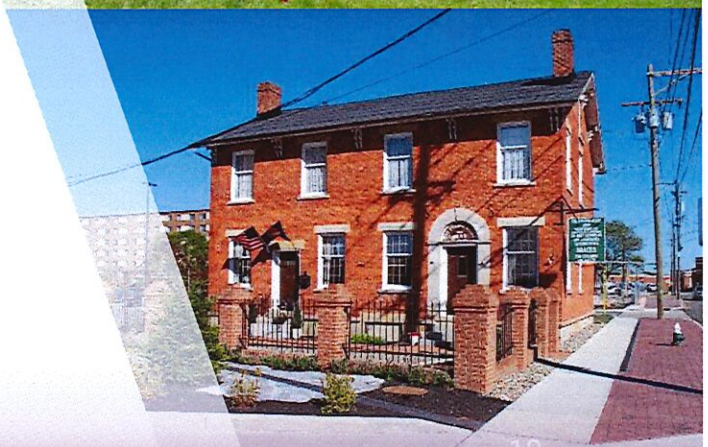
THE PLANNING PROCESS

WHAT IS A MASTER PLAN?

- A **long-term** plan for how the community wants to **grow and develop** in the **future**
- Inventories what **exists today** and outlines the **community's vision** for the future
- Describes **concrete action steps** to achieve the vision







MASTER PLAN VS. ZONING CODE

MASTER PLAN

- A **policy guide** for future development
- Describes goals for **what should happen** in the future
- Includes **broad recommendations** that can be undertaken by the City, residents, or partners
- A **flexible document** that is intended to be interpreted as conditions change

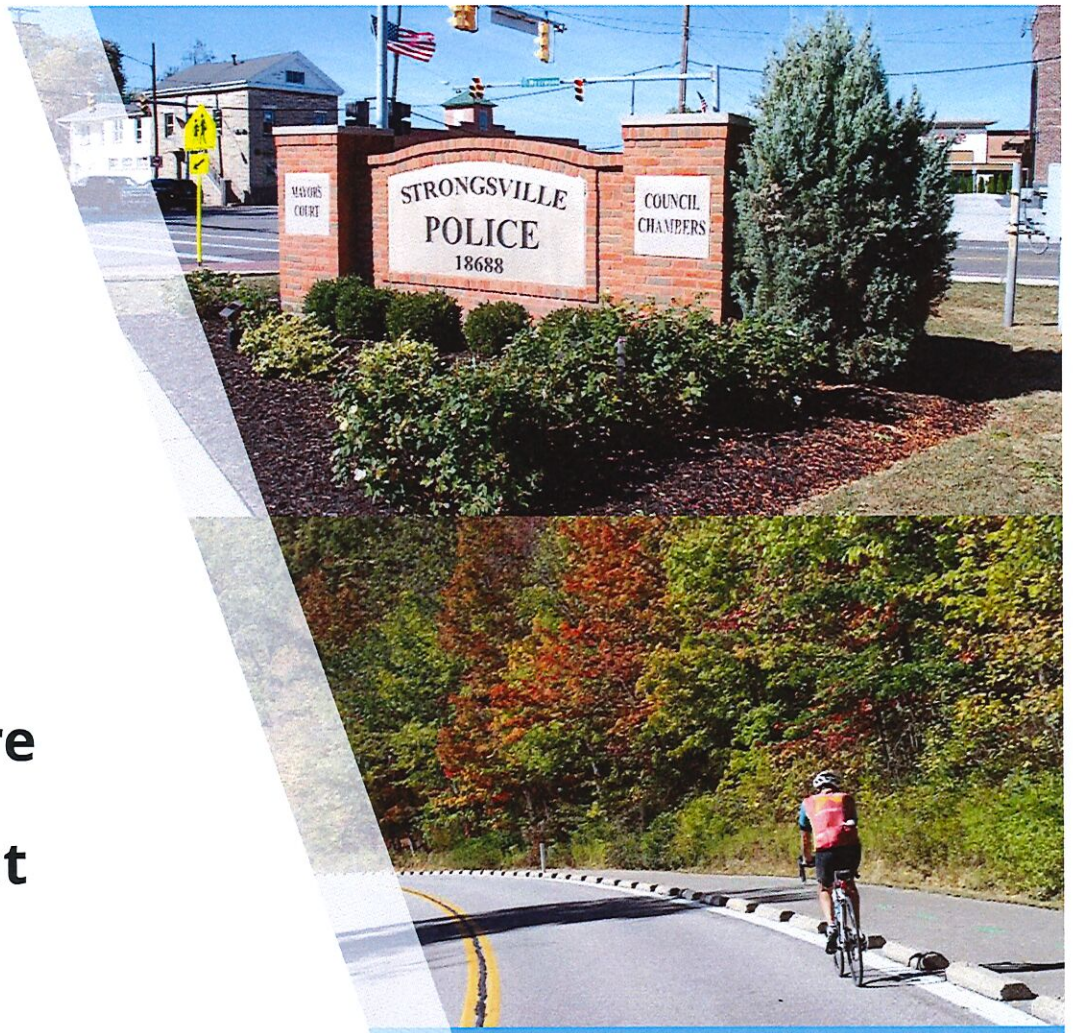
VS

ZONING ORDINANCE

- Specific **rules** for development
- Describes **what is and what is not allowed** today
- Includes **mandatory regulations** on development that are enforced by the City unless specifically waived
- Relatively **rigid set of regulations** that can only be changed by a legal process

WHY PLAN?

- Provides the opportunity for **community input**
- **Prepares** the City, residents, and businesses for the **future**
- **Shapes future development** to match the community's priorities
- Provides a **competitive advantage** in applying for grant funding





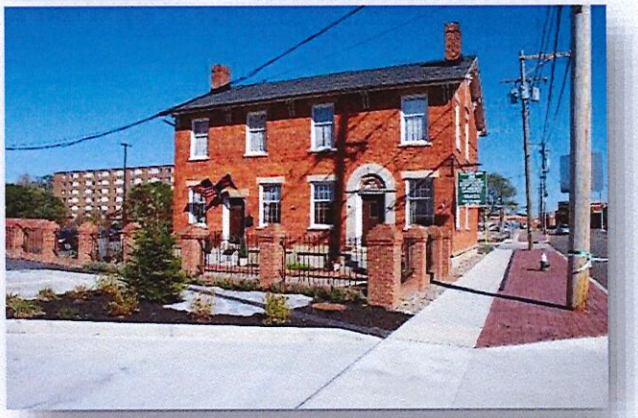












This is the **COMMUNITY'S** Plan

PROJECT TEAM

The Project Team is a smaller group of civic and community leaders

- ✓Share **expertise** and on-the-ground knowledge
- ✓Assist in the **collection of data**, images, and other community resources
- ✓Review **in-depth documents** prior to public meetings
- ✓Have met seven (7) times with County Planning so far during the master planning process



COMMUNITY STAKEHOLDERS

Community Stakeholders are invested members of the community that represents a broad cross section of the City

- ✓ School district representatives, residents/families, homeowners, business owners, realtors, home builders, senior services representatives, civic leaders, organization/group leaders, City Council members, etc.
- ✓ Each stakeholder interviewee was allotted one hour and County Planning provided contacts if a stakeholder had more comments that they wanted to provide
- ✓ Interviews were conducted on December 11th & 12th 2017
- ✓ A total of **twenty-two (22) interviews** were conducted

Interview Content & Questions

- Stakeholder Perspective
- Vision for the City
- Strengths, Weaknesses, Opportunities, Threats (SWOT Analysis)
- Focus Areas

THE PUBLIC

The Public are all interested residents, business owners, or stakeholders

✓**Provides comment** on the plan whether in person or online

✓Ensures the plan has the **endorsement of residents** and business owners

✓**3 Public Meetings**

- February 22, 2018
- June 28, 2018
- October 23, 2018





COUNTY PLANNING

County Planning are the facilitators of the planning process

✓**Translates concerns** and suggestions into plan documents

✓**Offers planning expertise** and innovative ideas

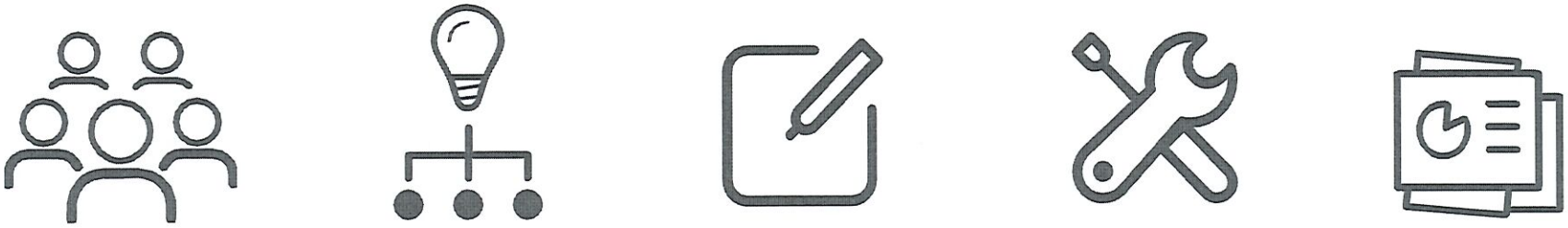
✓**Consolidates various plans** into a single, comprehensive document



