



Gates Mills Comprehensive Plan 2022 Gates Mills Community Survey

Complete Survey Results

Compiled August 3, 2022

Prepared for the Village of Gates Mills
by CT Consultants, Inc.

This document contains the results of the Gates Mills Comprehensive Plan Community Survey conducted between June 7, 2022 and July 4, 2022. It includes the data as downloaded from Survey Monkey after responses from all paper copies were entered.

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Overall Response Rate



Date Opened: Tuesday, June 7, 2022

Date Closed: July 4, 2022

NOTE: The survey was open to all adults in the Village, yet CT heard from some residents that they agreed with their spouse's response and did not feel the need to complete a separate survey.

Of the 418 households:

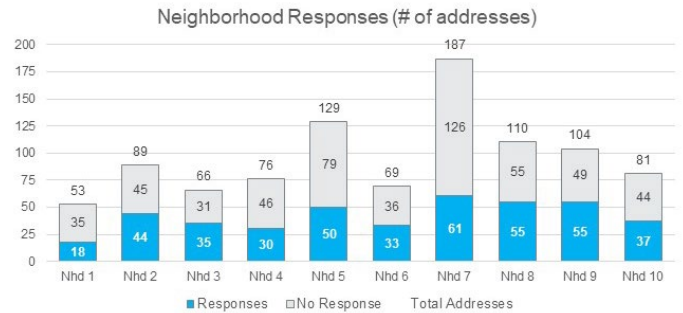
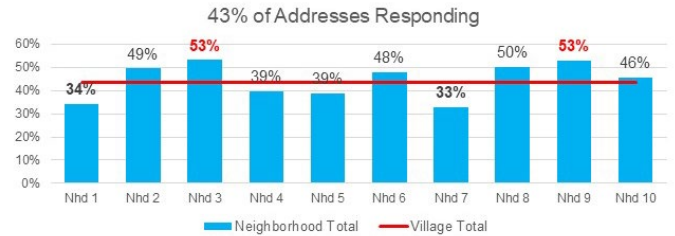
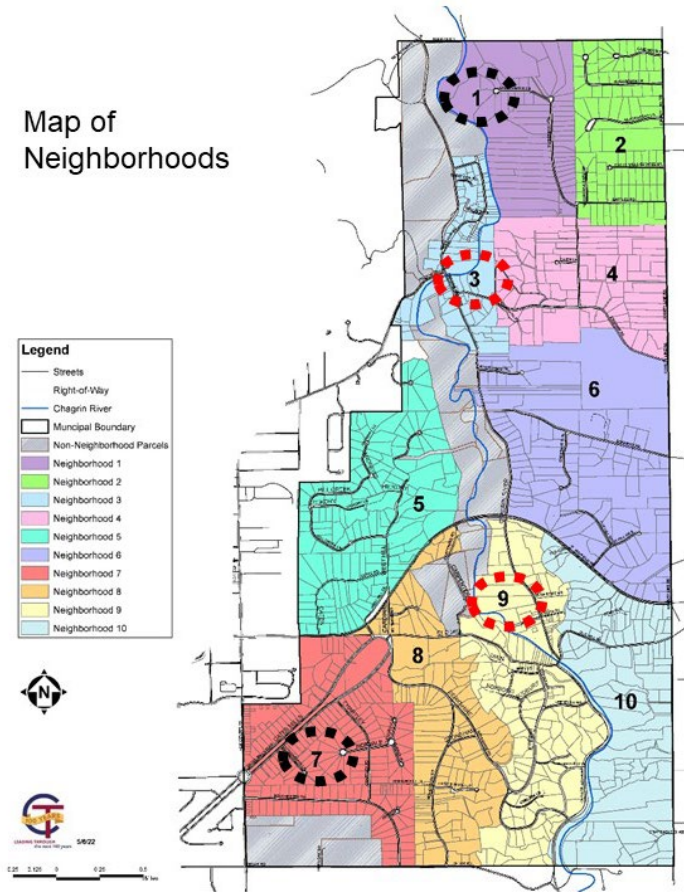
- 51 (12%) did not indicate the number of adults in their household
- 38 (9%) indicated they lived alone
- 211 (50%) indicated there were 2 or more adults in their household, but only one response was received
- 116 (28%) indicated there were 2 or more adults in their household, and 2 or more responses were received

*99% confidence level with a 4.7% MOE based on an estimated 1,818 adult residents (2019 ACS) and 969 households (US Postal Service occupied addresses)

via SurveyMonkey

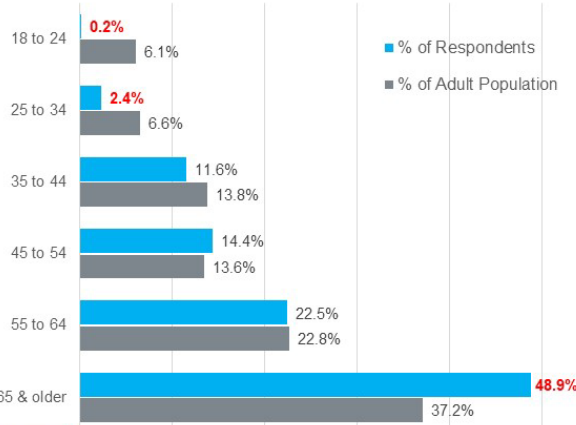
Response Rate by Neighborhood

Map of Neighborhoods

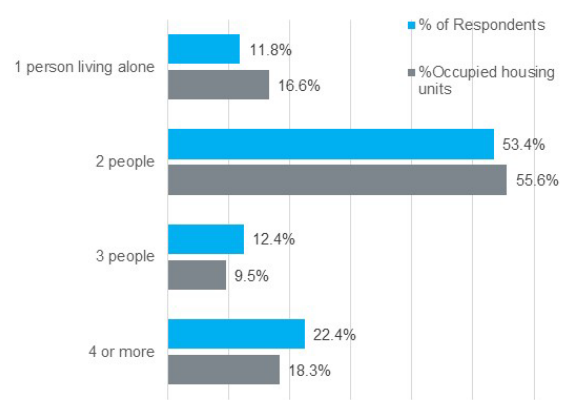


Characteristics of Respondents

Age of Respondents compared to Adult Population

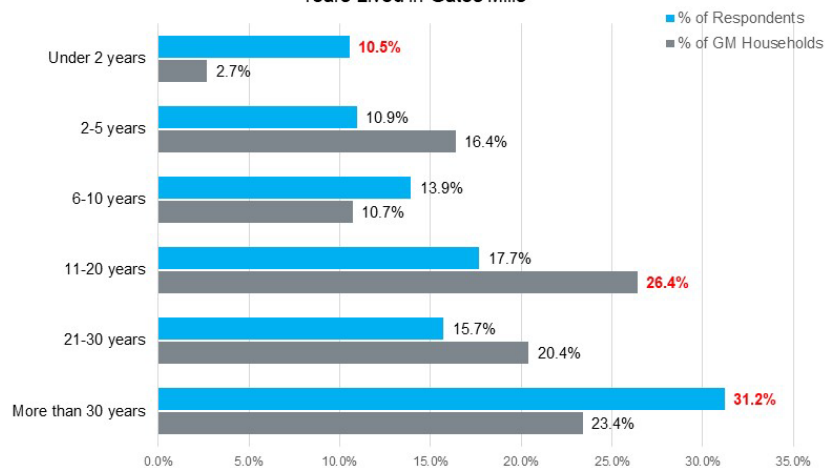


People per Household



Characteristics of Respondents

Years Lived in Gates Mills



Red = Under/over-represented by 7.8%+ percentage points



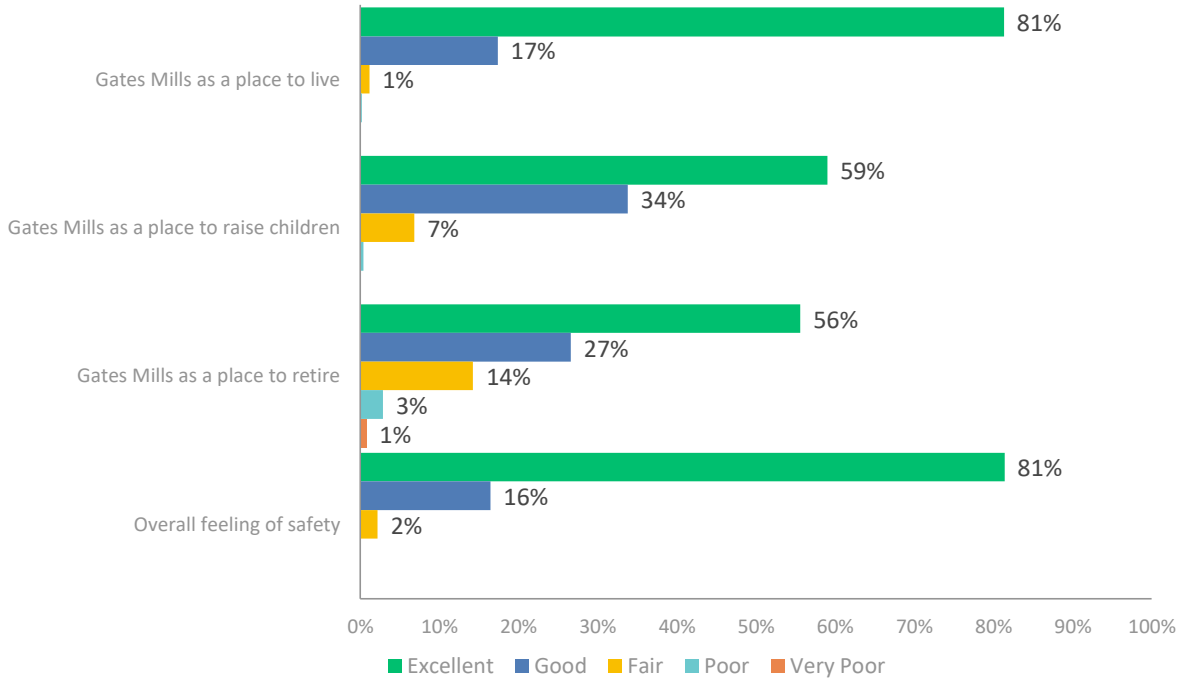
Results Summarized in Charts

For the following questions.

Q1: Please rate each of the following aspects of the quality of life in Gates Mills.	5
Q2: Please rate each of the following characteristics as they relate to Gates Mills.	5
Q3: Please rate each of the following aspects of community life in Gates Mills.	6
Q4: In a typical month, how often do you visit the following places?	6
Q4: In a typical month, how often do you visit the following places? (continued)	7
Q5: To what extent do you agree or disagree that each of the following contributes to the overall strength of the Village center?	7
Q6: Which of the following events have you attended in the last five years?	8
Q7: Assuming market demand, to what extent, if at all, do you support or oppose the Village allowing the following types of economic development in the Village center?	8
Q8: To what extent, if at all, do you support or oppose the following regarding the future of the Village center?	9
Q10: When considering the residential area where you live, how satisfied or dissatisfied are you with the following?	9
Q12: Do you agree or disagree that additional minimum lot size options should be explored as part of this Comprehensive Plan process?	10
Q13: Do you agree or disagree that as part of this planning process the following housing types should be explored for limited locations in Gates Mills?	10
Q15: When considering the following rec facilities available for use by Gates Mills residents, how important or unimportant is each to you and your family?	11
Q16: To what extent, if at all, do you agree or disagree with the following?	11
Q17: To what extent, if at all, are you or others in your household likely or unlikely to use the following if they were constructed?	12
Q19: How satisfied or dissatisfied are you with the following existing community services & utilities?	12
Q20: How satisfied or dissatisfied are you with Gates Mills' existing roadways?	13
Q22: Considering Gates Mills' existing image & identity, to what extent do you agree or disagree that each of the following contributes to the overall strength of the Village.	13
Q23: Which, if any, of the following community organizations or committees do you belong to?	14
Q24: How satisfied or dissatisfied are you regarding the following?	14
Q30: How likely or unlikely are you to support higher PROPERTY taxes to increase/improve the services and/or amenities available in Gates Mills?	15
Q31: How likely or unlikely are you to support higher INCOME taxes to increase/improve the services and/or amenities available in Gates Mills?	15
Q32: How many years have you lived in Gates Mills?	16
Q33: How much longer do you plan to live in Gates Mills?	16
Q34: Do you own or rent your home?	17
Q35: What percentage of the year do you live in your Gates Mills home?	17
Q36: Including yourself, how many people live in your household?	18
Q38: What is your age?	19

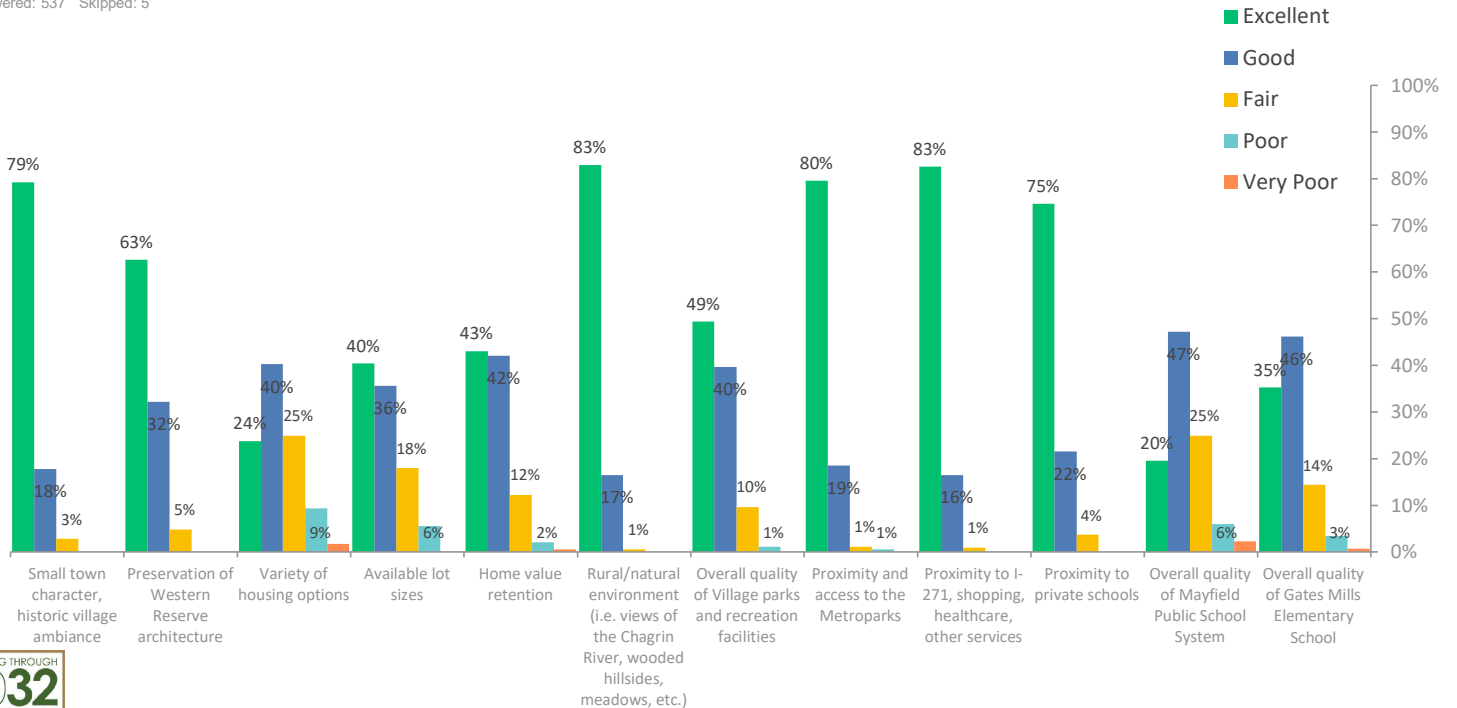
Q1: Please rate each of the following aspects of the quality of life in Gates Mills.