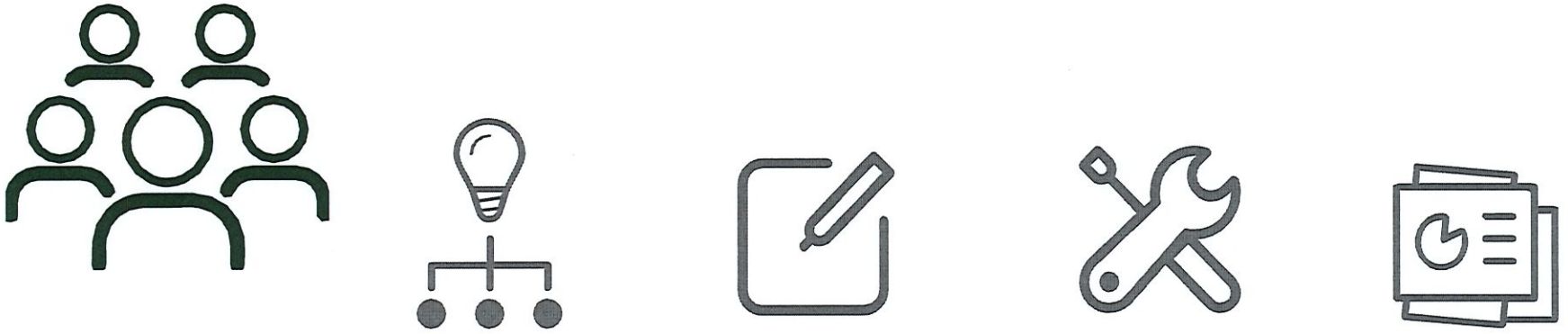
County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE

STRONGSVILLE MASTER PLAN: FIVE STEPS



STRONGSVILLE MASTER PLAN: STEP ONE



Current Conditions

✓ Develop demographic, land use, and housing overview

STRONGSVILLE MASTER PLAN:
CURRENT CONDITIONS



1.1 COMMUNITY PROFILE
- Population
- Density
- Households
- Race & Ethnicity
- Educational Attainment
- Income
- Occupancy & Vacancy
- Tenure
- Rent
- Affordability
- Housing Units
- Housing Market
- Home Sales
- Condominium Sales
- Property Tax
- Income Tax
- Employment
- Employment Centers

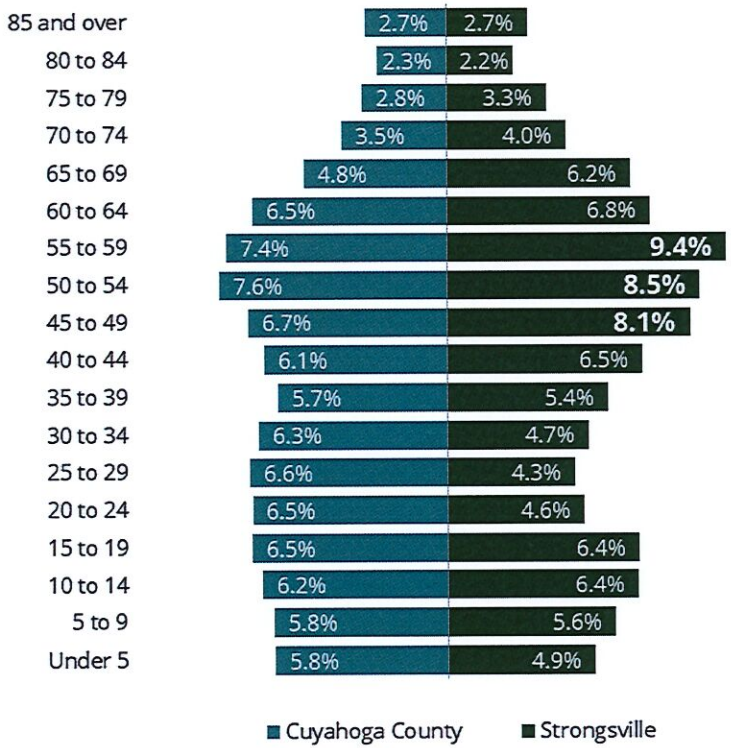
1.2 TRANSPORTATION & INFRASTRUCTURE PROFILE
- Commute
- Vehicle Ownership
- Local Infrastructure Projects
- Regional Infrastructure Projects
- Transit Coverage & Routes
- Bike Routes
- Walkability
- Connectivity

1.3 COMMUNITY SERVICES PROFILE
- Police Department
- Fire & Emergency Services
- Citizens Corps
- Parks & Recreation
- Schools
- Library

1.4 LAND USE PROFILE
- Land Use
- Business Parks
- Zoning
- Vacant Land
- Parks & Open Space
- Tree Canopy
- Waterways & Slopes

STRONGSVILLE MASTER PLAN:
CURRENT CONDITIONS

Population Pyramid, 2015



Commuting Direction, 2015



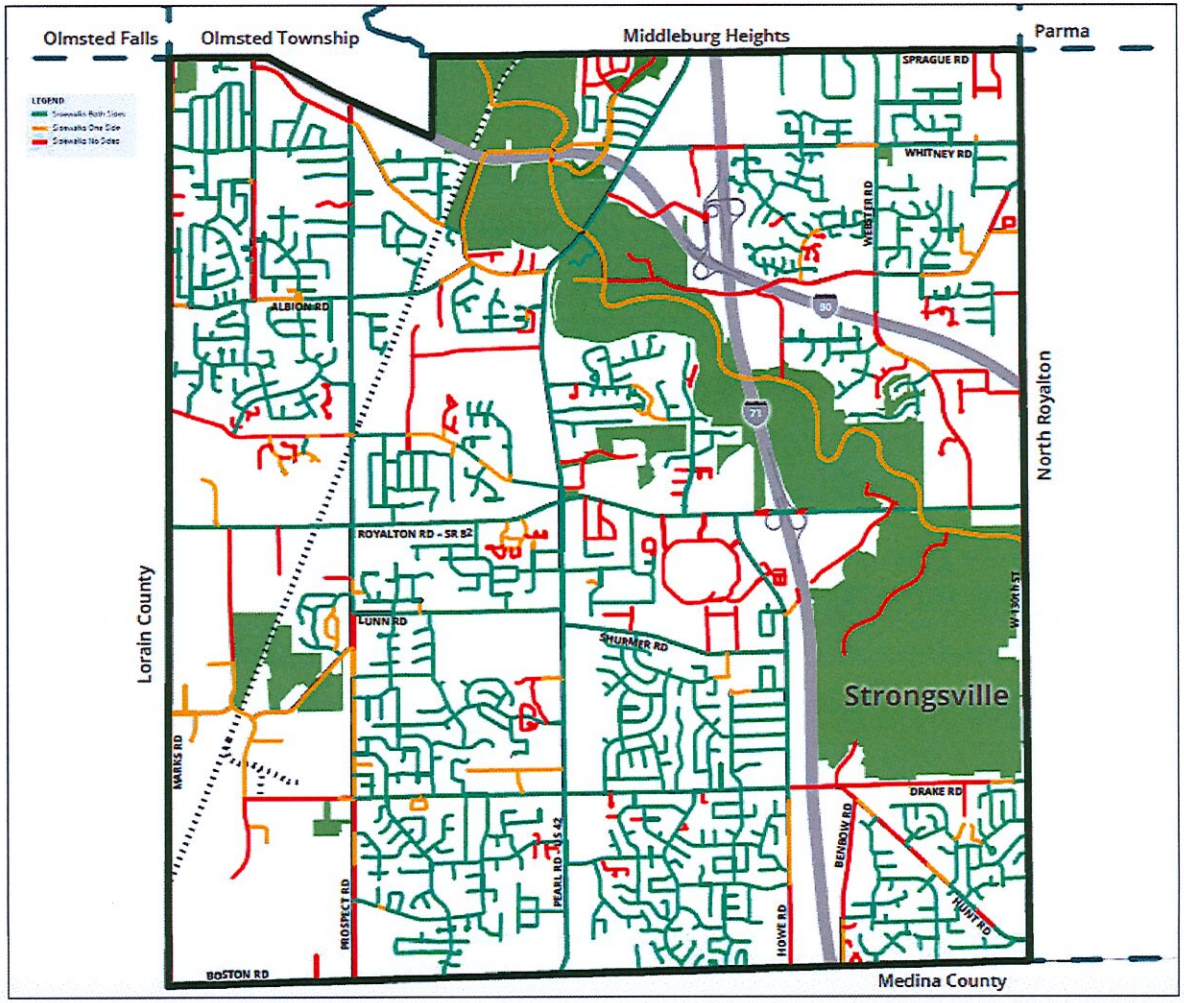
Living outside the City, but **employed within**

Living and working in the City

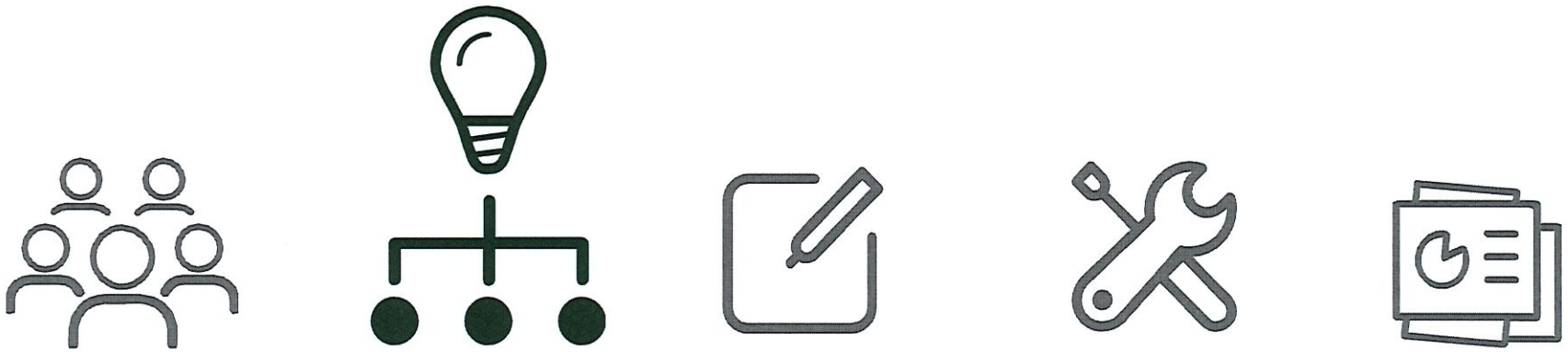
Living inside the City, but **employed outside**

STRONGSVILLE MASTER PLAN:
CURRENT CONDITIONS

Sidewalk Inventory, 2017



STRONGSVILLE MASTER PLAN: STEP TWO



Community Vision

✓ Vision for how the community wants to grow and develop in the coming decade

✓ Stakeholder interviews were conducted on December 11th & 12th, 2017

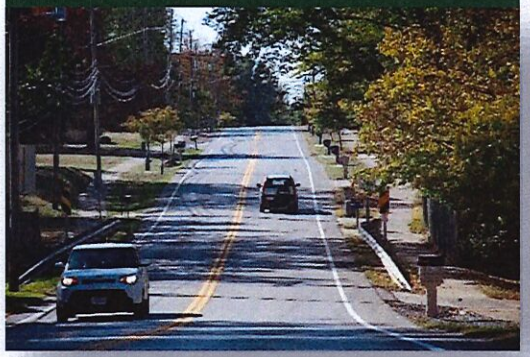
STRONGSVILLE MASTER PLAN:
COMMUNITY VISION

COMMUNITY VISION

"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 business, financial stewardship for the community, and open space for the region. Thereby maintaining the City's high Quality of Life for generations to come."

VISION PRINCIPLES

CONNECTED



ENGAGED



VIBRANT

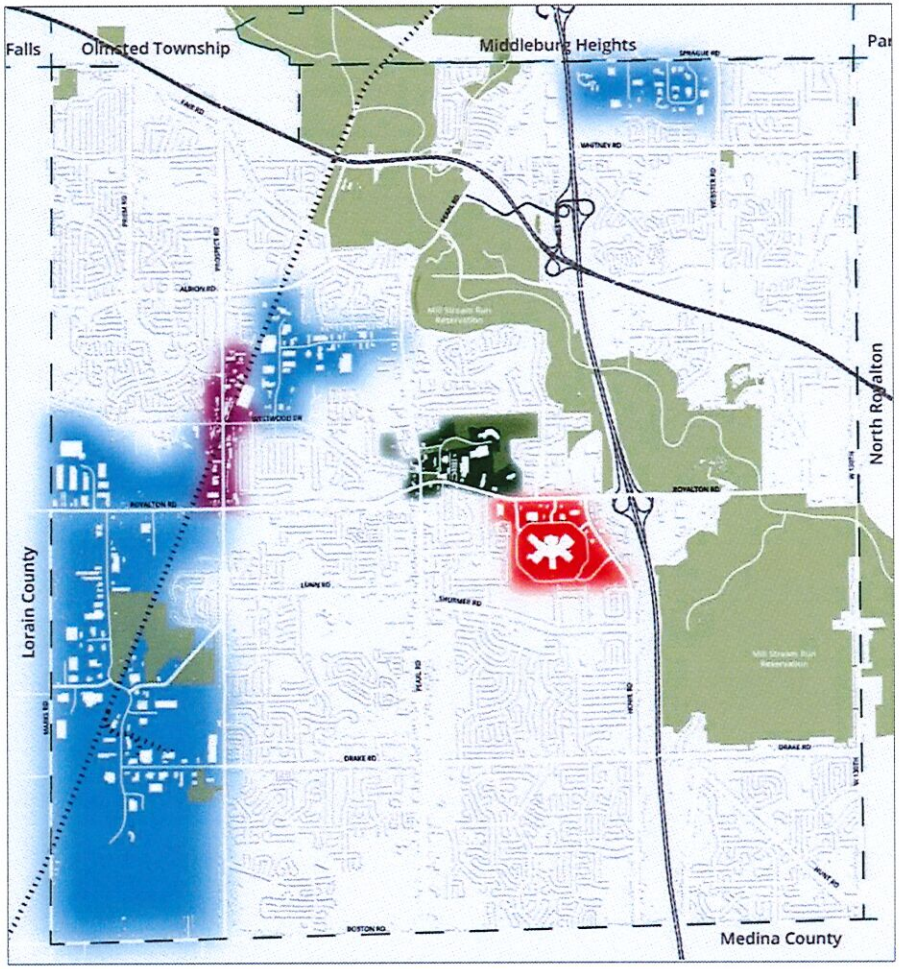


RESPONSIVE



STRONGSVILLE MASTER PLAN:
COMMUNITY VISION

Focus Areas



Focus Corridors



STRONGSVILLE MASTER PLAN: STEP THREE

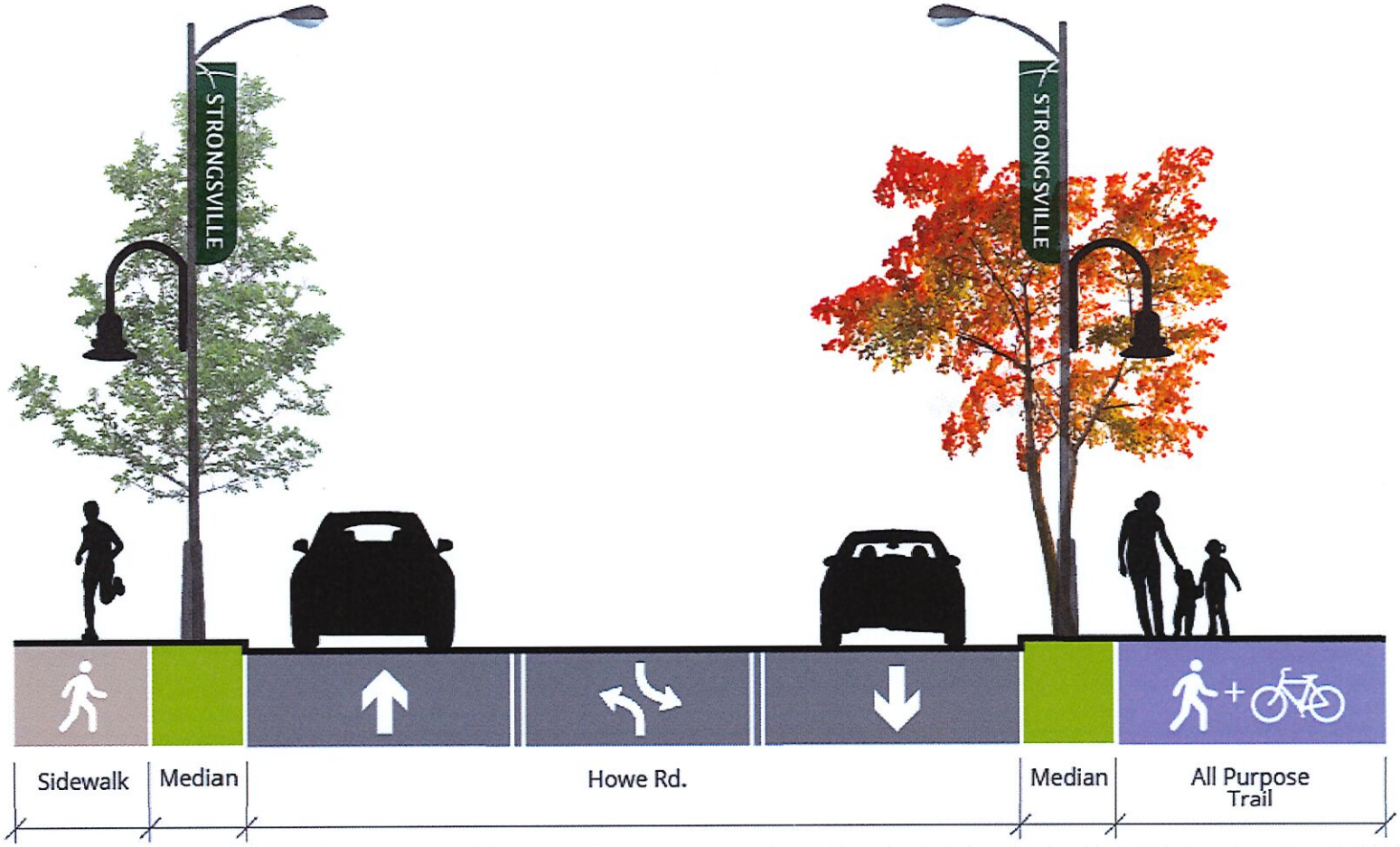


Goals & Actions

✓ Goals and action steps to achieve the community's desired future

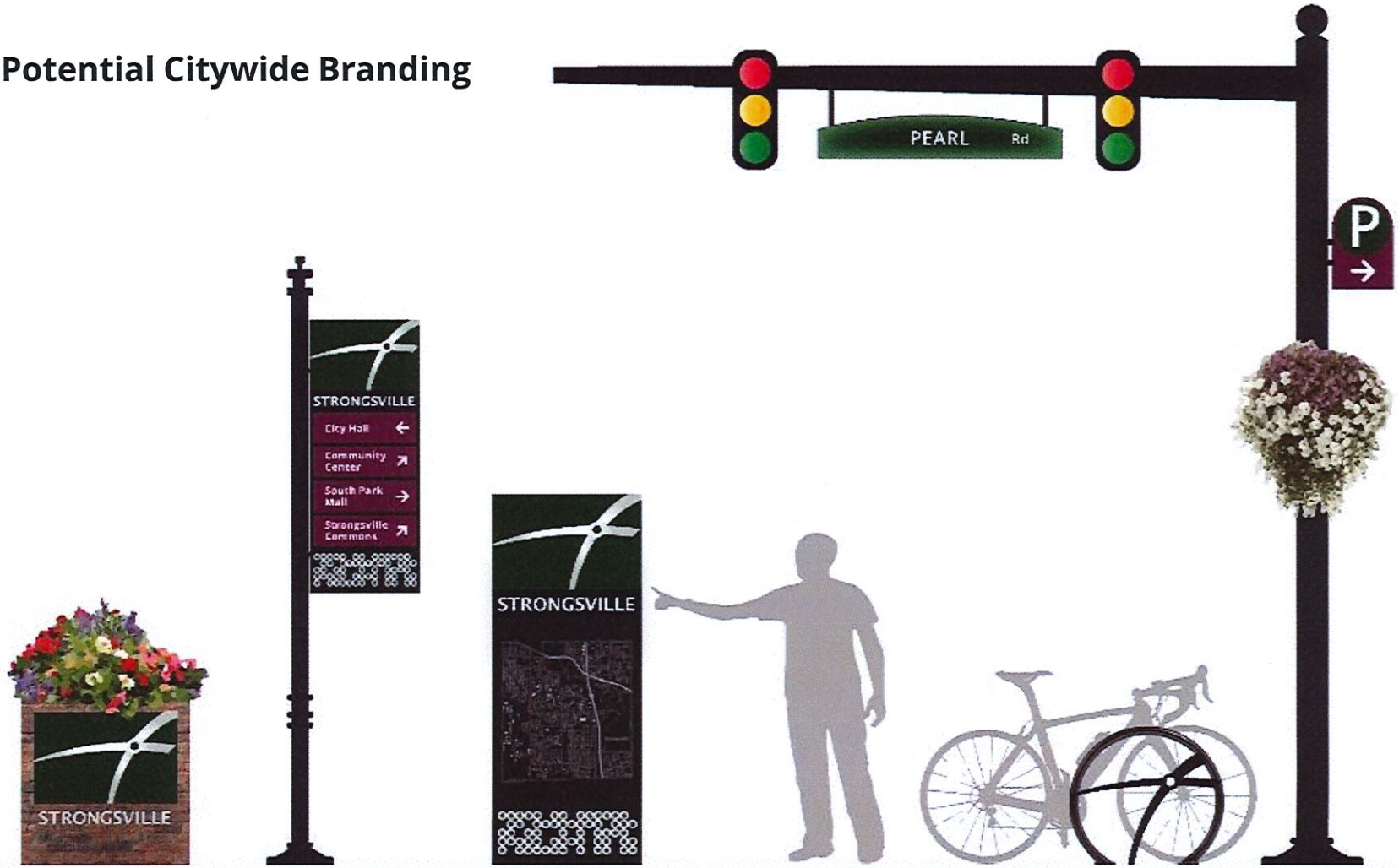
STRONGSVILLE MASTER PLAN:
GOALS & ACTIONS

Sustainable & Efficient Infrastructure (Potential Howe Road Widening)



STRONGSVILLE MASTER PLAN:
GOALS & ACTIONS

Potential Citywide Branding



STRONGSVILLE MASTER PLAN:
GOALS & ACTIONS

Enhance & Connect Pearl Road

- Adopt design guidelines for new development
- Streetscape Improvement Plan for public infrastructure
- Upgrade pedestrian infrastructure
- Create zoning incentives for meeting desired criteria in redevelopment
- Increase inter-parcel access to decrease unnecessary curb cuts

Pearl Road (US-42) is a main thoroughfare that bisects the City of Strongsville from its southern border at Boston Road to its northern border at Sprague Road. The general topography, land uses, municipal concerns, and development pressures tend to vary greatly along this stretch of roadway.