Answered: 536 Skipped: 6



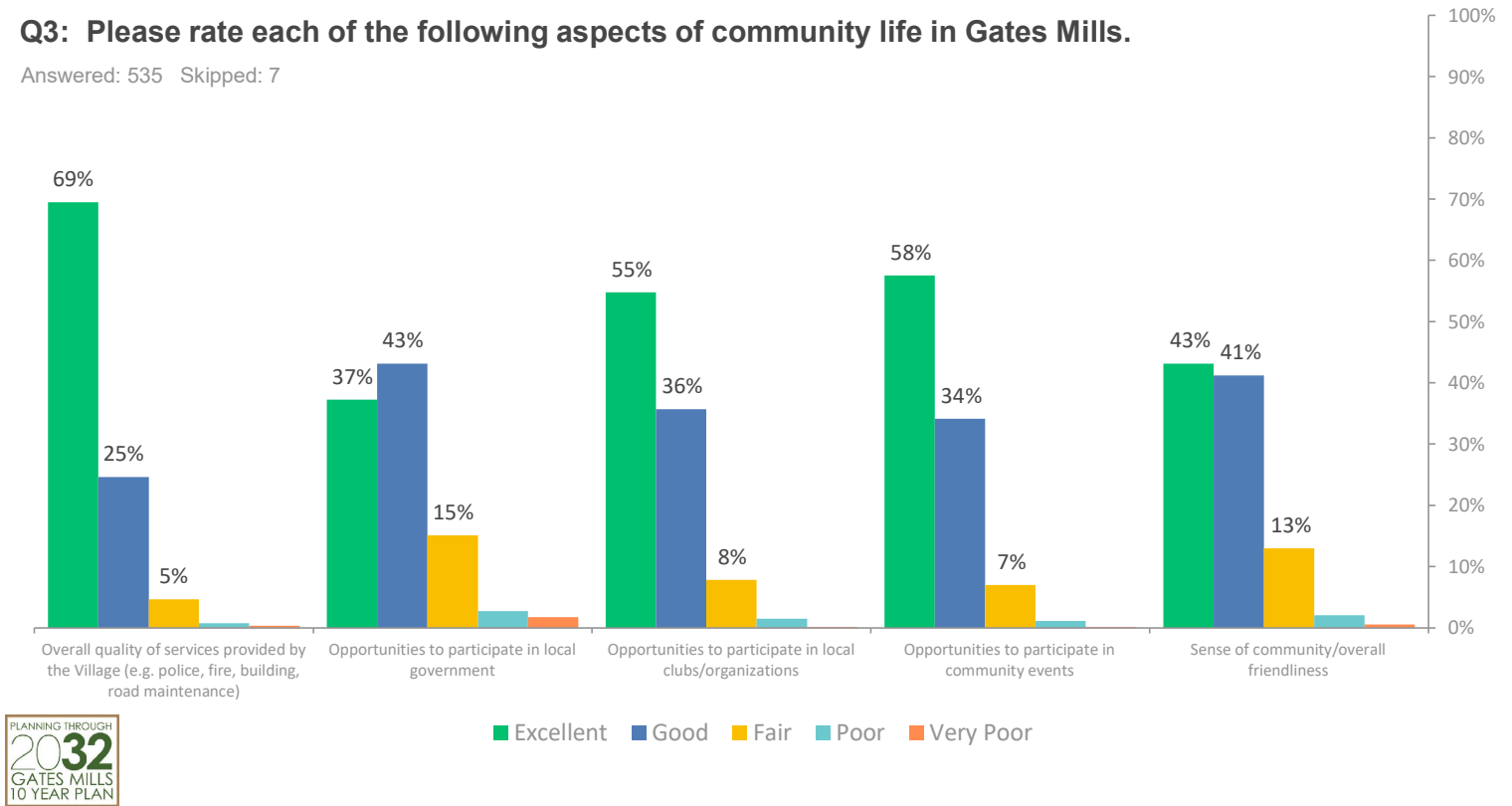
Q2: Please rate each of the following characteristics as they relate to Gates Mills.

Answered: 537 Skipped: 5



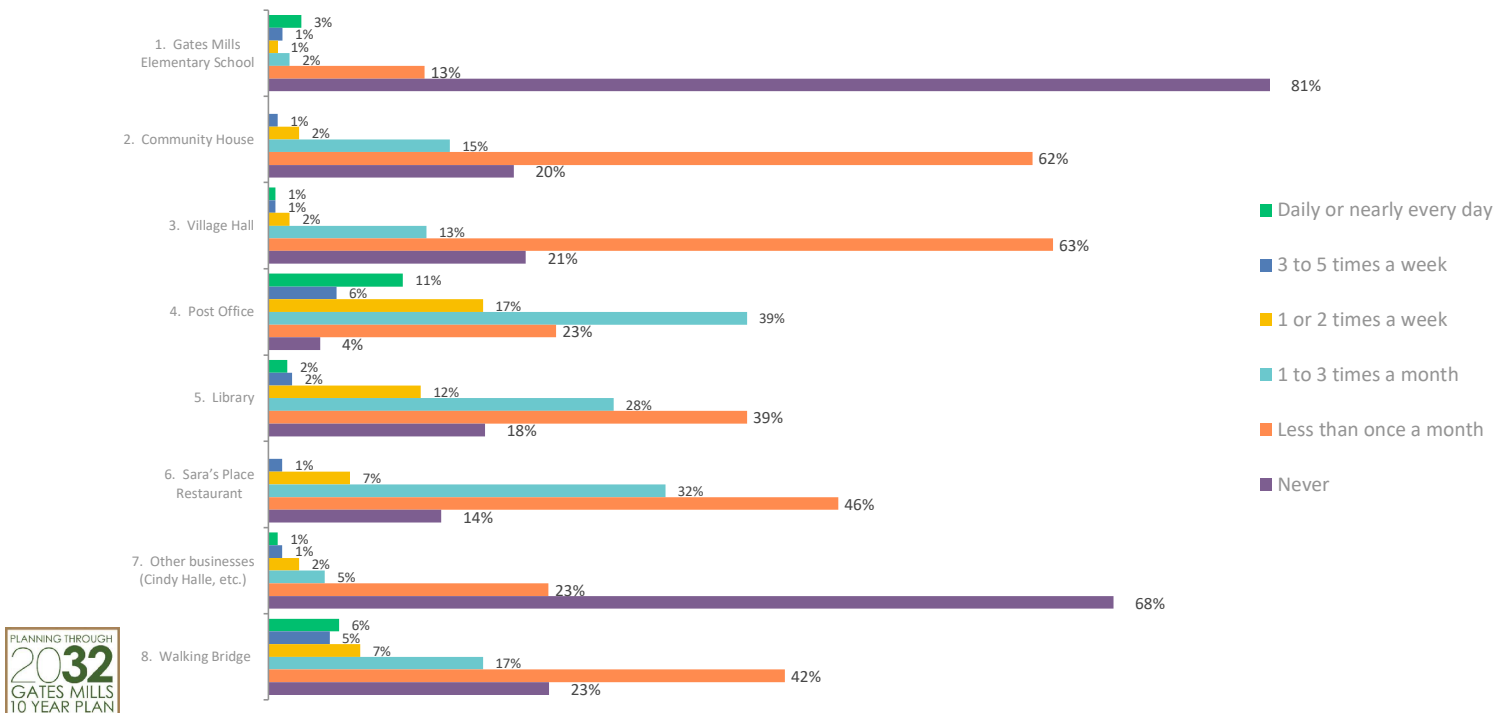
Q3: Please rate each of the following aspects of community life in Gates Mills.

Answered: 535 Skipped: 7



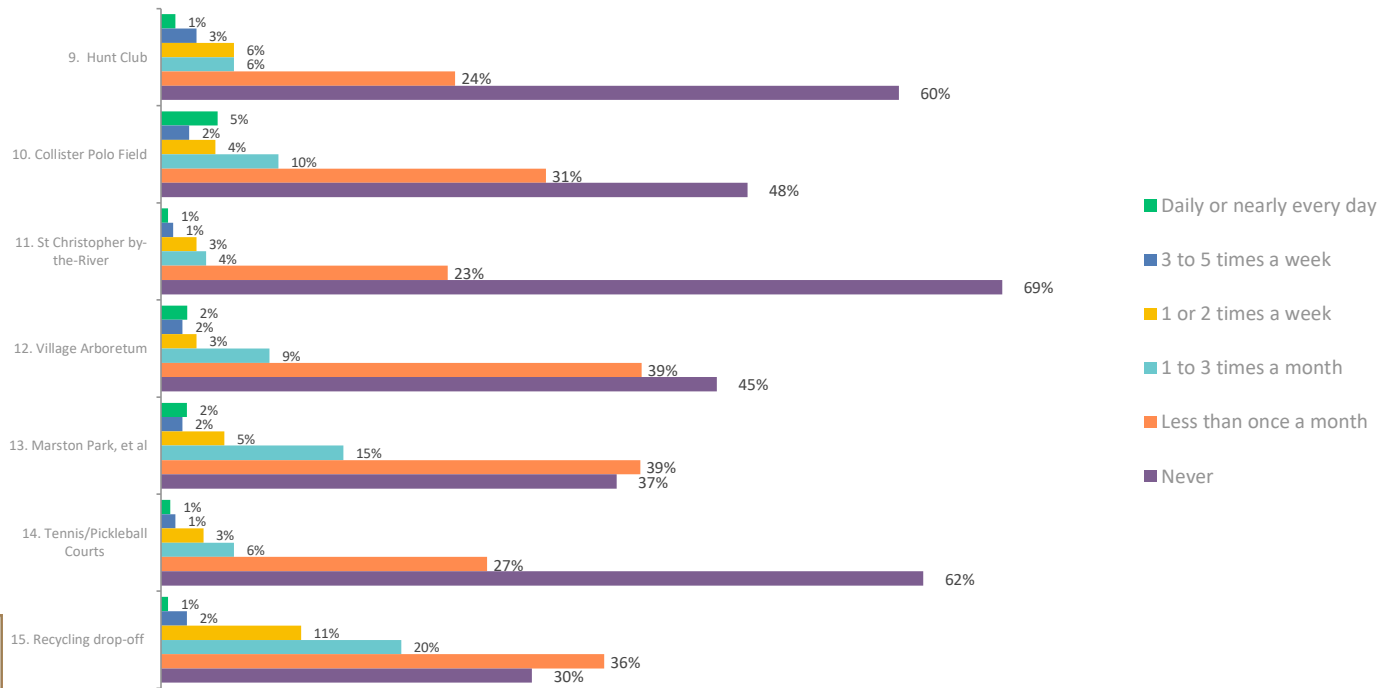
Q4: In a typical month, how often do you visit the following places?

Answered: 530 Skipped: 12



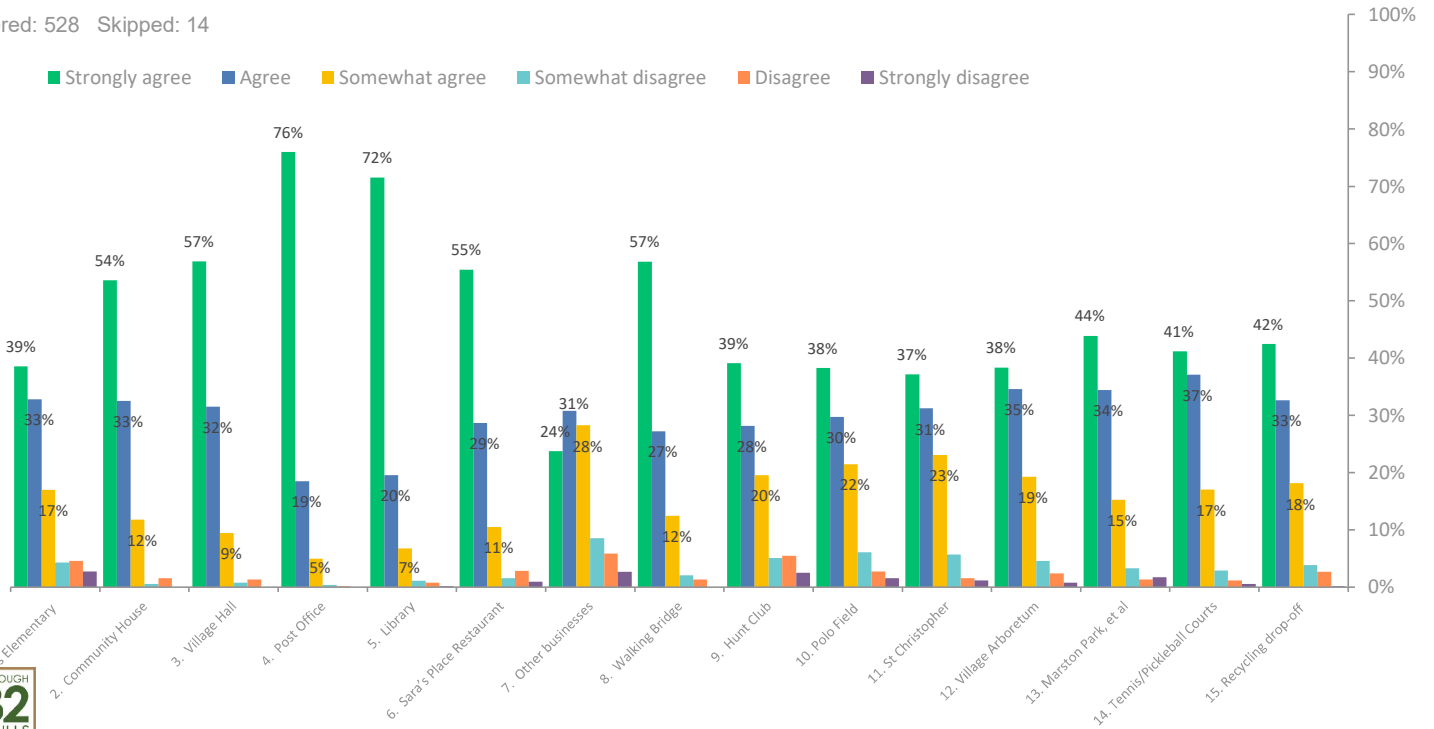
Q4: In a typical month, how often do you visit the following places? *(continued)*

Answered: 530 Skipped: 12



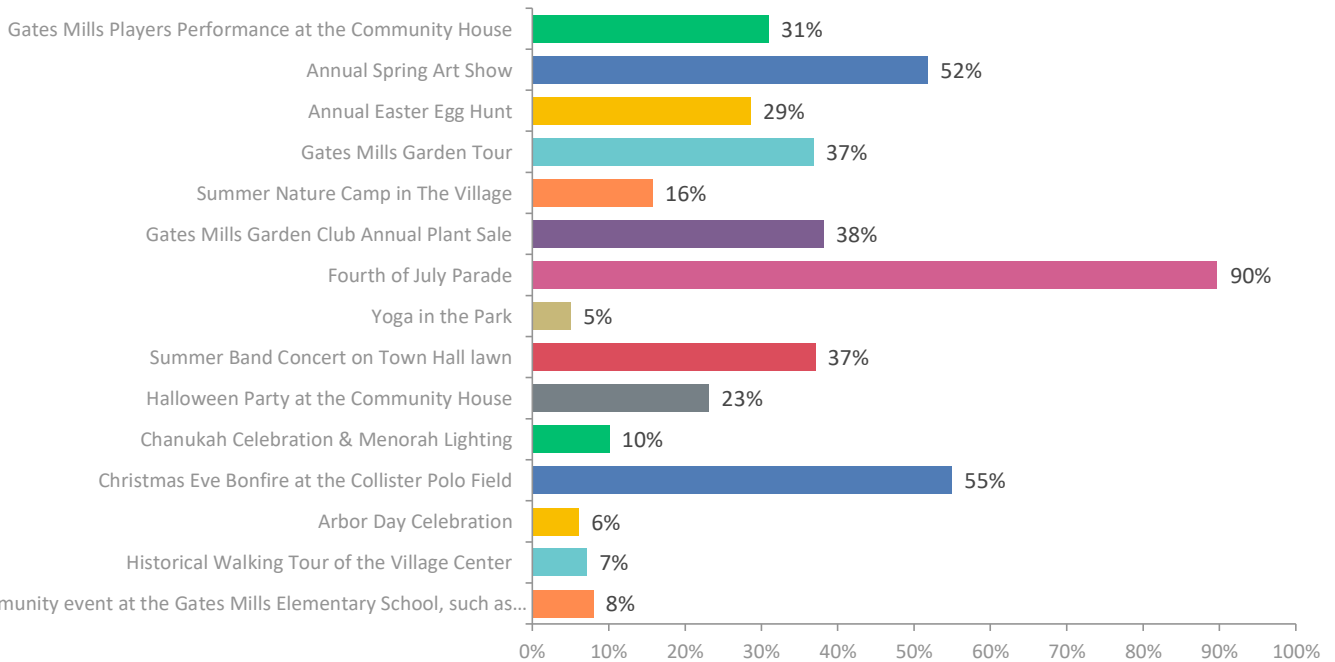
Q5: To what extent do you agree or disagree that each of the following contributes to the overall strength of the Village center?