The Plan recommends enhancing the general streetscape with consistent City branding and improving the overall connectivity of sidewalks and safety for pedestrians and bicyclists. Additionally, the City should review the zoning of this corridor and its allowable uses to ensure that appropriate regulations are in place to guide development in a predictable and desirable fashion.

ACTION STEPS: STREETSCAPE ENHANCEMENTS

A. *Adopt design guidelines for new development and redevelopment along Pearl Road to ensure consistent design decisions (use a qualified firm to assist in the creation of such design guidelines)*

B. *Identify and delineate areas within the guidelines that should have a unique look and feel and increased connectivity*

C. *Create and implement a streetscape improvement plan for public enhancements along Pearl Road such as common street furniture, light poles, unique signage, street trees, decorative medians, pocket parks, and other elements (ensure that it matches with adopted design guidelines)*

ACTION STEPS: CONNECTIVITY & SAFETY

D. *Install a multi-use path along the east side of Pearl Road using the existing sidewalk area and excess parking along the front of properties.*

E. *Upgrade intersections with high visibility crosswalks*

F. *Implement decorative medians and turn lanes along Pearl Road*

G. *Encourage inter-parcel vehicle movement and shared parking agreements to reduce the amount of primary curb-cuts along Pearl Road*

H. *Remove excessive temporary signage from the right-of-way, as this adds clutter to the streetscape, is a distraction, and could block sight lines for pedestrians, bicyclists, and motorists*

ACTION STEPS: ZONING

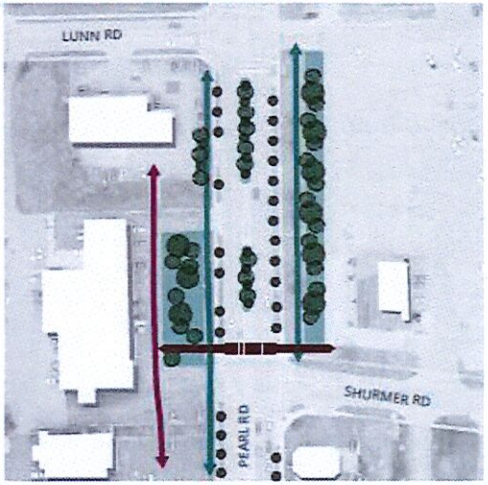
I. *Reduce front setbacks to allow new buildings to be built to the street with parking behind or to the side*

J. *Provide zoning incentives (increased density, height, etc.) for meeting development criteria to preserve and promote good design and environmental protection*

K. *Consider allowing mixed-use development, especially near the City Center and existing residential areas*

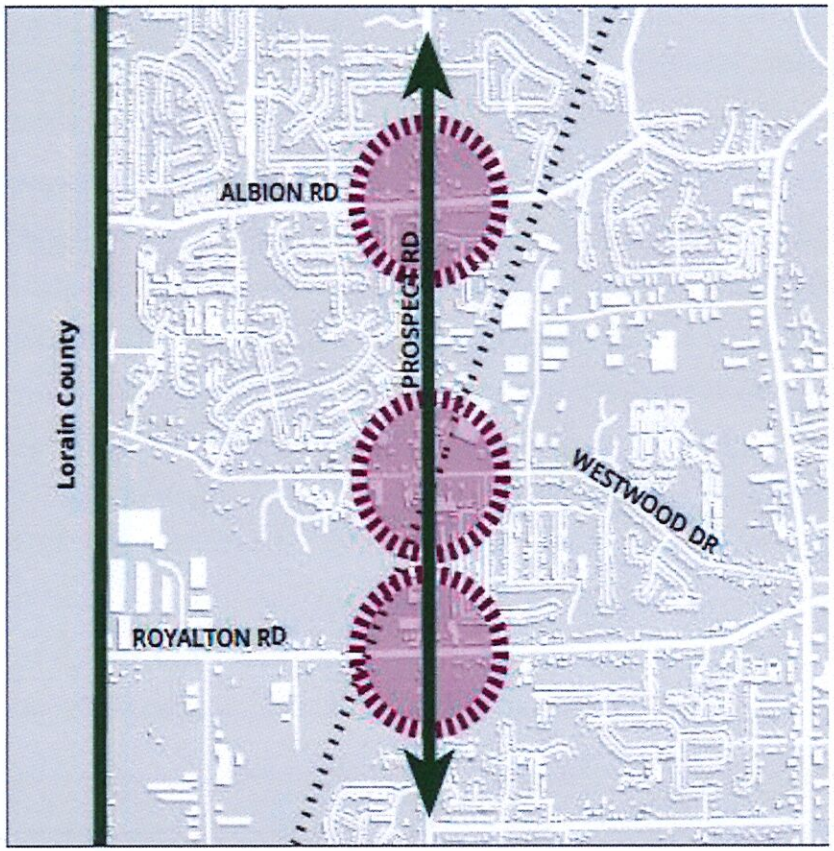
POTENTIAL PEARL ROAD SHARED PARKING, BICYCLE & PEDESTRIAN ENHANCEMENTS

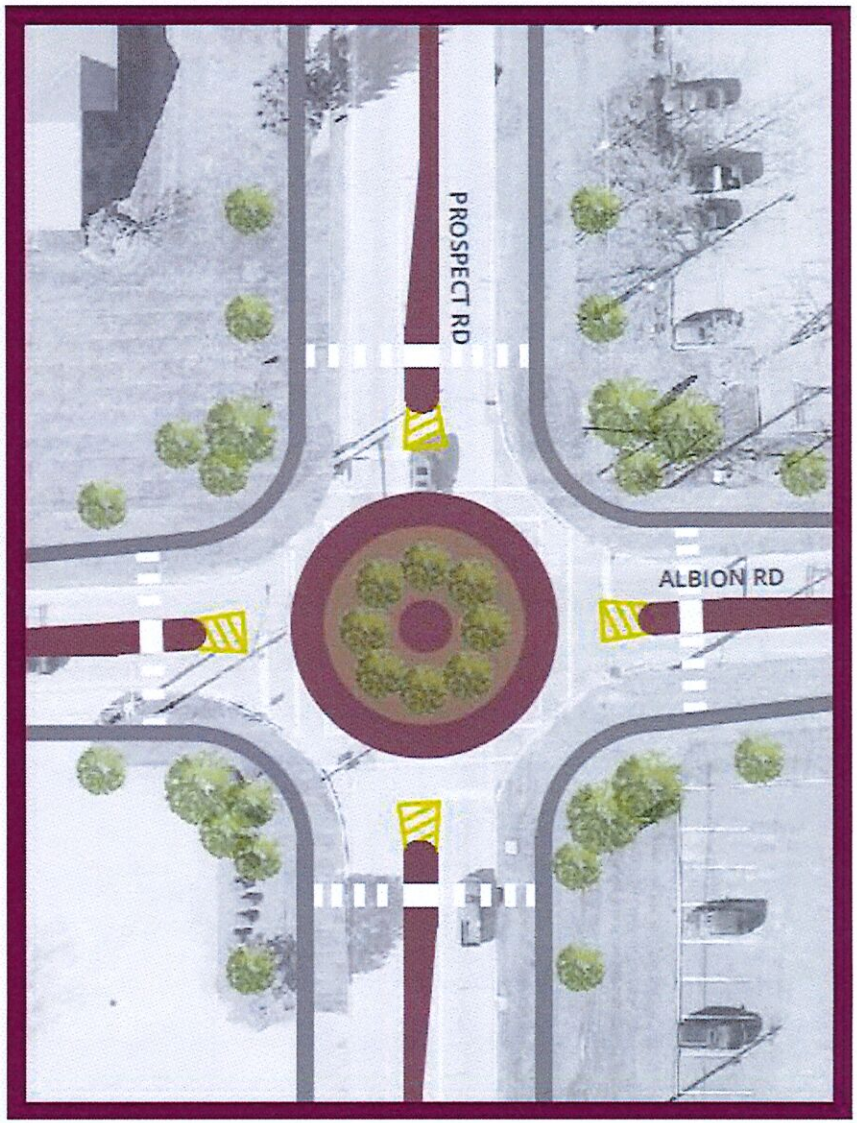




STRONGSVILLE MASTER PLAN:
GOALS & ACTIONS

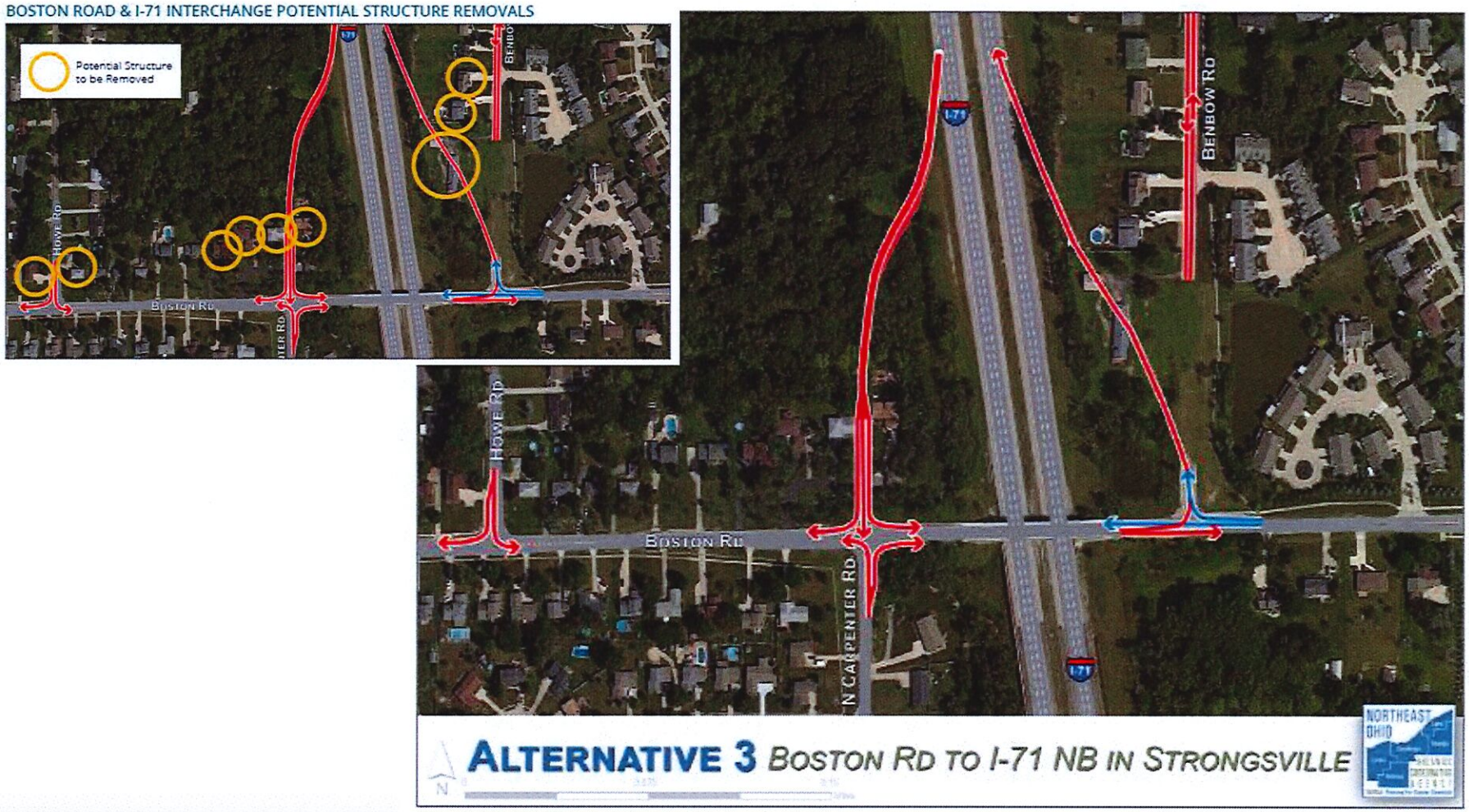
Potential Roundabout at Prospect & Albion Roads