Answered: 528 Skipped: 14



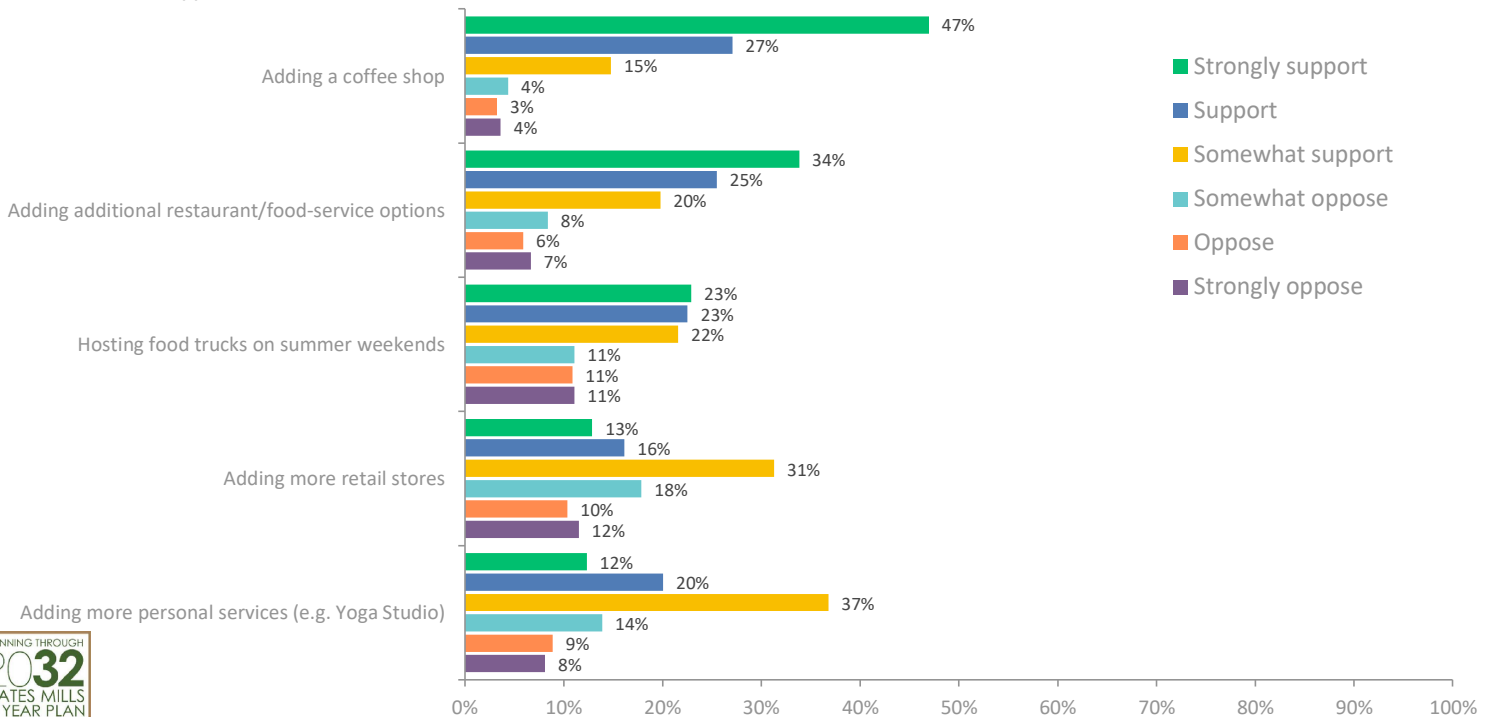
Q6: Which of the following events have you attended in the last five years?

Answered: 475 Skipped: 67



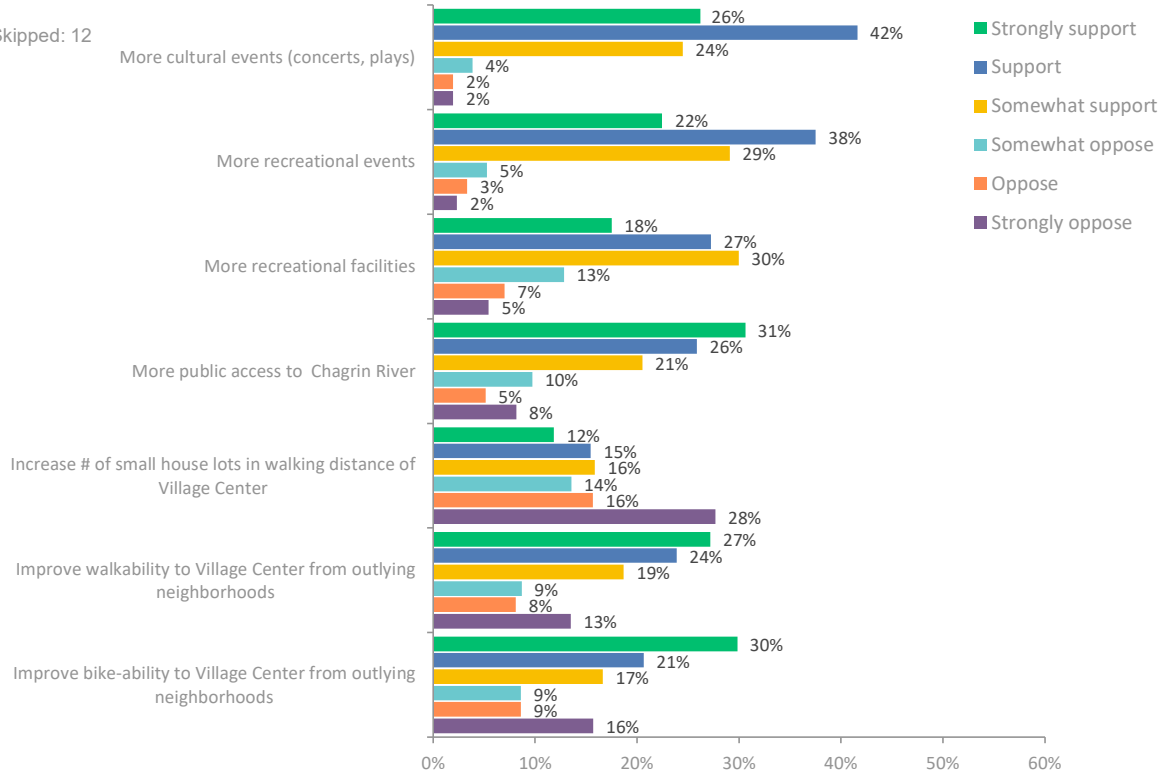
Q7: Assuming market demand, to what extent, if at all, do you support or oppose the Village allowing the following types of economic development in the Village center?

Answered: 529 Skipped: 13



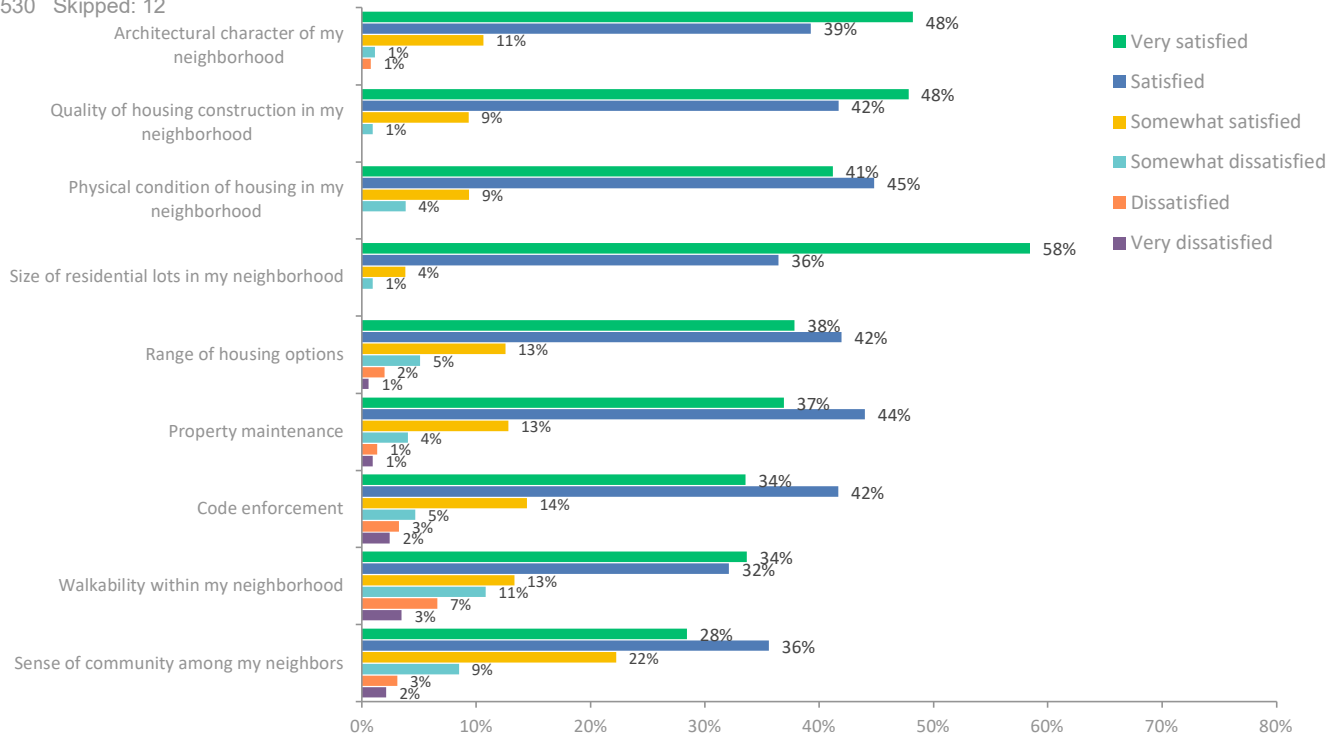
Q8: To what extent, if at all, do you support or oppose the following regarding the future of the Village center?

Answered: 530 Skipped: 12



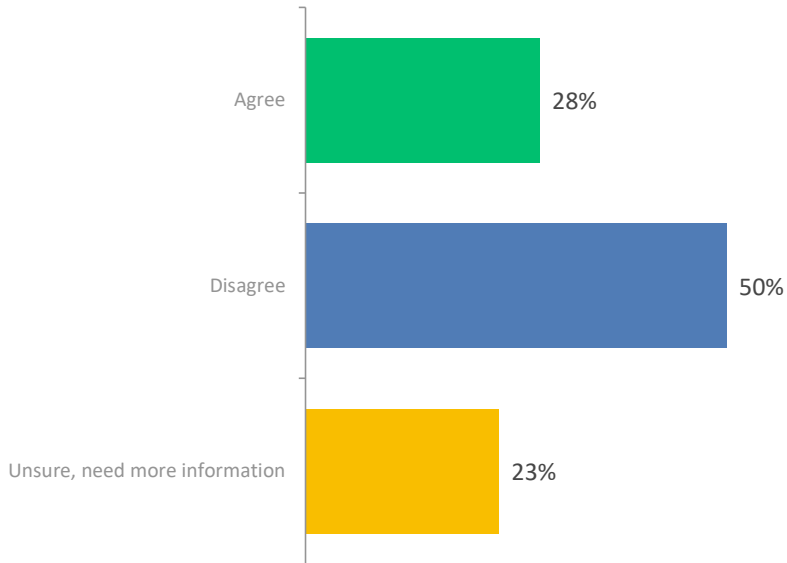
Q10: When considering the residential area where you live, how satisfied or dissatisfied are you with the following?

Answered: 530 Skipped: 12



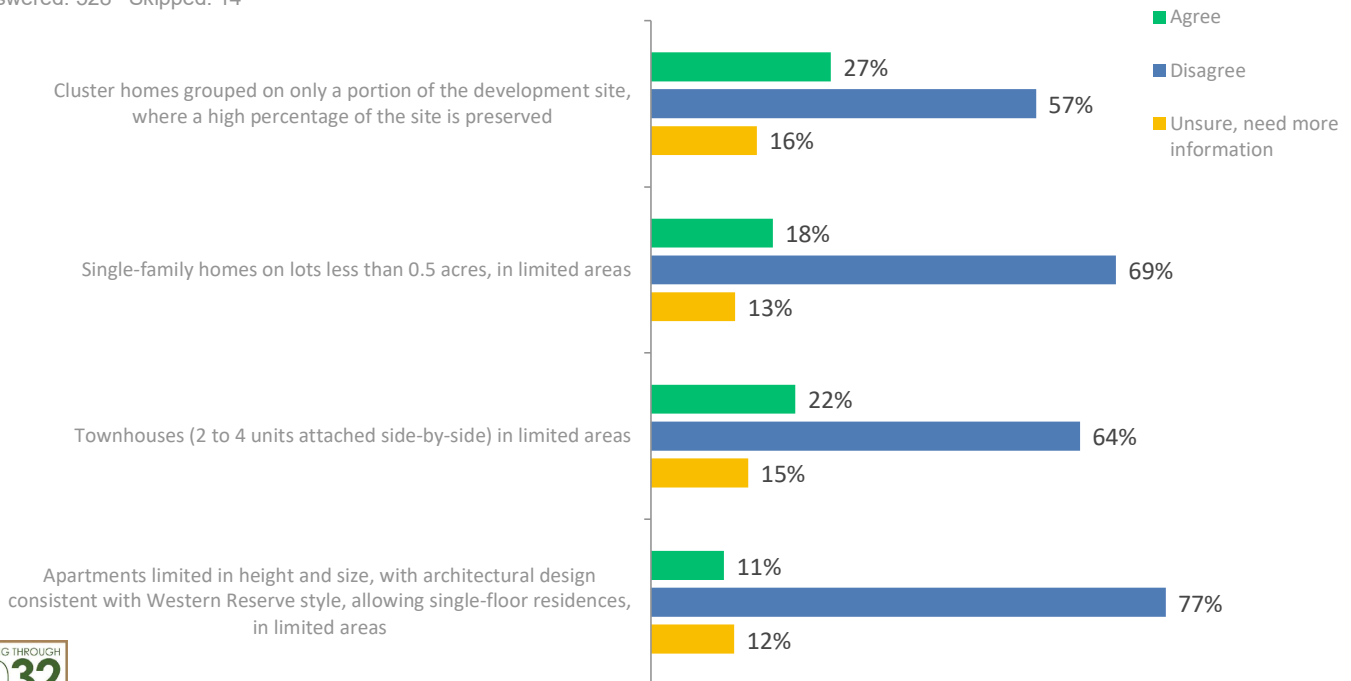
Q12: Do you agree or disagree that additional minimum lot size options should be explored as part of this Comprehensive Plan process?

Answered: 522 Skipped: 20



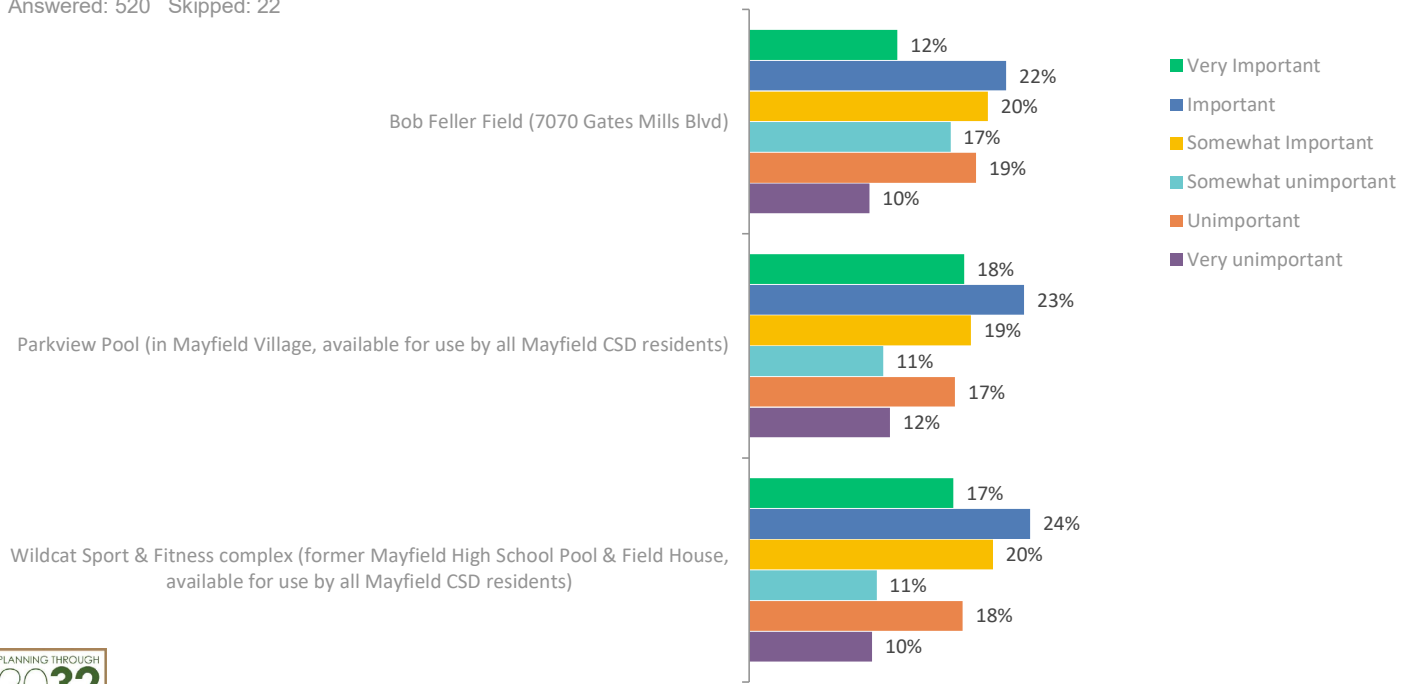
Q13: Do you agree or disagree that as part of this planning process the following housing types should be explored for limited locations in Gates Mills?

Answered: 528 Skipped: 14



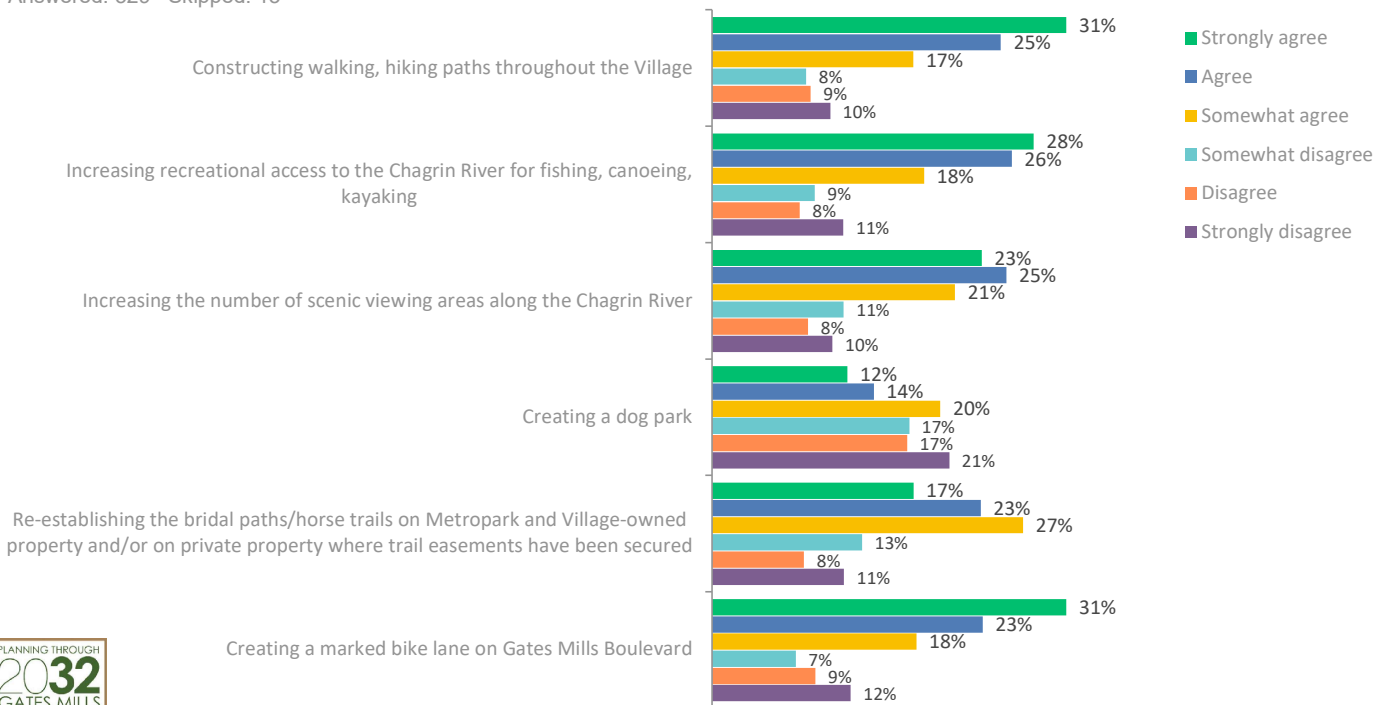
Q15: When considering the following rec facilities available for use by Gates Mills residents, how important or unimportant is each to you and your family?

Answered: 520 Skipped: 22



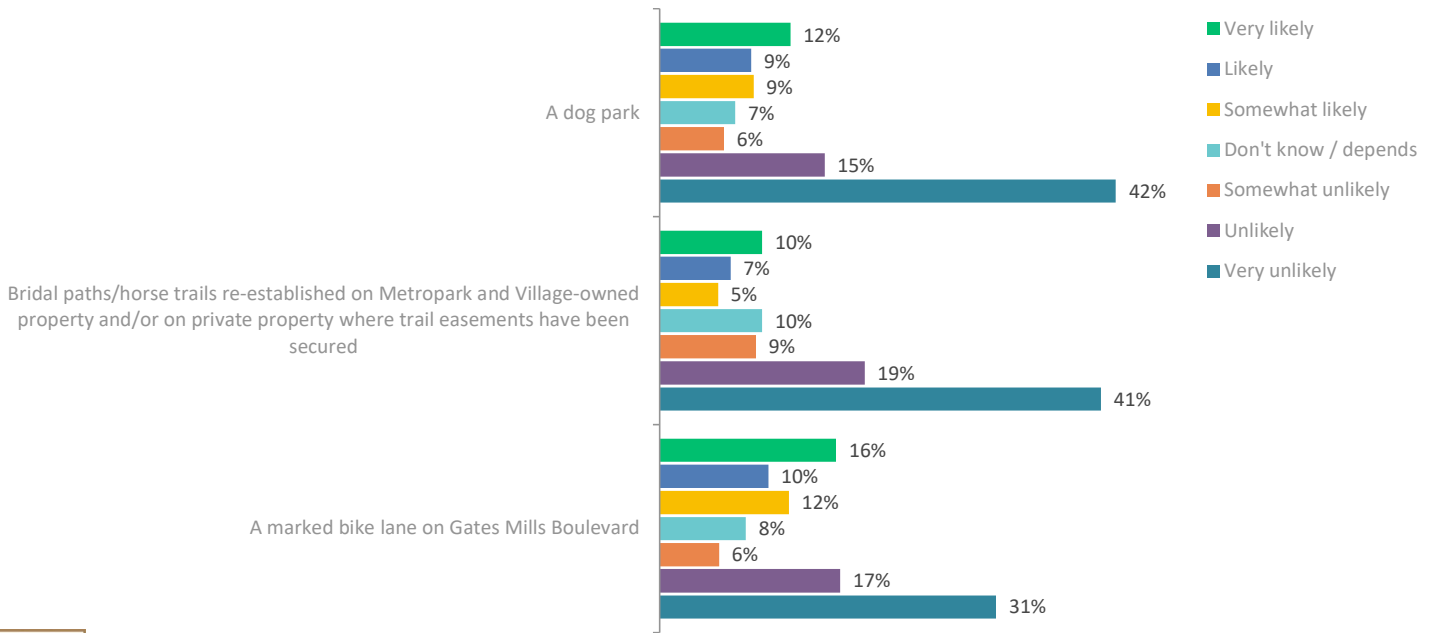
Q16: To what extent, if at all, do you agree or disagree with the following?

Answered: 529 Skipped: 13



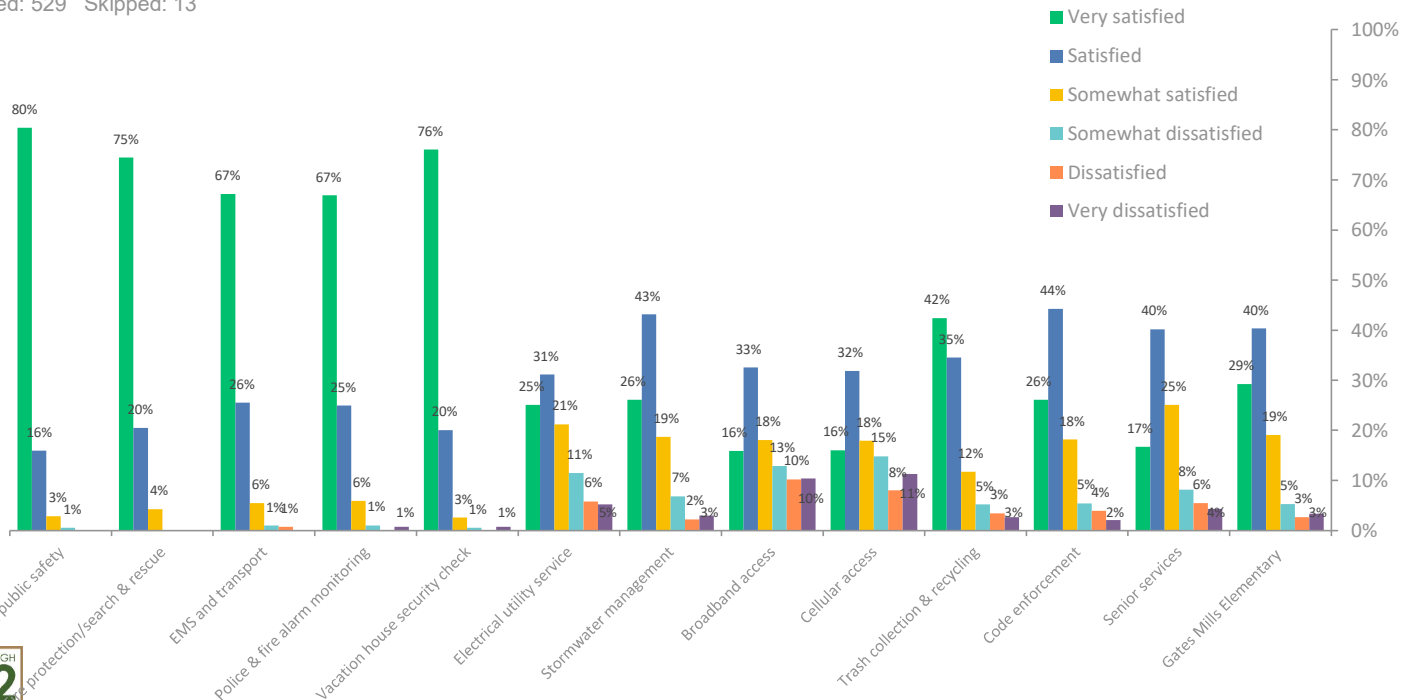
Q17: To what extent, if at all, are you or others in your household likely or unlikely to use the following if they were constructed?

Answered: 527 Skipped: 15



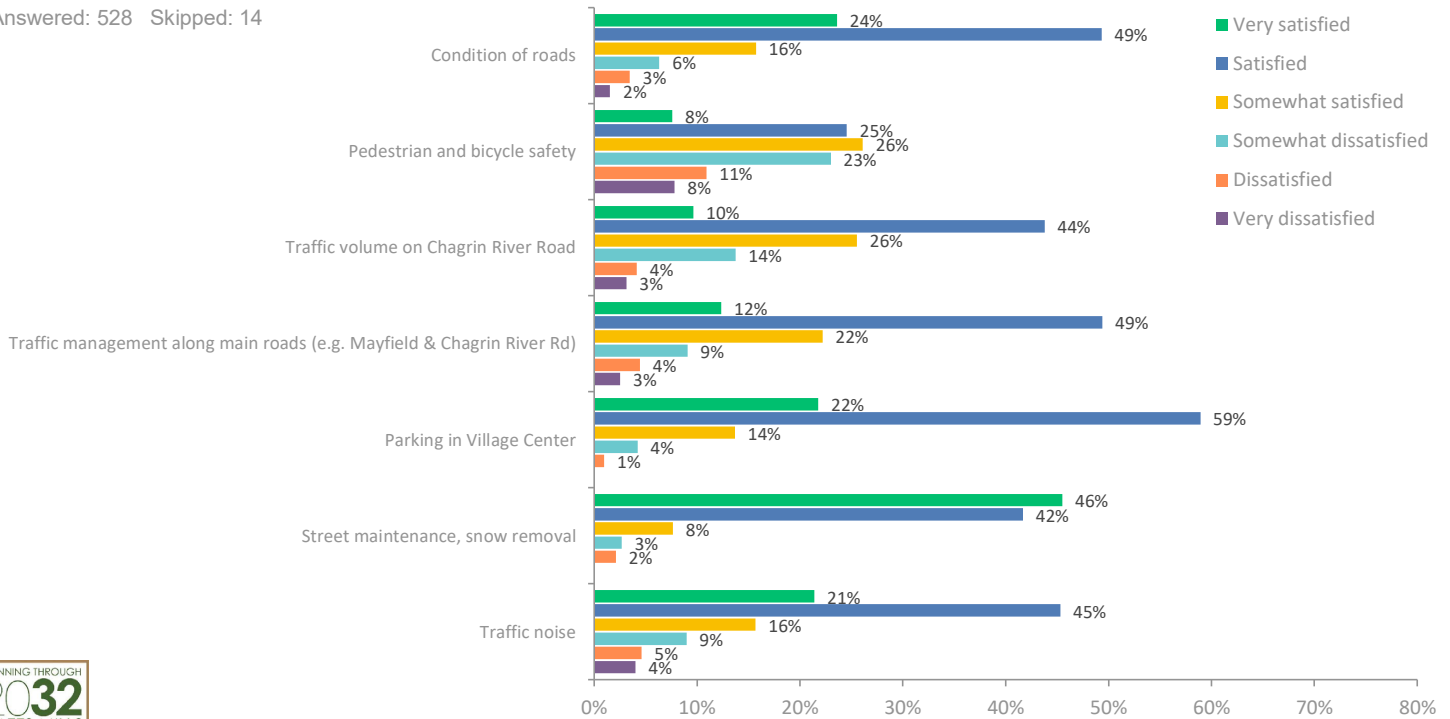
Q19: How satisfied or dissatisfied are you with the following existing community services & utilities?

Answered: 529 Skipped: 13



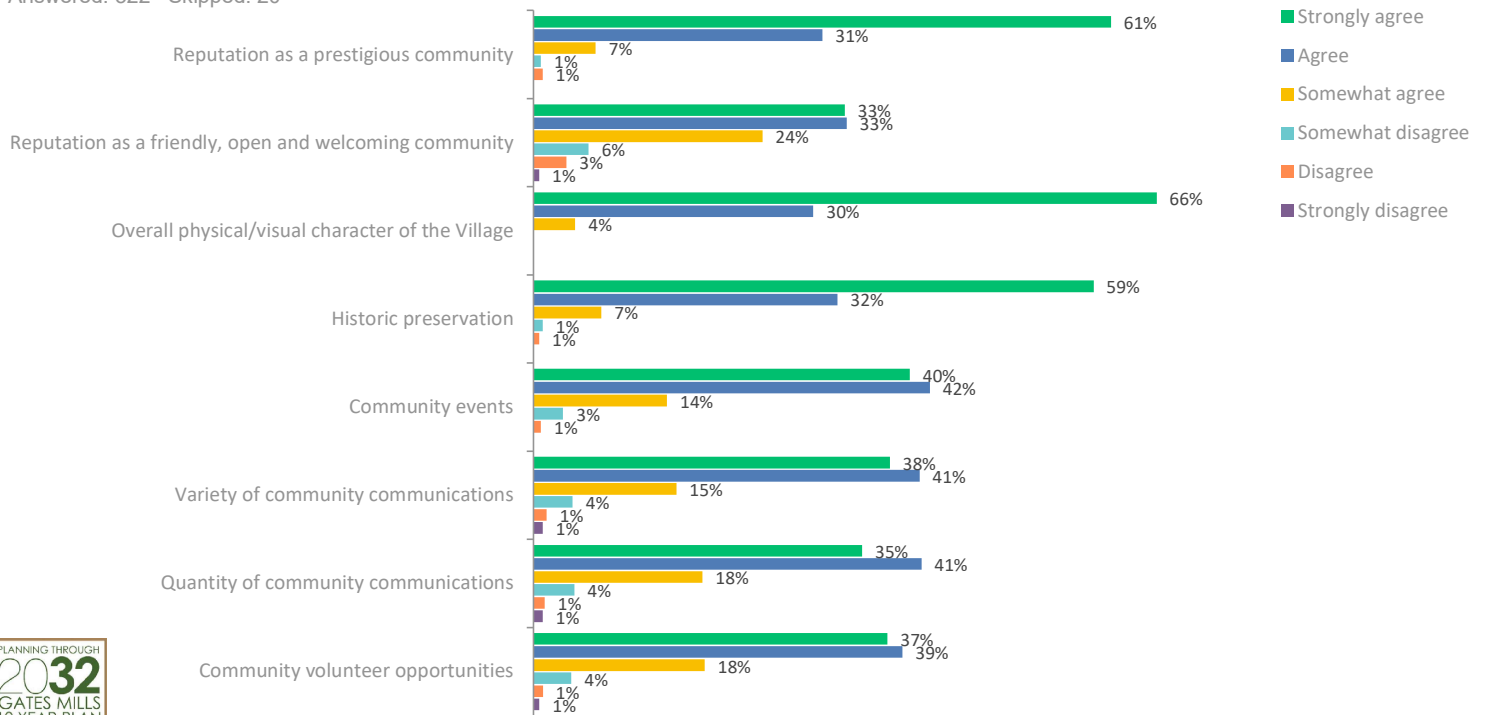
Q20: How satisfied or dissatisfied are you with Gates Mills' existing roadways?