STRONGSVILLE MASTER PLAN:
GOALS & ACTIONS

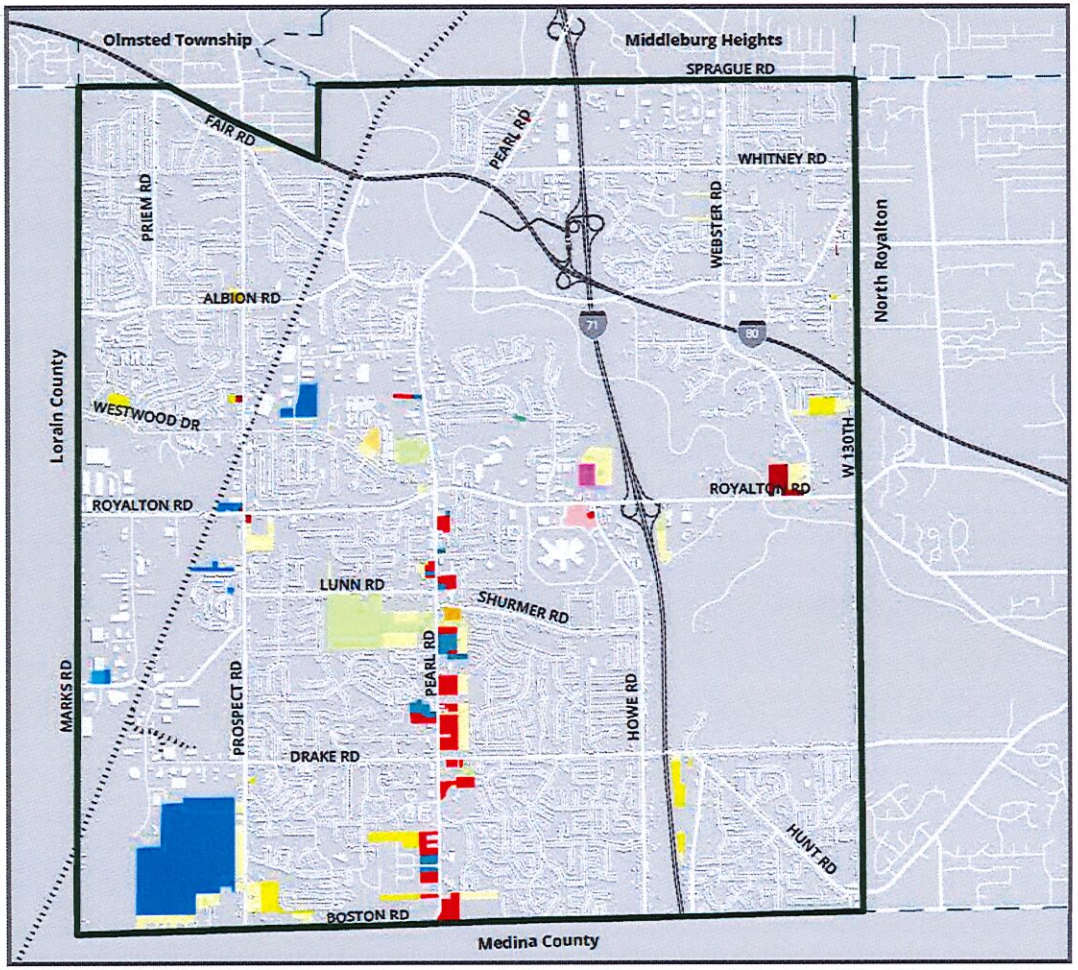
Potential Boston Road Interchange



Source: Northeast Ohio Areawide Coordinating Agency (NOACA), 2018

STRONGSVILLE MASTER PLAN:
GOALS & ACTIONS

Existing Citywide Split Zoning

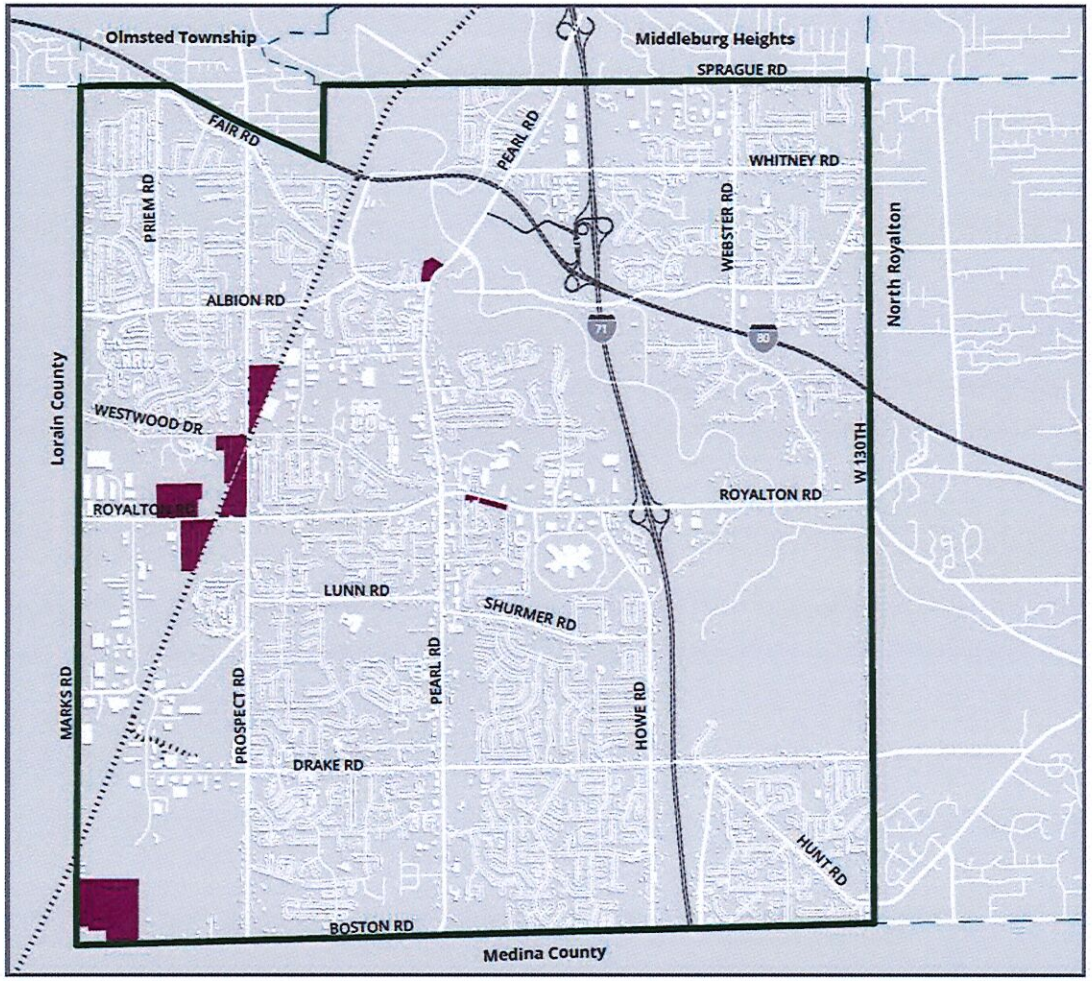


LEGEND

- R1-75 Single-Family Residential
- R1-100 Single-Family Residential
- R1-125 Single-Family Residential
- R2F Two-Family Residential
- RT-C Townhouse Cluster
- RMF-1 Multi-Family Residential
- SR Senior Residential
- ER Estate Residential
- LB Local Business
- GB General Business
- SC Shopping Center
- MS Motorist Service
- OB Office Building
- R-RS Restaurant-Recreational Services
- PF Public Facilities
- RD Research-Development
- CS Commercial Service
- GI General Industrial
- GI-A General Industrial-A
- PDA-2 Planned Development Area
- Town Center District

STRONGSVILLE MASTER PLAN:
GOALS & ACTIONS

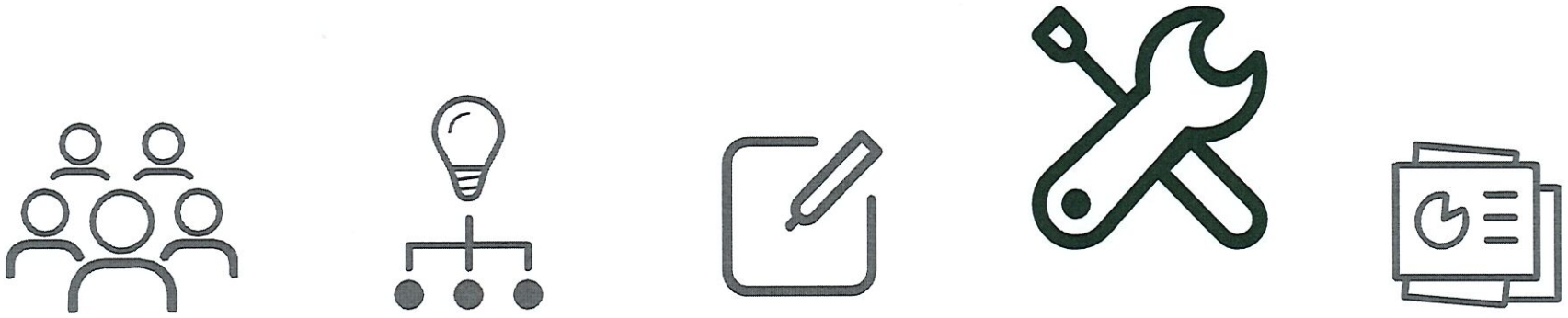
Potential Areas For Rezoning



LEGEND

Potential Areas for Rezoning

STRONGSVILLE MASTER PLAN: STEP FOUR



Implementation

✓ Partners, priorities, and responsibilities for undertaking actions

GOAL 6: ENHANCE & CONNECT ROYALTON ROAD

Action Steps	Priority Level	Years to Complete	Respons Partner
Streetscape Enhancements			
A. *Create and implement a streetscape improvement plan for public enhancements along Royalton Road such as common street furniture, light poles, unique signage, street trees, decorative medians, pocket parks, and other elements (Ensure that this matches with adopted design guidelines)*	☆☆☆	3-5 Years	—
Connectivity & Safety			
B. *Install pedestrian refuges at major intersections*	☆☆☆	2-3 Years	—
C. *Upgrade intersections with high visibility crosswalks*	☆☆☆	2-3 Years	—
D. *Implement decorative medians and turn lanes, especially east of Pearl Road (replace painted or concrete medians with planted medians)*	☆☆☆	2-3 Years	— AR, PC, EN
Zoning			
E. *Consider rezoning residential parcels with street frontage along Royalton Road from Pearl Road to Ordner Drive to reflect the surrounding commercial development or higher density housing (potential townhome development)*	☆☆☆	2-3 Years	— L, ED, PC

GOAL 1: PROMOTE THE CREATION OF UNIQUE CITY CHARACTER THROUGH STREETSCAPES, DESIGN GUIDELINES & COMMERCIAL DEVELOPMENT

Action Steps	Priority Level	Years to Complete	Responsible Parties & Partners	Est. Cost	Status
City Branding					
A. *Identify and implement a desired City image and Character*	☆☆☆	3-5 Years	— AR, PC	Low	
B. *Market the City regionally with both its image and "business friendly" atmosphere*	☆☆☆	Ongoing	— ED	Low-Medium	
Design Guidelines					
C. *Work with a certified design professional to create and adopt design guidelines for the City to promote cohesive design and development of a unique City character*	☆☆☆	1-2 Years	— PC, ED, AR	Low-Medium	
D. *Create flexibility and incentives into the design guidelines to allow for incremental change*	☆☆☆	1-2 Years	— L, PC, ED, AR	Low	
E. *Identify character areas that should have unique design requirements in addition to, or in place of, general design standards*	☆☆☆	1-2 Years	— L, PC, ED, AR	Low	

Community-Wide Goals

GOAL 1: PROMOTE THE CREATION OF UNIQUE CITY CHARACTER THROUGH STREETSCAPES, DESIGN GUIDELINES & COMMERCIAL DEVELOPMENT

Action Steps	Priority Level	Years to Complete	Responsible Parties & Partners	Est. Cost	Status
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B. *Market the City regionally with both its image and "business friendly" atmosphere*	★★★	Ongoing	— ED	Low-Medium	
Design Guidelines					
C. *Work with a certified design professional to create and adopt design guidelines for the City to promote cohesive design and development of a unique City character*	★★★	1-2 Years	— PC, ED, AR	Low-Medium	
D. *Create flexibility and incentives into the design guidelines to allow for incremental change*	★★★	1-2 Years	— L, PC, ED, AR	Low	
E. *Identify character areas that should have unique design requirements in addition to, or in place of, general design standards*	★★★	1-2 Years	— L, PC, ED, AR	Low	