Answered: 528 Skipped: 14



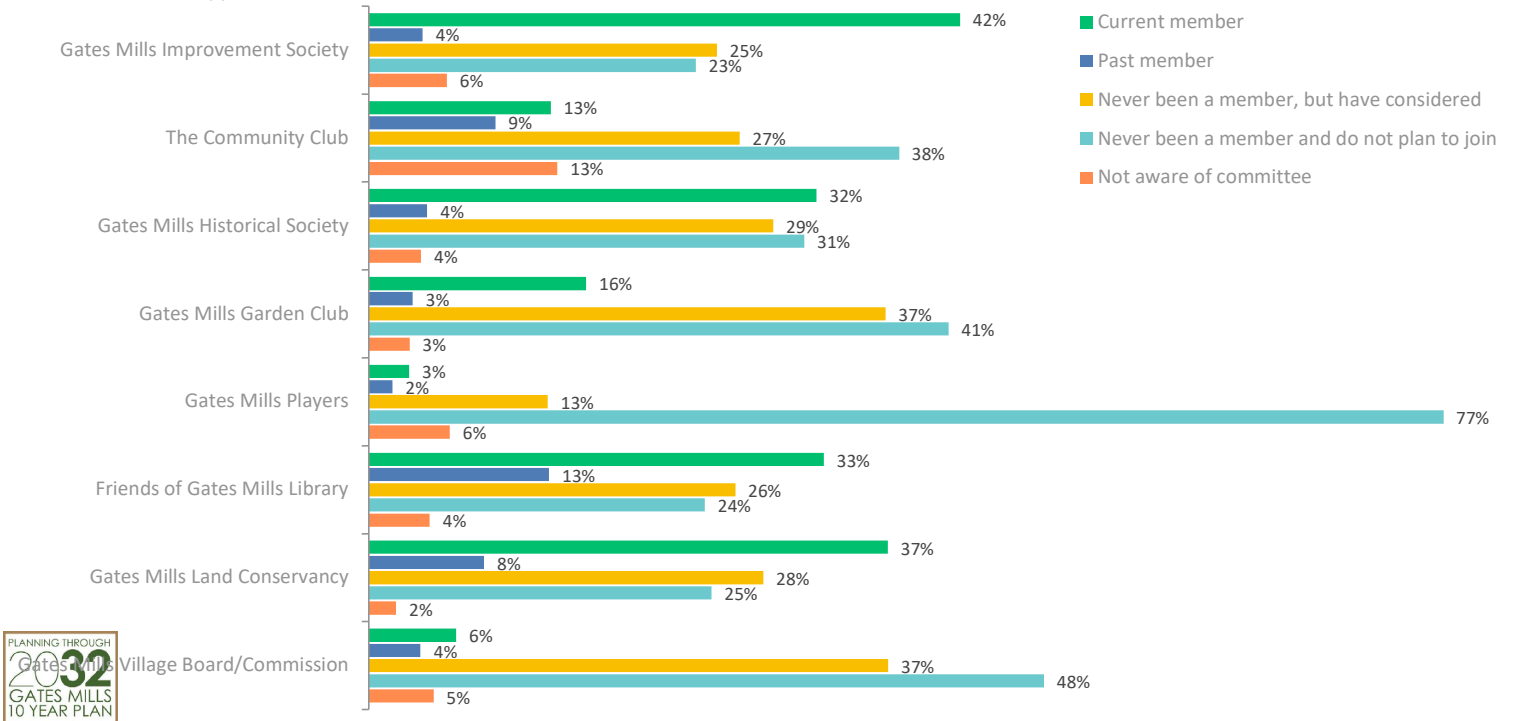
Q22: Considering Gates Mills' existing image & identity, to what extent do you agree or disagree that each of the following contributes to the overall strength of the Village.

Answered: 522 Skipped: 20



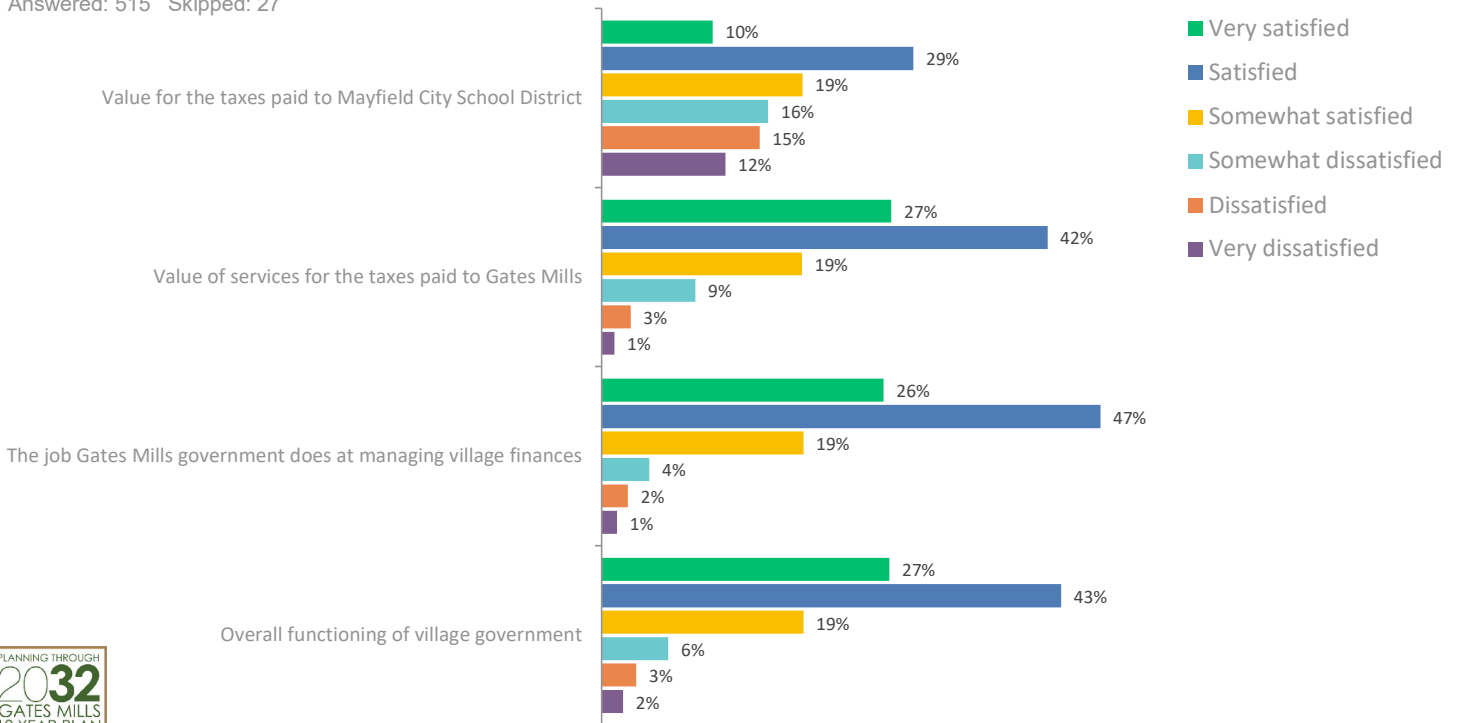
Q23: Which, if any, of the following community organizations or committees do you belong to?

Answered: 499 Skipped: 43



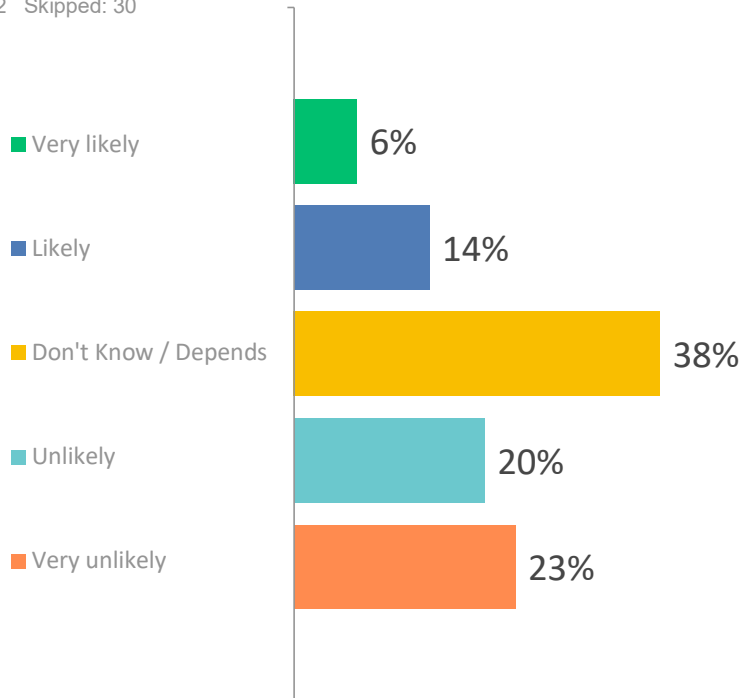
Q24: How satisfied or dissatisfied are you regarding the following?

Answered: 515 Skipped: 27



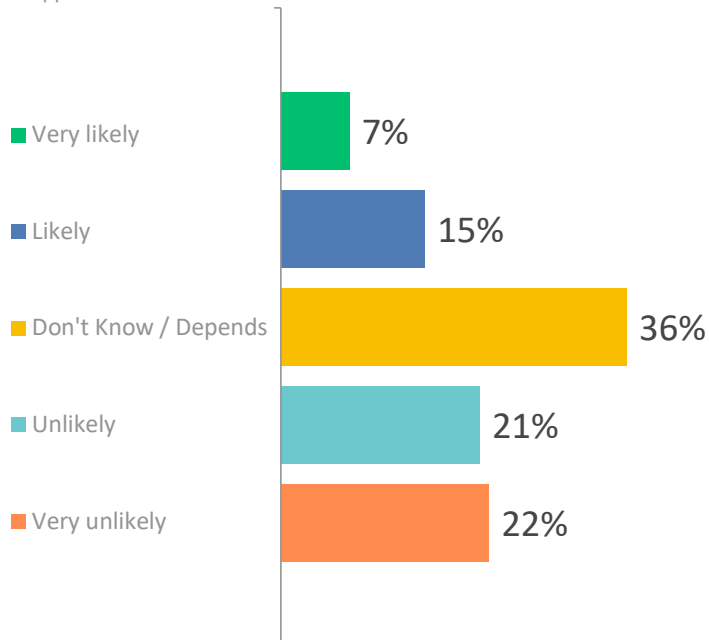
Q30: How likely or unlikely are you to support higher PROPERTY taxes to increase/improve the services and/or amenities available in Gates Mills?

Answered: 512 Skipped: 30



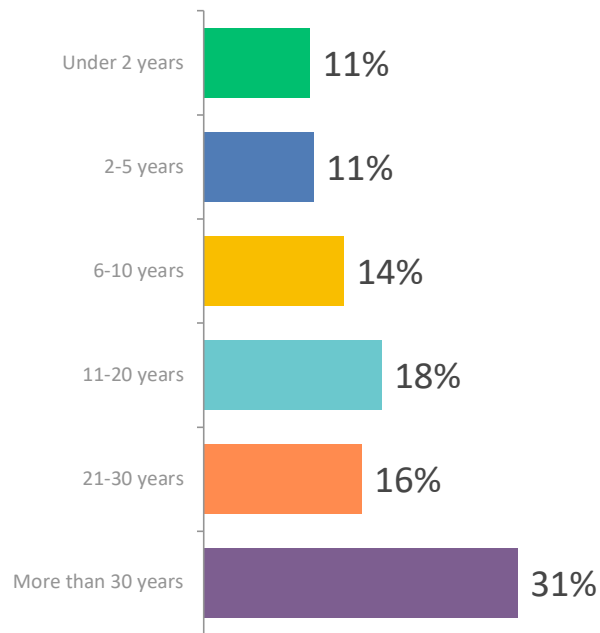
Q31: How likely or unlikely are you to support higher INCOME taxes to increase/improve the services and/or amenities available in Gates Mills?

Answered: 510 Skipped: 32



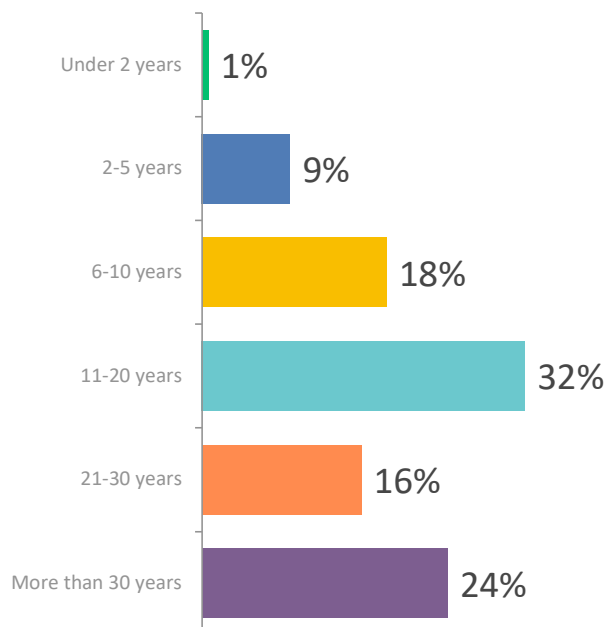
Q32: How many years have you lived in Gates Mills?

Answered: 503 Skipped: 39



Q33: How much longer do you plan to live in Gates Mills?

Answered: 480 Skipped: 62



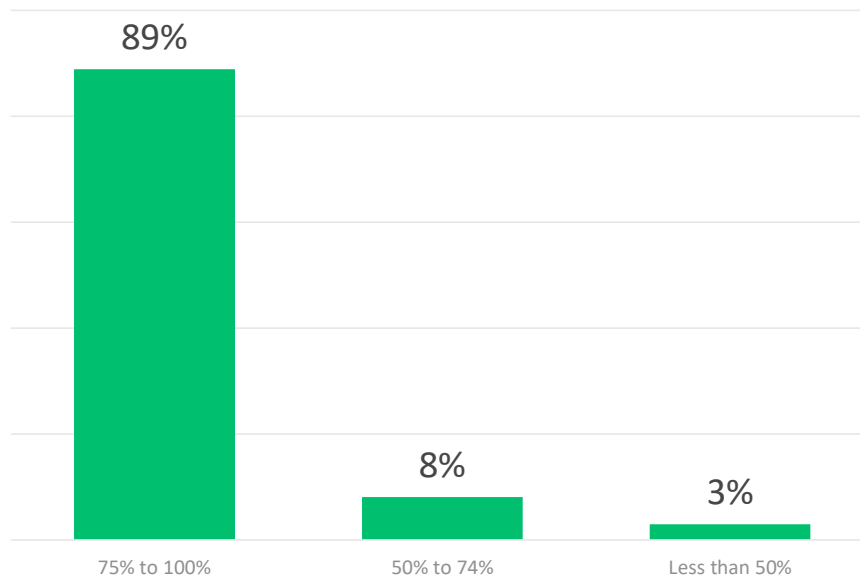
Q34: Do you own or rent your home?

Answered: 509 Skipped: 33



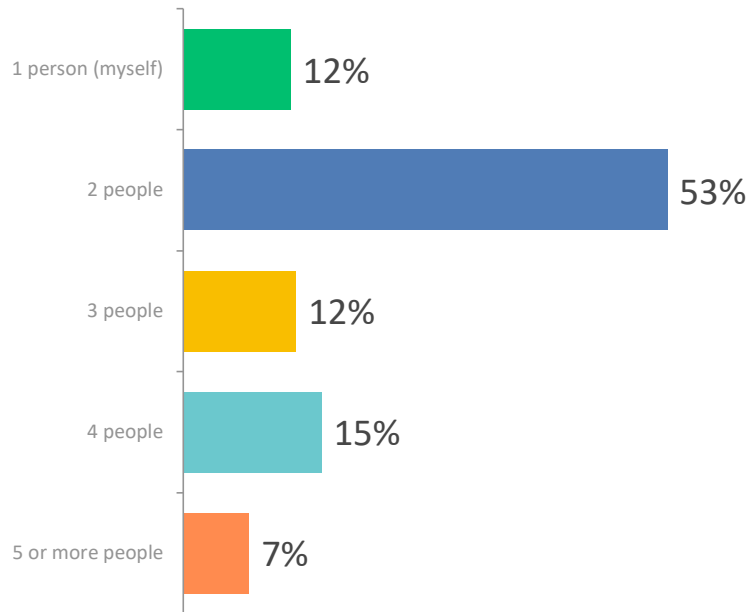
Q35: What percentage of the year do you live in your Gates Mills home?

Answered: 506 Skipped: 36



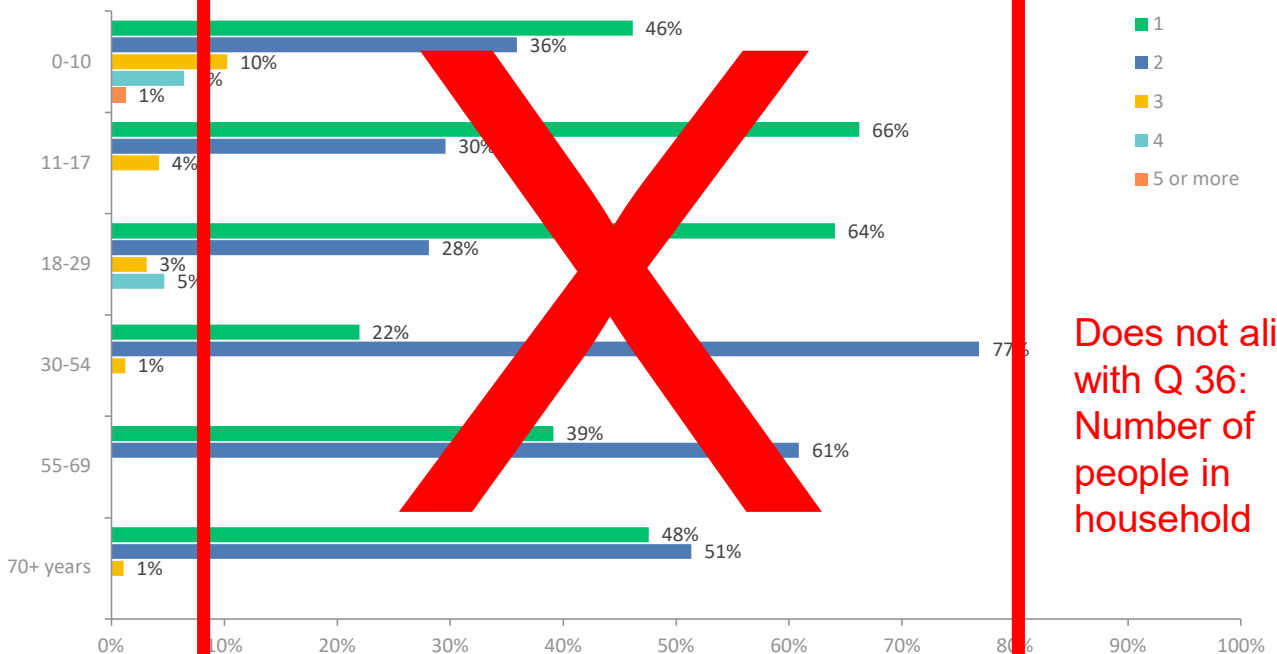
Q36: Including yourself, how many people live in your household?

Answered: 500 Skipped: 42



Q37: How many people in your household are in each of the following age groups:

Answered: 493 Skipped: 49

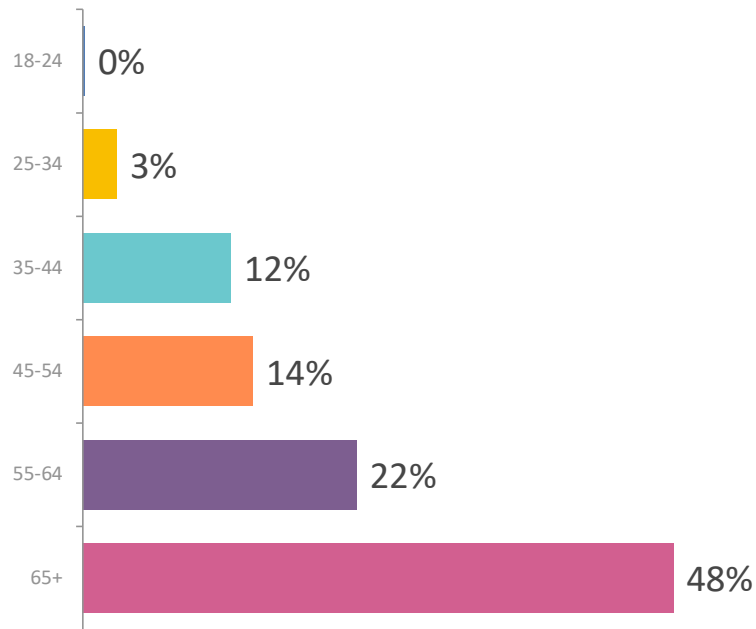


Does not align with Q 36: Number of people in household



Q38: What is your age?

Answered: 494 Skipped: 48





Gates Mills Comprehensive Plan

2022 Gates Mills Community Survey

Tabular & Written Survey Results

This document contains the results of the Gates Mills Comprehensive Plan Community Survey conducted between June 7, 2022 and July 4, 2022.

It includes the data for each multiple choice question displayed in tabular form.

It also includes the complete, unedited written responses as downloaded from Survey Monkey after responses from all paper copies were entered.

Question 1. Please rate each of the following aspects of the quality of life in Gates Mills.

	Excellent		Good		Fair		Poor		Very Poor		Total
Gates Mills as a place to live	81.3%	436	17.4%	93	1.1%	6	0.2%	1	0.0%	0	536
Gates Mills as a place to raise children	59.0%	304	33.8%	174	6.8%	35	0.4%	2	0.0%	0	515
Gates Mills as a place to retire	55.6%	293	26.6%	140	14.2%	75	2.9%	15	0.8%	4	527
Overall feeling of safety	81.4%	416	16.4%	84	2.2%	11	0.0%	0	0.0%	0	511

Answered 536

Skipped 6

Do you have any additional comments about the quality of life in Gates Mills?

Answered 157

Skipped 385

Written responses to Question 1 are included on the following pages.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q1. Quality of life Open-Ended Response
1	Excellent cordial police force.
1	There needs to be more effort to attract young families to Gates Mills.
1	a dog park would be helpful since so many families have dogs. More sidewalks?,
1	It is excellent. City services are top notch
1	The key feature of Gates Mills is the "Mayberry" attitude among the residence, the quiet, peaceful, nature filled area where privacy and peace prevail.
1	We feel very safe here and love how spacious and woodsy everything feels.
2	The Gates Mills Tower apartments and general proximity to the highway affect safety at a certain level. The lack of services and need to pay privately for many services lowers the retirement rating.
2	Expensive place to be a retiree, high taxes and lack of transport, also difficult if you don't have access to a car.
2	Always felt good place to have the space to live, but want greater community
2	Property tax is too high!
2	The services (police, service, town hall) are all exemplary!
2	While we are happy about the quality of Gates Mills, I worry about its future, specifically with the town govt considering commercial projects (ie cell towers) and cluster homes.
2	We need to focus on noise levels such as barking dogs, listening to ATV's on property less than 10 acres Open burning in neighborhoods.
2	High property taxes make it a harder place to retire.
2	High property taxes make retiring here more difficult.
2	It is not commercialized like Chagrin Falls has become. It is a quiet understated community where the beauty of nature abounds
2	Police are very frinedly
2	The many community organizations are such a positive influence on quality of life in Gates Mills.
2	Gates Mills has always seemed like an old "boys and girls" network where policy has always been focused on status quo and what benefits the few. An example of this is the cell tower being proposed on the northeast side of the village. The people interested in generating money for the village so they can manage their taxes at the expense of other Villagers aesthetics and quality of life. It was the same with gas wells. Would the same council members be in favor of a gas well, condo project or cell tower if it was in the lot next to their house? Every long term council person has had their road paved with many roads across the Village in much worse condition. Optics are not good on current administration. To say that a condo project for retirees who want to stay in the Village makes sense actually makes no sense. Anyone can buy a condo, so to say a project to help retirees would make no sense since the zoning would not change. I am sure the realtors and developers behind a condo project would not sign up for a zoning change which confirms it is not a project for retirees but only a way to put more houses on a lot and maximize profits for a few. Plenty of houses under \$500k are in the Village. Leadership needs to stop the charade and act more like public servants. Start thinking about making the Village more inviting bully connecting the metro parks with a bike path; adding consumer businesses to the Village (restaurants, bars, shopping, etc.); adding activities and events that attract people.
2	The Pink Sheet is an invaluable resource for newcomers. The conservation, historical, community and garden clubs are introduced and welcome new residents. It provides an avenue for participation in the life of the town.
2	I have lived in the village for 34 years. Being 70 years old and a widow I need to downsize. There is not a lot of availability to do this. I prefer to say in the village if possible.
2	Gates Mills doesn't have children's sports leagues, but some of that gap can be filled by nearby cities (Mayfield Heights, West Geauga). The library, tennis courts, playground, and bocce are great. It would be awesome to have a volleyball court, maybe even an indoor racquetball court (not many of those anywhere).
2	Taxes are high
2	I live on Battles Road. I am concerned because it is a cut through street for trucks and speeders who seem to bee late for an aplate for an appointment.
3	It would be nice to have side walks, especially near the metro parks on Wilson mills rd
3	my hesitancy regarding the raising of children is that we have public school children, and private school children, divided into Hawken, U.S., Gilmour and others, and I am more comfortable will all of the children in the community knowing each other. And with Hawken parents and U.S. parents and Gilmour parents separated, we lose a sense of community.
3	We don't have children and aren't retired, so we'll skip those two questions.
3	Loud motor traffic is about the only day to day problem. Lack of side-walks/trails make walking and biking risky everywhere but in the village itself.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q1. Quality of life Open-Ended Response
3	I don't believe that saving the Village money/having lower taxes necessarily leads to a better quality of life here. Some years ago the Council opted to use American Security to save on expenses. Now, instead of reaching a Village attendant who knows us, we are routed to Chagrin Valley which definitely does not, and response time has increased noticeably. We were never given an option to keep what we had and pay more in taxes.
3	The quality of life in Gates Mills because it remains a pristine, idyllic community.
3	We are very new to Gates Mills and we are so happy to be here. It is an amazing community. Our only concern is for the traffic on Chagrin River Road (CRR). We live adjacent to the intersection at CRR and Brigham Road. The stop signs there seem to be more of a suggestion and are largely ignored. Why stop when there is no crossing traffic? We enjoy sitting on our front porch almost daily and see the traffic from all three sides. The stops at Brigham seem to benefit no one, and create noise worse than most folks would imagine. There are signs that indicate No Rapid Acceleration which only seem to serve as challenge flags to a certain type of motorist. Everyday it's a steady rhythm of horn-blowing and sign language from frustrated drivers. From our perspective, it is difficult to see the value of the stops on CRR at Brigham Road. We would like to see a feasibility study to consider removing the stops, and allow the north-south traffic to flow at a reduced speed on CRR from the stop at Wilson Mills Road to some reasonable point south of the intersection at Brigham Road. Westbound traffic on Brigham would of course always need to stop. After many hours observing the morning and evening flow, we believe removing the north-south stops would increase traffic flow, reduce noise, and provide an overall improvement to the driving public and residents. We realize our observations are not scientific, but hope that the committee will give it some thought.
3	We don't have kids, aren't retired, and have lived in the village since mid-March 2022, so both our responses and the questions we've left unanswered reflect those realities.
3	We love Gates Mills!!! I wouldn't change anything. We searched for a home for over 5 years in the Gates Mills area until we found the home that was right for our family. We grew up on the east side of Cleveland and always knew a goal of our was to move to Gates Mills because of how beautiful, quiet and peaceful it is. Gates Mills is a little secret in Cleveland that is fantastic.
3	Taxes for schools too high.
3	The safety issue would rate higher if the speeding and reckless driving on Chagrin River Rd north of Wilson Mills was better controlled. Way too many avoidable accidents and noise.
3	I love living here in beautiful Gates Mills.
4	fair place to raise children as there does not seem to be many young families. Do do the spread out nature of the community there is less of a sense of community for young people. As far as a place to retire, yes it is good as it is serene, quiet, and esthetically perfect.
4	charming, beautiful and peaceful community.
4	Subrural. Lots of land but close to everything
4	I haven't liked the direction things have been going over that past several years. It seems like certain leaders are putting their interests above those in community.
4	It would be nice to have a pool
4	We greatly enjoy the tranquil community and quiet setting afforded to those who live in Gates Mills.
4	We have a 2-year-old and baby on the way. It would be great if we could on a more regular basis meet more people in the community with kids of a similar age since we don't have a sidewalk-style neighborhood. Sidewalks would be nice.
4	Privacy is a key feature of the Village. Great neighbors. Proximity to conveniences without the headache of having them where you live.
4	Great neighbors
4	Truly enjoy the peacefulness of the community and lack of traffic !
4	I enjoy the ability in Gates Mills to create our own garden sanctuary, and the flexibility to have a natural wooded lot, a mowed lawn, or any variation in between.
5	No housing options for someone to live when then retire
5	Lack of restaurants nearby is a big negative.
5	Lack of sidewalks makes it challenging for raising children.
5	Excellent police department
5	Speeding on many streets affects walking issues
5	Like the police presence in community and availability when needed.
5	I love it here but i am not sure i can retire here even if i want to due the the maintenance of my older home and the difficulty of not having attached garage and the steps to my older home. (which i love). I love the "americana" of our parade and town, the friendliness of the village workers and the promptness of service.
5	A significant, if not primary, attraction of the Village is its bucolic environment and open and environmentally friendly space.
5	We enjoy the open space and nature.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q1. Quality of life Open-Ended Response
5	Community should be more family friendly to attract young families. Hard to accomplish without "neighborhoods".
5	I wish we had septic and better service. I also wish to see rental properties no longer allowed and vbr or Airbnb rentals permanently banned.
5	Housing for residents interested in downsizing is desired
5	Lower ratings for retirement due to maintenance of large lots and older homes
5	It's a town like no other. Very special.
6	I love the sense of community within the village through all of the organizations . The tranquility and serenity of the village is not to be taken for granted. It's peaceful and safe. Nice place to come home to after being away to other parts of the country.
6	Gates Mills is perfect for a house set apart from neighbors but still protected by a strong police force.
6	One of the things that makes it so unique is the abundance of natural spaces that are not laden with human habitation.
6	Quality of life would have been much better if the Metroparks trail had been approved and completed to connect North Chagrin and South Chagrin Reservations.
6	Gates Mills is more than just the village and more than just the homes along Chagrin River Road.
6	There are opportunities to get involved in the Village through various organizations that are meaningful.
6	I would rate safety as excellent with the exception of speeding on Chagrin River Road, north of 322.
6	Gates Mills is very safe, except for the speeding on Chagrin River road north of Mayfield. Ridiculous that speed sensors are going on Mayfield Road - a 4 lane highway and nearly impossible to go below 55 going down hill - and ignore River Rd. No downsized housing for retirees.
6	I feel strongly that GM offers a unique village/country place for residents that no other city offers within such close proximity to the city of Cleveland and the diversity of its suburbs. I hope the village does not take away what makes it special to check off all the boxes. Then it'll be just another suburb.
6	It is an idyllic place to live!
6	The only safety issue that is concerning are some of the car break-ins that happen around the Mayfield Heights area.
6	I wish there was housing appropriate for seniors who want to remain in our village but occupy a smaller footprint.
6	Excellent freedom to engage in community affairs
7	No services for elderly
7	Would love to see more opportunities for school aged children to interact.
7	Expensive
7	Gates Mills is a unique living experience with hard to find charm, and tradition. Maintaining the character and personality of Gates Mills is paramount. Gates Mills comes with cache, and is a highly desirable village because of it's timeless beauty. Its what attracts families to the area, and maintains our strong community.
7	Our house was burglarized (along with two other close by neighbors) in 2020, so that affects our opinion of safety. I am much more paranoid now about locking doors, etc.
7	There are few stores or restaurants, a bit inconvenient for quick things.
7	It is a nice place. It seems to have lost some of its luster over the past 20 years. Would like it to return to the exclusivity it once had.
7	Been living in Gates Mills for ~17 years and have been very happy with the environment.
7	Overall quality of life is good in gates mills. Some random crime is a concern, but understandable and police are responsive and communicate well. The police also maintain a presence in the community that acts a deterrent
7	Love the small town feel (parade, Easter egg hunt, Christmas Eve bonfire, etc.) and all the village organizations. THis sets us apart from other communities.
7	Need more family friendly bike options - like a bike path on the Boulevard
7	Our Police and Fire along with Post office and Library are superior!
7	Isolated, lack of sidewalks and paths that create safe pedestrian infrastructure
7	limited services for the community
7	It would be nice to have a city swimming pool. I am surprised there is not a Gates Mills little league or girls softball leage.
7	I appreciate the great natural beauty and open spaces and deep community activities such as the library, community club, the historical society, the garden club, closeness to shopping, medical care and the professionalism of police, fire, and maintenance
7	Safe place to raise children. However, without sidewalks and houses far apart, it is hard for kids to socialize. Place to retire - taxes are high and there are few services for seniors.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q1. Quality of life Open-Ended Response
7	Gates Mills is a beautiful community. Our children were grown by the time we moved here so I don't have first hand experience with raising children in this community. I definitely feel that there are little if any benefits to people who choose to live in Gates Mills after retirement with regard to activities, services, and or benefits which most other communities provide in abundance.
7	Good community organizations, good neighbors
7	We badly need reliable cell coverage for the residents. It is dangerous to not be able to connect with loved ones since the service is so poor.
7	and as a place to shelter in place during a pandemic--excellent!
7	We love to live in Gates Mills! You are doing a great job wheeling our village clean and safe! Thank you!
7	Raising children - GM lacks true neighborhoods, sidewalks, which facilitate relationships and daily life for young families. Retirement - Some people at or near retirement regret the lack of housing options in Gates Mills for this transition.
7	I've not raised children in Gates Mills so I did not offer a rating.
7	Living on the Boulevard, the SPEED CONTROL on this road is TOTALLY OUT OF CONTROL!
7	Overall, I think this is a wonderful place to live. It's very safe, beautiful and we love raising our family here. It's quiet and we love the natural surroundings. If the schools were better the 'raise children here' score would be higher. There aren't a lot of younger families here, but it seems to be heading that way lately which is nice.
7	Great healthcare facilities close by. Trash collection does not encourage keeping your property tidy and getting rid of unnecessary debris
8	No cluster homes development. Keep protected property protected (E.g Gates Mills land conservancy)
8	Lack of senior services
8	Find options for retaining seniors. Start with senior services and consider housing options (such as a 55 and older housing community)
8	everyday the beauty of the community is sustaining. The village is so quant and guest from out of town always rave about the community. As in out of town fro Greenwich or Bedford type places.
8	Gates Mills is lovely, clean and quiet. I don't think it's great for kids because the houses are far apart and, outside of school, there is not a lot of opportunity to interact with other children.
8	We need to avoid developments which reduce the bucolic nature of our Village
8	No options to downsize in retirement
8	Lucky to have landed here 44 years ago.
8	Gates Mills is a unique place, which stills has the feel of a Village. Neighbors know each other. We join clubs and participate in Village programs. I belong to or support Gates Mills Garden Club, Community Club, Improvement Society, Historical Society, Library. I'm happy and proud to support Gates Mills.
8	Since moving here 2 years ago from the Chagrin Falls, we feel our quality of life has greatly improved in terms of happiness, enjoyment and peace.
8	Living here is fantastic!
8	The beauty and privacy make it a wonderfully quiet and peaceful place to live.
8	Gates mills is only a fair place to live because 1) There are no sidewalks 2) no street lights, 3) no reason for families to go down town 4) the new park does not accommodate kids older than 5. Overall this is a very closed community that shuns families who are not members of the Hunt Club.
9	Peaceful, beautiful nature.
9	We, like many, split our retirement life between Gates Mills in the summer and fall and south in the winter and spring.
9	I enjoy the tranquility of such a large amount of green space and no traffic congestion. Weekend's are particularly quiet and peaceful.
9	Peaceful. friendly. Sense of being a part of the community. City services are excellent and very nice people providing them.
9	I love the charm of our village, all of the nature, and the sense of community. I wish the community was more diverse, however.
9	Excellent to all of the above. Don't have the answer, but wonder about those long time villagers hoping to stay in the area and downsize.
9	Been living here since 2005 on Colvin in the center of the Village. The distinctive setting is like no other place in Northeastern Ohio. That character and quality of life should not be altered in any way. People that want to do so, should move to Solon, Beachwood and Lyndhurst or across the Cuyahoga to the West Side !!!
9	We have 4 children, soon to be 5. The only reason I rated Gates Mills as "Good" as a place to raise children was because we wish there were more kids in our immediate area for our kids to play with. Perhaps more "Young family" events at the Community house would be good. We love the 4th of July Parade as well as the Halloween Party and Christmas at the Hunt Club. All of these are wonderful events for families and kids.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q1. Quality of life Open-Ended Response
9	The Mayfield Schools are not good. I would not choose to send my children there. I do not want small lot sizes or more homes built at a lower price point.
9	Gates Mills would be much more appealing if it was a friendlier, more diverse community; the vibe is very stodgy. We really love our house and it is close to family; otherwise, I think we'd move.
9	Much of the quality of life in Gates Mills has to do with its proximity to regional assets -- metro parks, I271, shopping in neighboring communities. Other than the river and preservation of the tree canopy, there's little about what is in Gates Mills to distinguish its quality. Much of what people seem to find value in -- clubs, etc. -- are very clubby and unwelcoming.
9	Its the bpest!
9	Love the river and metroparks
9	I just moved here, we decided to raise our family in gates mills because we love the historic charm and the safety while not sacrificing distance to shopping and highway.
9	We love living here. However, I rated Gates Mills only fair as a place to retire because there is really no "lock it and leave it" housing in the village and I suspect many snowbirds and older retirees leave the village for this reason. I also think we could do more to liven up the village center. We don't want to be Chagrin Falls, but it would be nice to have a coffee shop, maybe another casual restaurant and a convenience/general store. Also, we have a lot of public land in the village owned by the conservancies and Metroparks. It would be fairly simple to create walking trails and small "pocket parks" on some of this land and I imagine the owning organizations would be delighted to cooperate if the Village had a good plan.
9	fantastic location great neighbors safe
9	The only reason I don't say "excellent" in the quality of life side is that this is a very non-diverse place and I have had friends and family from different backgrounds not feel fully comfortable here. That bothers me.
9	I do not plan to retire here. There isn't smaller housing and walkable access to essentials (food, healthcare, etc.)
9	Gates Mills is a terrific community. When moving back to the area about 2 years ago, we did not know anything about the village, so we have been learning over time and as we've gotten more engaged locally.
9	The Land Conservancy was my idea and has been successful in preserving several hundred acres which are now off the tax code.. I now favor eliminating its Village funding so as to reduce overall spending and keep taxes as low as possible,
9	Maintain as is
9	would like to see our police chief out more and involved.
9	idyllic, peaceful, green, friendly, convenient, safe
9	Friendly
9	How you respond to life in Gates Mills (or any place) is a function of your personality. If you like peace and quiet and a sense of time standing still, Gates Mills can't be beat.
9	wonderful community involvement opportunities is a plus
9	It's quiet, and I like That
9	You can't get anywhere a more friendly village staff from the police force to Jean and Dorothy at City Hall to the post office personnel to the library staff, everyone goes out of the way to be helpful and kind.
10	Taxes are a bit high but other than that I love living in the country
10	It's an amazing place to live at anytime in one's life.
10	amazing village, just moved here
10	Does not have good public schools. High property values make retirement property difficult.
10	The beauty of the Village is that you can be as involved - or private - as you wish!
10	Gates Mills has remained a constant in the changing world around us. Except for the trees being larger, there isn't much that has changed over the last 50-75 years and that is a good thing.
10	Excellent place to live.
10	A bucolic low stress community with all of life's necessities within a short distance
10	Love having protected natural space/woods surrounding where we live.
10	I enjoy the feel that a small Village gives to its residents!
10	The life quality in Gates Mills is high, property taxes are extremely high and are a deterrent to younger families who may be able to afford a home, but choose other communities because of the property tax. With the \$10,000 SALT cap, the average Gates Mills tax is excessive for a community that sends the majority of their children to private schools and offers little in the way of community services.
10	Quality of life here is almost idyllic. I feel very safe and am surrounded by the beauty of nature and a historic place.
10	Quality of life has decreased as Gates Mills has continued to develop (I've been here > 40 years); Too many decisions made "behind closed doors", too much "close mind thinking" vs. "open mind thinking"; Questions around quality of schools and cost of schools