Place-Based Goals

GOAL 6: ENHANCE & CONNECT ROYALTON ROAD

Action Steps	Priority Level	Years to Complete	Responsible Partner
Streetscape Enhancements			
A. *Create and implement a streetscape improvement plan for public enhancements along Royalton Road such as common street furniture, light poles, unique signage, street trees, decorative medians, pocket parks, and other elements (Ensure that this matches with adopted design guidelines)*	★★★	3-5 Years	—
Connectivity & Safety			
B. *Install pedestrian refuges at major intersections*	★★★	2-3 Years	—
C. *Upgrade intersections with high visibility crosswalks*	★★★	2-3 Years	—
D. *Implement decorative medians and turn lanes, especially east of Pearl Road (replace painted or concrete medians with planted medians)*	★★★	2-3 Years	— AR, PC, EN
Zoning			
E. *Consider rezoning residential parcels with street frontage along Royalton Road from Pearl Road to Ordner Drive to reflect the surrounding commercial development or higher density housing (potential townhome development)*	★★★	2-3 Years	— L, ED, PC

IMPLEMENTATION TABLES LAYOUT

Priority level
of each action

GOAL 6: ENHANCE & CONNECT ROYALTON ROAD

Action Steps	Priority Level	Years to Complete	Responsible Parties & Partners	Est. Cost	Status
Streetscape Enhancements					
A. *Create and implement a streetscape improvement plan for public enhancements along Royalton Road such as common street furniture, light poles, unique signage, street trees, decorative medians, pocket parks, and other elements (Ensure that this matches with adopted design guidelines)*	★★★	3-5 Years	— AR, R	Low-Medium	
Connectivity & Safety					
B. *Install pedestrian refuges at major intersections*	★★★	2-3 Years	— EN, S	Low	
C. *Upgrade intersections with high visibility crosswalks*	★★★	2-3 Years	—EN, S	Low	
D. *Implement decorative medians and turn lanes, especially east of Pearl Road (replace painted or concrete medians with planted medians)*	★★★	2-3 Years	— AR, PC, EN	Medium	
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IMPLEMENTATION TABLES LAYOUT

Estimated time required to complete action once initiated

GOAL 6: ENHANCE & CONNECT ROYALTON ROAD

Action Steps	Priority Level	Years to Complete	Responsible Parties & Partners	Est. Cost	Status
Streetscape Enhancements					
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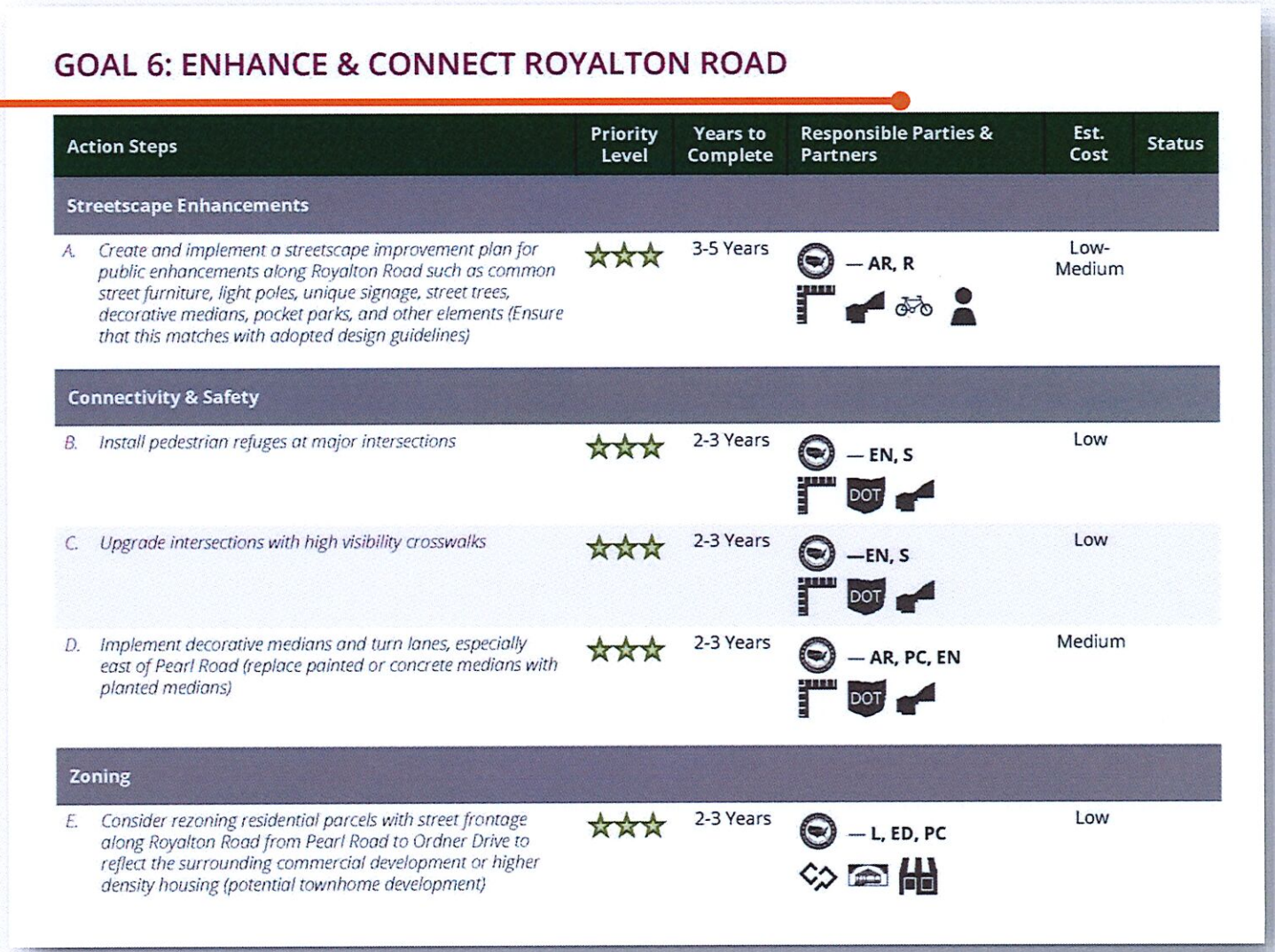
Zoning					
E. *Consider rezoning residential parcels with street frontage along Royalton Road from Pearl Road to Ordner Drive to reflect the surrounding commercial development or higher density housing (potential townhome development)*	★★★	2-3 Years	— L, ED, PC	Low	

IMPLEMENTATION TABLES LAYOUT

Responsible Parties: City departments, local groups, and regional organizations who can help implement the action



GOAL 6: ENHANCE & CONNECT ROYALTON ROAD

Action Steps	Priority Level	Years to Complete	Responsible Parties & Partners	Est. Cost	Status
Streetscape Enhancements					
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Zoning					
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IMPLEMENTATION TABLES LAYOUT

Responsible Parties: City departments, local groups, and regional organizations who can help implement the action

Links to a **symbol legend**

POTENTIAL PARTNERS LEGEND

City of Strongsville

- City of Strongsville Government – General
- B Building
- F Finance
- L Law
- AR Architectural Review
- ED Economic Development
- R Recreation
- S Services
- SS Senior Services
- PC Planning Commission
- EN Engineering
- Strongsville City School District
- Police and Fire

Private and Non-Profit Entities

- Bicycling Advocates
- Rocky River Watershed Council
- Community Organizations
- Cuyahoga County Public Library
- Home Repair Resource Center
- Local Businesses
- Neighborhood Groups
- Private Property Owners
- Qualified Design Professionals
- Qualified Non-Profits
- Regional Institutions
- Strongsville Chamber of Commerce

Other Governmental Agencies

- Cleveland Metroparks
- County Planning
- Cuyahoga County Department of Development
- Cuyahoga County Public Works
- Cuyahoga Soil and Water Conservation District
- Greater Cleveland Regional Transit Authority
- Neighboring Communities
- Northeast Ohio Areawide Coordinating Agency
- Northeast Ohio Regional Sewer District
- Ohio Department of Health
- Ohio Department of Natural Resources
- Ohio Department of Transportation
- Ohio Development Services Agency
- Western Reserve Land Conservancy

Priority Level

- Lowest Priority
- Middle Priority
- Highest Priority

Status

IMPLEMENTATION TABLES LAYOUT

Relative cost of an action:
Low
Medium
High

GOAL 6: ENHANCE & CONNECT ROYALTON ROAD

Action Steps	Priority Level	Years to Complete	Responsible Parties & Partners	Est. Cost	Status
Streetscape Enhancements					
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E. *Consider rezoning residential parcels with street frontage along Royalton Road from Pearl Road to Ordner Drive to reflect the surrounding commercial development or higher density housing (potential townhome development)*	★★★	2-3 Years	— L, ED, PC	Low	

SAMPLE PROJECT COSTS

- ✓ **Costs can vary** depending on the specific conditions of a site, materials, engineering, phasing, etc.
- ✓ Recommend adding percentages for engineering and **unforeseen costs or cost overruns**
- ✓ Used to give a **general idea** of costs associated with the actions