Question 2. Please rate each of the following characteristics as they relate to Gates Mills.

	Excellent		Good		Fair		Poor		Very Poor		Total
Small town character, historic village ambiance	79.2%	423	17.8%	95	2.8%	15	0.2%	1	0.0%	0	534
Preservation of Western Reserve architecture	62.6%	327	32.2%	168	4.8%	25	0.4%	2	0.0%	0	522
Variety of housing options	23.8%	124	40.2%	210	24.9%	130	9.4%	49	1.7%	9	522
Available lot sizes	40.4%	202	35.6%	178	18.0%	90	5.6%	28	0.4%	2	500
Home value retention	43.0%	225	42.1%	220	12.2%	64	2.1%	11	0.6%	3	523
Rural/natural environment (i.e. views of the Chagrin River, wooded hillsides, meadows, etc.)	82.9%	442	16.5%	88	0.6%	3	0.0%	0	0.0%	0	533
Overall quality of Village parks and recreation facilities	49.3%	260	39.7%	209	9.7%	51	1.1%	6	0.2%	1	527
Proximity and access to the Metroparks	79.6%	421	18.5%	98	1.1%	6	0.6%	3	0.2%	1	529
Proximity to I-271, shopping, healthcare, other services	82.6%	441	16.5%	88	0.9%	5	0.0%	0	0.0%	0	534
Proximity to private schools	74.6%	385	21.5%	111	3.7%	19	0.2%	1	0.0%	0	516
Overall quality of Mayfield Public School System	19.6%	92	47.2%	222	24.9%	117	6.0%	28	2.3%	11	470
Overall quality of Gates Mills Elementary School	35.3%	152	46.2%	199	14.4%	62	3.5%	15	0.7%	3	431

Answered 537

Skipped 5

Do you have any additional comments about the above characteristics?

Answered 143

Skipped 399

Written responses to Question 2 are included on the following pages.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q2. Character of Village-Open-Ended Response
1	Gates Mills should stay in the Mayfield School district. If individuals want to send their children to private schools that is their choice, but should not affect our community supporting the public school system.
1	I question the proximity of Marston Park/Tennis Courts to the storage of service equipment, recycling bins, and the Rumpke trash area. Some type of transition needs to be addressed. Could some of those services be moved or hidden?
1	Our children are graduates of The mayfield system and very happy with the quality of the experience.
1	Recreation facilities need to be added. Gates Mills Elementary also needs to be publicized more. When we moved here, we had no idea that Gates Mills had its own public school. I believe more people would choose public school and be more invested in the community, if they knew more about the elementary school.
1	disappointed in the Mayfield Heights lead up to Gates Mills in the exit from 271 on Mayfield rd. - the shopping plaza on mayfield road across from the old walmart needs to be required to be updated similar to Golden Gate, etc.
1	Value of housing has declined greatly compared to other Chagrin Valley Communities. We have lived here for over 25 years. When we moved here, Gates Mills was considered THE prestigious place to live. Not anymore. I am not sure if it is the
1	Future housing values and character are dependent on current minimum lot size requirements. Cluster homes and changes to minimum lot size are a non-starter.
1	We love the library!!!! They're amazing.
1	We haven't sent our children to the public schools, but we've heard great things about Gates Mills Elementary from our neighbors. I wish the playground in the center of the village had more climbing equipment for older children; right now we go to the Mayfield playground by the Parkview Pool for our older child.
2	I don't know about the questions related to housing. What is Western Reserve Architecture and why does that matter?
2	Mayfield Schools Since the schools comprise students from Mayfield Heights, especially the apartments Gates Mills Place and Marsel/Drake, the school has a drop of high school graduates, attendance and grades have dropped, standardized Ohio test scores have dropped, etc.; Gates Mills school has very few Gates Mills children who are residents. Most students come from Mayfield Village and Gates Mills Place apartments. Why should we keep this school open? Total enrollment is about 130 pupils.
2	Don't understand why access to the Metroparks is listed. They keep trying to "horn-in" on our properties.
2	I chose "fair" for the third and fourth questions if this section because n/a wasn't available. Part of Gates Mills' charm is the larger lot sizes and land with each home. Chopping up the land to create a variety of smaller options negates some of our village's natural structure. I also love that the majority of our homes are beautifully cared for homes that are purchased with the intent of maintaining home integrity and value.
2	Doesn't apply
2	Should consider reducing lot size requirements.
2	Would like to see some cluster housing.
2	Don't care about private schools or preservation of architecture.
2	Lighting on the tennis courts is not adequate and have not worked properly in many years. Bulbs are burnt out and never replaced. Lighting needs updating.
2	I wondered about all the homes [Old World] being built on County Line Road, not similar to other homes, & close together, that will create more traffic on County Line Road?
2	An advantage of the town presented to us when we were looking for houses was the rural character of the town with proximity to all necessary shopping, healthcare, etc.
2	My daughter attended gates mills elementary school some 25 years ago. I have very little knowledge of today's elementary school. It was a wonderful learning school for her when she was there.
2	We love Gates Mills Elementary. All our kids have gone there and we LOVE it! Mayfield City Schools are great. I wish we had more opportunities for tennis lessons for kids. We love the tree lined streets coming up to Gates Mills. The village activities and traditions are also fun and we have tried to participate (4th of July, Halloween, Christmas).
2	Gates Mills Elementary is how we meet most people in the community. It's an important part of the community.
3	it was bothersome that my daughter was one of only a few gates mills residents that went to the elementary school. Although I do value diversity, I feel the school was not adept at managing it. I do feel that my daughter was often unjustly blamed and/or not fairly treated so as not to 'rock the boat' or upset other parents. This was an issue at the middle school and much more serious. By high school, it was a lost cause, the damage was done.
3	As said above, side walks would make it much easier to access the metro parks, especially on a street like Wilson mills since the curvy road makes it dangerous for pedestrians.
3	A dog park would 1) be good for our dogs, and 2) provide an excellent opportunity for neighbors to meet neighbors.
3	We moved to the village only three months ago and have responded only to the questions that, in our opinion, we're qualified to answer.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q2. Character of Village-Open-Ended Response
3	Gates Mills does not need much, if any development. We chose to live here, not in Chagrin Falls, or other suburbs which have sought development.
3	Mayfield as a school district is not what it used to be and has fallen in state rankings. The village would be better served by joining a district like Orange, whose communities more closely mirror Gates Mills.
3	No children in school but we have heard nothing but good things about the local schools both public and private.
3	Gates Mills elementary class sizes are small and limit the availability of my child to find more friends.
3	I think too much of our property taxes go to the public school system for the number of children that live in our area who do not utilize the public school but instead are in private. I prefer there not to be Village parks. We have the Metro, and surrounding suburbs who are very kind to Gates Mills residents because we are in Mayfield school system. People in Gates Mills have their own pools or playgrounds so to speak on their properties. Who are you trying to attract with another playground in the area?!?!?
4	Marston park is great. I would like to see more people using it and I would hope other attractions would be added to attract older children. Playground as it is now is for very young children.
4	I have been told by a reliable source that Mayfield has a bad habit of altering test scores for poor-performing students in order to artificially inflate our school system's results because they want to keep property values higher than they would be if buyers knew the school system wasn't all it's made out to be.
4	school quality is complicated and loaded question and each child may have different needs and so rating schools is function of those needs. I do think public schools need hard look and perhaps some nudging but this is highly preliminary. In essence too many of us do not really know our public schools well enough to judge
4	We would like a community pool, and more local businesses and restaurants downtown (similar to chagrin falls or hudson)
4	The creation of hiking and biking trails along the Chagrin River and through the Village would be a great addition. Also, the creation of areas where cluster housing with smaller lot sizes would be a good addition.
4	It would be nice if the playground near the library had swings.
4	While the public schools are a bit of a negative, they are a negative in many, if not most, places. They hold back property values on the entry level homes, However, in the end, I doubt that the schools have too much impact as most residents desire private/parochial schools anyways. If the elementary school was operated more for the residents, it would be great, but after that most all kids would go private.
4	Our current public Education system has failed its little ones. We should look towards creating an Elementary school that is focused on Waldorf Education where the whole child is taken into account. This is the future of education, and Germany, and many cities in the US (East Coast and West Coast) have embraced this kind of education. It is completely in sync with the Gates Mills kind of living, with an appreciation for the outdoors, nature, experience based education, immersion of arts and music woven into the education curriculum, and zero focus on technology for building a strong foundation for the child. Later on technology can be added in high-school years. This would be the only kind in Cleveland Ohio and suburbs, making it a major attraction for people from all other cities. Currently we drive to Akron Ohio for this kind of education 45 miles away daily for our three children.
4	Gates Mills best services today are Police, Fire, and Road Services. But Gates Mills doesn't offer its residents nearly the extent of "free" services nearby Mayfield Village offers its residents. I believe this is due to the operating revenue MV earns from taxes on its extensive business and professional community. Gates Mills operating revenue primarily comes from property taxes, and I feel that increasing the GM property tax rate is non-viable. Consequently, I believe your focus on the future should be on how Gates Mills can attract more tax paying professional businesses by offering them billable services which in turn increase Gates Mills operating revenue so it can offer its residents more "free" services.
5	The poor quality of the public schools is bringing down our property values. However, most people who move to GM send their kids to private schools. Thankfully we have that option.
5	when speaking to outsiders considering a move within Cuya Cnty, the number one reason they cite for not considering GM as an option is the perception that Mfld schools are of low quality - compared to say, Chagrin or Orange.
5	I am not sure about the public schools since our children did not attend.
5	Need a public school option not connected to Mayfield, Highland Heights, etc. Too many tax dollars go to a school district very few residents use. Large lot sizes are great, smaller lots would be bad for the village.
5	The special charm of gates mills is in the large lots and New England style of homes
5	I do not want a bunch of ugly new cheap made overpriced homes. I have seen a lot of renderings of what something is supposed to look like and then it's built and it's nothing like what they got approved. However, I can see some quaint little village homes on a large property (thomas kincaide look one story etc)
5	The variety of housing options is correctly restrained by the desirable objective of a pastoral community. Multi-family housing would provide housing variation at the expense of the pastoral environment.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q2. Character of Village-Open-Ended Response
5	Gates Mills elementary should only be for Gates Mills residents, not Mayfield Hts residents. Currently, the school is poor underperforming. Mayfield school district is poor, only hidden by new criteria to school rankings.
5	Mayfield Schools are a disappointment filled with retreads double dipping on pensions.
5	The community is great. The public school system is broken. My kids will go to private school.
5	Gates Mills Elementary should be only allowed for Gates Mills residents
5	In our opinion, the Mayfield Public School system is the most notable disadvantage our community has over Pepper Pike, Moreland Hills and other "Chagrin river corridor" communities. While the school district is improving, it is still well behind Orange Village and Chagrin Falls schools. This fact is likely reflected in the comparatively lower percentage of resident children attending public school in Gates Mills vs. our neighbors to the south. Good schools are one of the primary considerations for younger families looking for new homes and help support strong property values.
5	See comments for question 14.
6	The lot sizes should remain the same. What was built on Dr. Loop's property is a disgrace and we don't need any more of clear cutting of tress to build "ain't I great homes" that look like they belong in Florida or on the westside".
6	I feel that even though there are public spaces, there is not enough of a feeling of community, nor places that actually feel like they promote community.
6	The elementary school is vital for the long-term viability of the Village.
6	Mayfield is convenient, but I'm concerned about the footprint of the big box businesses and all of the pavement.
6	The Mayfield City School District is an asset to our village.
6	The village park is nice but not enough play area, perhaps a few swings. The village and areas along the river are under utilized.
6	Ambiance of village could be much improved if there was more there - e.g., coffee and/ or sandwich shop. Space along the river is wasted - would be great to have something there that would be a gathering place. As mentioned earlier, ther is no downsized housing option. As an example, ridiculous that Mlakar's attempt to build some nice condos that wouldn't even be seen from the road was rejected. Gates Mills needs to come into the 21st century with its zoning.
6	Too much of our taxes go to support Mayfield Schools, for which we receive little benefit.
6	Would love to see a voucher system for private schools implemented.
6	The existing aesthetic (natural, wooded, large lots, quiet & small community) of Gates Mills is very special and something I hope is considered with making future changes.
6	Remember --- Gates Mills School is oldest structure in Mayfield School District and must be replaced (or eliminated s-.ated?!!) soon. Consult with Mayfield School District.
6	Marston Park and the menorah park near the library are poor uses of village-owned space. One rarely sees anyone in these spaces except for the service department employees who spend far too much time manicuring these twee, ill-conceived spaces.
7	children turn down at elementary school. went to Gesu, no busing
7	Supporting Mayfield hts instead of Chagrin Valley
7	Maintaining our quaint village is key to long lasting property value. Maintaining as much green space as possible, and attracting new families by allowing buyers to knock down old homes and rebuild on the property. Many homes on the 2.5 acre lots are dated, and buys aren't interested in renovating, but would rather re-build. This will increase property values, and taxes.
7	No experience with GM elementary school.
7	Children attended both Gates Mills Elementary, Mayfield Middle School, & Mayfield High School. All were great & positive experiences for them. When we purchased our home, the rural environment was a key part of the decision making. We wanted space, a wooded lots with a country feel that had quick access to shopping and the freeway. Downtown is quaint and unique which is also very positive trait
7	The rural/natural environment around Gates Mills was key reason for our purchase of the house & is critical to maintain. Larger lot sizes are also important to us, as it is uncommon for houses with such close proximity to Cleveland. We do not support smaller lot size requirements. All of our children attended Gates Mills elementary school and was a great experience. All have attended Mayfield Middle & High School as well with similar experiences. The communicate activities when the children were little were excellent.
7	I live alone and I do not have children so I cannot comment on certain questions.
7	Gates Mills Elementary school is a hidden gem in our community.
7	My husband and both children attended Gates Mills Elementary. It continues to be a hidden treasure of the village. Offering private-like small class sizes and great diversity.
7	It would be nice to have some affordable housing (semi cluster) for seniors who wish not to relocate from the village.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q2. Character of Village-Open-Ended Response
7	Keep enhancing Gates Mills Elementary school. Enhance Gates Mills Boulevard by putting a 15 inch c border of triple ground mulch around the trees on the boulevard because that is one the major entrances to Gates Mills village. Please remove large downed tree in the center strip from the storm of 2020 which is very visible from Gates Mills Boulevard
7	Blanks we have no opinion. Housing options rated poor due to absence of lower-income housing options. Available lot sizes do not promote lower-income housing options. There is no trail system connecting Gates Mills to Metroparks; access via foot or bicycle is limited.
7	The housing options in the village is wonderful - there is no utility in bringing other housing alternatives into the village such as affordable housing or apartments/condos.
7	The variety of housing is excellent. There is no need for additional "affordable housing" development in the village.
7	Low resale values because of difficulty with renovations and new construction - especially if you want contemporary architecture. Also Mayfield School System is terrible and NOT top rated.
7	Somehow the "rural/natural environment" of the village located on Gates Mills Blvd isn't considered because of the ugly gas well on the median strip, poorly "disguised" by a few trees doesn't count. I often wonder how the residents along the Chagrin River would feel if there were a gas well in plain site of their idyllic property.
7	Too much money paid to Mayfield Public School system
7	The lack of propensity toward some MINOR development, both residentially and commercially, alienates convenience, "age-in-place opportunities, and inclusion. I do not believe that Gates Mills would lose its charm with some isolated development.
7	We don't use the public schools so we can't really have an opinion.
7	Not enough trails and walking paths for families to enjoy nature. Village downtown does not offer much for Gates Mills resident families that normally go to Chagrin to enjoy old village feel
7	The answers here would seem to be mostly self evident. Home value retention at any given time depends on the overall housing market.
7	I have not raised children in Gates Mills so I cannot gauge the quality of the schools, though I imagine they are excellent.
7	Far and away the best choice around!
7	Our children attend private school but we wish there was a better public option than Mayfield. We moved from Atlanta and the schools were a '10' in ranking. We toured the GM Elementary School when we moved here but the school seemed a little run down and the classes seemed overcrowded.
8	I'm not familiar with the quality of education of Mayfield Public School System or Gates Mills Elementary. When my children were of age to attend school Gates Mills Elementary was not a good fit for the quality of education we were looking for. The convenience and small size is appealing.
8	Should be restricted to Gates Mills residents only
8	I don't know anything about the elementary school. I scored fair as a default since there is no N/A.
8	Village homes are in desperate need of repair
8	The presence of the GM Elementary School is not important as few residents have children attending there.
8	I feel the major drawback to Gates Mills is the designated school system. Often times, in a community like Gates Mills kids go to private schools so school system ranking is a secondary consideration .
8	Our daughter went to GM elementary and had a particularly bad experience with the 5th grade teacher. Also, the principal was not engaged with students who felt they were being bullied. I would not recommend that school.
8	There were a lot of cliques at Gates Mills Elementary and while most of the teachers were nice, some were not.
8	Avoiding high density housing options should be a high priority - handsome size lot requirements enhances the Village and preserves home values
8	Easy access to all amenities
8	Break off from the Mayfield School system
8	Mayfield Schools are far too expensive and not relevant for most residents.
8	The combination of access to I-271, shopping, hospital, church & the quiet atmosphere here as well is unexcelled in the Cleveland area.
8	I cannot comment on the Mayfield schools as I have no experience with them.
8	I'm really not that familiar with the quality of the schools...we just moved here and don't have kids in the system.
8	The public schools are great. The village needs a bike path connector to the metro parks. Unfortunately none of my neighbors agree with me on these points. If you have enough money and clout the architecture review board will let you build anything, historic district be damned.
8	You'd be naive to come to Gates Mills looking for a condo or an apartment. Smaller dwellings are available, but it's a single-family home community. Why should it strive to become Mayfield or one of its other neighbors?