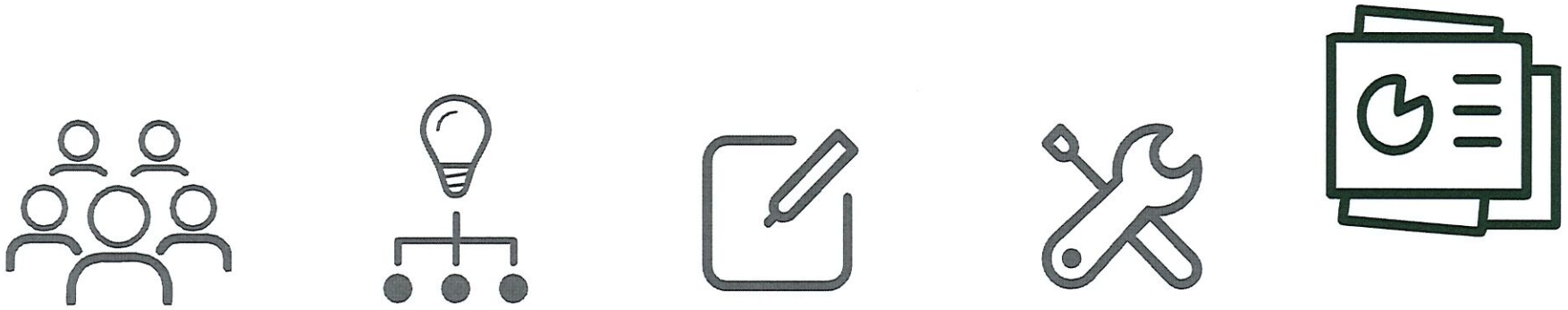
POTENTIAL FUNDING SOURCES TABLES

Potential Funding Sources
ALTERNATIVE STORMWATER INFRASTRUCTURE LOAN PROGRAM **OHIO DEVELOPMENT SERVICES AGENCY (ODSA)** Below-market rate loans for the design and construction of green infrastructure as part of economic development projects in currently or previously developed areas *Infrastructure, Environment* *www.development.ohio.gov/cs/cs_alstromwater.htm*
CERTIFIED LOCAL GOVERNMENT GRANTS **OHIO HISTORY CONNECTION** Provides grants to Certified Local Governments for projects such as training staff, developing design guidelines, restoring properties, or developing heritage tourism programs that strengthen community historic preservation, protect and preserve cultural resources, and promote economic development *Community Development, Housing, Historic Preservation* *www.ohiohistory.org/preserve/state-historic-preservation-office/clg/clggrants*
CLEAN OHIO TRAILS FUND **OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR)** Provides grant funding for outdoor recreational trails with a special focus on completing regional trail systems, linking population centers with recreation areas, repurposing rail lines, preserving natural corridors, and providing links in urban areas *Infrastructure, Recreation* *www.development.ohio.gov/cleanohio/recreationaltrails/*
CLEAN OHIO GREEN SPACE CONSERVATION PROGRAM **NATURAL RESOURCE ASSISTANCE COUNCIL (NRAC)** Bond program created by the State of Ohio in 2000 and administered locally by NRAC to fund the preservation and protection of natural areas, farmland, streams, and wetlands *Environment, Recreation* *www.development.ohio.gov/cleanohio/recreationaltrails/*
THE CLEVELAND FOUNDATION GRANTS **THE CLEVELAND FOUNDATION** Provides grants to the Greater Cleveland community in six areas of focus: education & youth development, neighborhoods, health & human services, arts & culture, economic development, and purposeful aging *Infrastructure, Environment, Community Development, Economic Development, Recreation, Housing, Historic Preservation, Health* *www.clevelandfoundation.org/grants/grants-overview*

POSSIBLE IMPLEMENTATION STRATEGIES

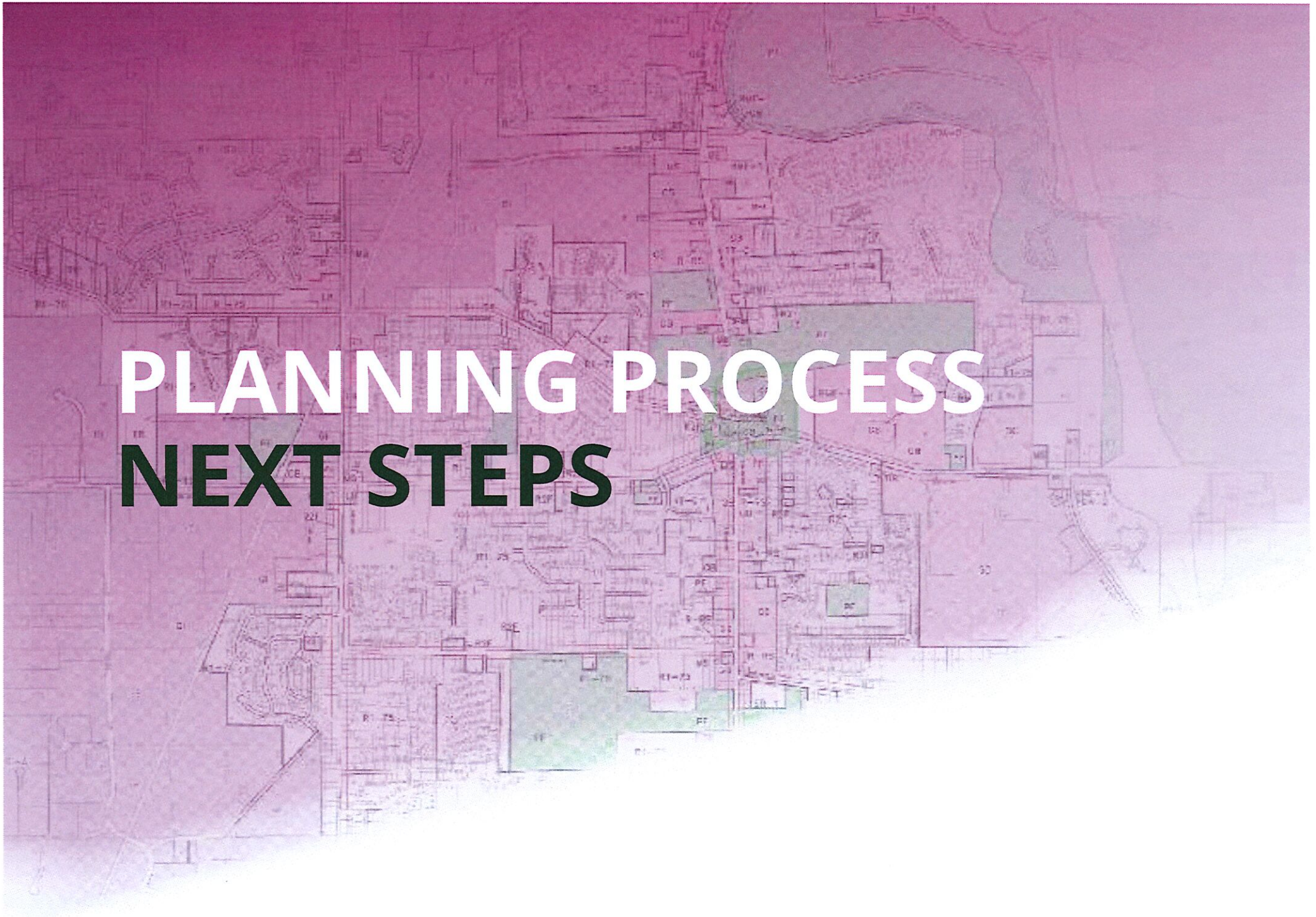
- ✓**Assign City personnel** or departments responsibility for actions
- ✓**Continue meeting as a Project Team** to provide accountability and guide implementation strategies
- ✓**Annually review the Plan** to update actions, determine priorities, and identify accomplishments.
- ✓**Regularly report publicly on the progress** of the Plan (City Council presentation, published report, etc.)

STRONGSVILLE MASTER PLAN: STEP FIVE



Draft Master Plan

✓ Combined and completed Master Plan document



PLANNING PROCESS
NEXT STEPS

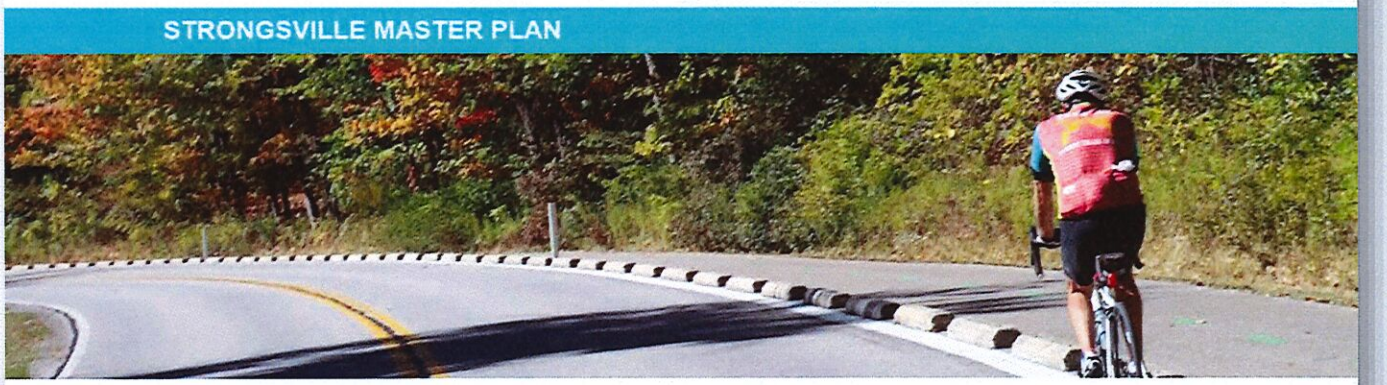
STRONGSVILLE MASTER PLAN: NEXT STEPS

- ✓Master Plan presented to City Council for adoption
- ✓Pursue actions
- ✓Periodically update actions & priorities

View The Plan

County Planning

www.countyplanning.us/strongsville



HOME • PROJECTS • STRONGSVILLE MASTER PLAN

Economic growth and change over the last 15 years has shown the City of Strongsville the importance of having a plan to direct future growth and development. The City has engaged County Planning to help create a vision and framework for the next ten years.

PROJECT DETAILS

CATEGORIES:

Master Plan, Strongsville



www.strongsville.org

City of Strongsville

THANK YOU!

Additional Questions or Feedback?

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County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE

County Planning

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