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q2. Character of Village-Open-Ended Response
8	Mayfield schools had a decent reputation but is probably not as good as comparable communities (Hunting Valley, Pepper Pike, Solon, Beachwood). And though Gates Mills Elementary may be excellent, that leaves families at a loss if they choose a public school).
9	My children went to private schools
9	It's a privileged, exclusive place.
9	We wish there were options to downsize into an attractive townhome or condo, consistent with the overall architectural standards of the Village.
9	Had some concerns about possibly being isolated before moving here but found that I am close to things that matter to me in all directions: Shaker Hts. family and friends, Chagrin Falls, Bratenahl and even downtown Cleveland.
9	compared to Hunting Valley, road noise & 'city lights' are more - especially emergency vehicles close to Hillcrest. Beyond fortunate to live down in the valley, near village center. Thanks for all the preservation attempts. Nothing compares. Born nearby, moved back because of GM after 17 + years away.
9	The magnificent uniqueness of Gates Mills, provides privacy, yet nearby access to every modern amenity available, minus the congestion, noise and crime. LEAVE IT THAT WAY.
9	Admittedly, we do not send our kids to Mayfield or Gates Mills Elementary. So, it's unfair for us to judge. However, that being said, I do have a good sense for what public opinion is given the fact that we looked so long for a house in various communities. SO many people would claim that Orange, West Geauga, Chagrin Falls School systems are excellent. I'm not sure that Mayfield would get that same type of review. We chose Gates Mills because we love the area and knew that we would continue to send our children to Catholic Grade schools and high schools. If it came down to school system choice, as it does for many families, I believe that many of them overlook gates mills because of the association with Mayfield Schools. They would much prefer Orange, West G, or Chagrin Falls. So, those areas Real Estate markets should continue to do better over time compared to Gates Mills because fewer families will choose Gates Mills. It's a plain and simple fact. If you want to send your kids to private school or you don't have kids, then it really doesn't matter. It's just a smaller pool of buyers. Hence, why I think Gates Mills has the reputation of being an "Older community" sometimes. Because, quite frankly, it is! I think focusing on younger families could really boost the community in the next 10-15 years as many retirees downsize and some of the homes in the area turn over to younger families. We also need to be cognizant of the affordability of the area from a tax perspective. Anything we can do to compete on the tax front will also raise property values and be good for the community. I think Shaker and Cleveland heights have dug their own graves by becoming too expensive from a tax perspective. Cuyahoga County in general is a bit of a mess. I know many families that continue to look in Geauga solely because of Taxes. We need to make sure that Cuyahoga County treats us fairly because I think they are all crooks looking for their next tax dollar.
9	The Village playground does not have swings or bigger equipment (8-14 y.o.) A dog run should be considered near the arboretum – Post Office corner by the one storage building. Also, a toilet at the playground.
9	The location here is great and a real asset. We love the fact that we are close to everything but feel anchored in greenery. We also really love that we are so close to the Metroparks; it would be a dream if they were somehow connected to the village. The village recreation facilities are weird, tbh. They seem calibrated to the interests of a very narrow segment of residents; for example, the new playground is perplexing. It's a lot of investment for infrastructure that is only suited to very young children, AND it was built in a floodplain, which is not very eco-friendly, given the sensitivity of its location on the riverside. The bocce courts also feel like a real missed opportunity; there are better ones right up the hill in Mayfield, and no one seems to use the ones here. The strange little hut that is locked and stocked with bocce equipment seems like it is used by so few people, as if those people treat the community park like private property. Schools in Ohio are now really fraught; as parents of a young kid, we are very concerned about teachers being permitted to carry guns in schools. We are also very concerned about diversity. We are glad that Gates Mills is in Mayfield's district—Gauga County is a hot mess, and way too conservative. We live in Cuyahoga County for a reason and would never have bought here if the school district was West G.
9	The small town character aspect of Gates Mills is over-stated. People don't know each other, and aren't particularly welcoming. Instead, it's a small township defined by its boundaries and the extent to which it tries to set itself apart from Cuyahoga County. A perception that non-residents have of Gates Mills, which is correct.
9	Love the New England village feel of the place. However, I think the Historical Review and Architectural Review Boards have a terrible bedside manner. They could be more effective if they thought of themselves as a resource to help people make good decisions rather than just a barrier to progress that adds a phenomenal amount of cost to home improvements--most of it from the unpredictability, delay and inefficiency they cause. Recreations facilities are nice and Marsden Park is very well done. We are not really competitive with other communities that have pools and recreation facilities but I personally think that those things would not fit well into Gates Mills.

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Nd #	Q2. Character of Village-Open-Ended Response
9	Would be nice to have townhouse or condo developments that are very tasteful and offer people the opportunity to downsize from a house/property standpoint but remain in the community as they age. Also starter opportunities.
9	Would be interested in seeing Gates Mills transition from Mayfield Public School System to Geauga County Public School System, if practical. Am interested in seeing large lot sizes maintained, and any new lots carved out of existing lots be no less than five acres.
9	Proximity to the Metroparks is great – but access could be improved. We are so close we should be able to walk or bike there safely.
9	When moving back to the area, we were attracted to Gates Mills for a couple reasons: We found a small house on a small lot, which was of value to us. We loved the preserved natural resources and forest that reminded us of trips to the mountains in the area where we came from. We also were attracted by the close proximity to the Metroparks and river and the outdoor opportunities it offers. We are the house that is most closely impacted by the school, as we are surrounded on two sides by it. They have so far been great neighbors--responsive to our outreach and very friendly. While we don't have kids enrolled in the school, from what I can see it seems like a wonderful place to go to school. I would recommend the school to any parents of young children. One big area of growth the Village should explore is making more of the natural resources we have preserved available to the public. There really aren't many options for walking besides in the street, which is fine but we could have numerous walking trails throughout the village that take advantage of our natural resources. I believe amenities like this would be of value to homebuyers.
9	Taxes must be kept as low as possible. I favor reducing Village workforce as much as possible and to subcontract out road and sewer repairs, tree removal, tree,branch clean up, road paving.
9	I do not have elementary age children so I don't know the quality of the elementary school any more.
9	majority of Gates Mills Elementary school students do not live in our village. When my children went to GME school they were all neighbors.
9	By "rate" I took this to mean "my perception that the community has those characteristics". I did not take the word "rate" to mean "my perception of the importance of those characteristics."
9	please note that our answers to the last two questions are based on our experience of many years ago, having three children graduate from Mayfield Schools and the Gates Mills Elementary.
9	The AEP program that your child can test into at the elementary school level and remain in the program through high school is not to be overlooked if you are considering not to send your child to a private school.
9	Not involved with the schools now so only gave good rating
10	Could be more like the town of Redbud from the movie Funny Farm!
10	I have not had experience with the school system Our Kids went to ndcl and cornerstone Christian academy when they were older
10	Schools can be much better without viewing it through a microscope.
10	Lived here since 1983. Is there any Village park other than the space behind the P.O.?
10	Love that there is a police officer greeting the kids as they arrive at Gates Mills school each morning. This helps them develop a very positive attitude towards our police officers.
10	My impression is that our Village is more suited to families with older children than to younger children of elementary school age
10	not informed about school system, answered to this subject just assumed
10	Since there is a minimum lot size requirement that doesn't leave a lot of variety. Same with house type, most houses are large.
10	Had our child in Mayfield High for a few years. Mr. Sabatino was very happy when that class graduated. Never had one in elementary.
10	Home value retention has not been a characteristic of NE Ohio in total. Higher value homes are the first to be impacted in a softening market. Mayfield Schools don't compare in any way, shape or form to the selection and quality of the private and parochial schools within a reasonable driving distance.
10	10 minutes to the freeway and a hospital. Restaurants and shopping districts 15-20 minutes away. GM is a great location. Mayfield schools is seen as a negative for most of the families I've talked to. I'm not quite sure why (we sent our kids to GME), but Orange is perceived as a much better district. I think we lose a fair share of families who can't afford to send their kids to private schools, that move to Chagrin or Moreland Hills for better schools.
10	Our children did not go through the Mayfield school system
10	Housing options in Gates Mills are appropriate for the area. Other options such as apartments and cluster homes are within very close proximity so Gates Mills does not need to provide.
10	No need for additional housing options – this is a single-family home community with five acre spacing – let it always be so!; Proposed motto – “black shutters matter” MCS is a negative for our community

Question 3. Please rate each of the following aspects of community life in Gates Mills.

	Excellent		Good		Fair		Poor		Very Poor		Total
Sense of community/overall friendliness	43.1%	229	41.2%	219	13.0%	69	2.1%	11	0.6%	3	531
Opportunities to participate in community events	57.5%	303	34.2%	180	7.0%	37	1.1%	6	0.2%	1	527
Opportunities to participate in local clubs/organizations	54.8%	287	35.7%	187	7.8%	41	1.5%	8	0.2%	1	524
Opportunities to participate in local government	37.3%	190	43.1%	220	15.1%	77	2.8%	14	1.8%	9	510
Overall quality of services provided by the Village (e.g. police, fire, building, road maintenance)	69.5%	369	24.7%	131	4.7%	25	0.8%	4	0.4%	2	531

Answered 535

Skipped 7

Do you have any additional comments about community life in Gates Mills?

Answered 148

Skipped 394

Written responses to Question 3 are included on the following pages.

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Nd #	Q3. Community Life- Open-Ended Response
1	The police department is superior in every way as is our service department.
1	Seems odd that the trash removal is not part of the services provided by the village.
1	Fire and police excellent. Road maintenance fair.
1	The website and magazine should be updated to help highlight events in the area.
1	There is a bit of a click in the village and it exists in the clubs/organizations
1	It is robust and very good.
1	Village services are the best anywhere. Responsive, friendly, part of the "family".
1	Most of the local clubs and organizations seem targeted towards retirees, in terms of meeting times and activities. I'd love some more weekend activities aimed at younger adults who work during the week. However, my husband has enjoyed volunteering for Friends of the Library in the evenings and on weekends.
2	The service department themselves do a great job, but not enough services are provided for the taxes we pay. We should be able to obtain better trash/recycling services, brush pickup, and road repair.
2	Seems geared towards those with young children and revolves around the schools, once your children have left school you become very detached. The council seems to have a reputation for sleaze, for example the recent scandal over the Mayor and Treasurer using their position to benefit their children in dealings with the council. As with many companies, this kind of nepotism should be strictly forbidden.
2	Our government seems to be turning into a replica of our federal government with leaders holding long-term seats. Our police seem to be too involved with enforcing Gilmour's private rules, even though that's a private property.
2	clubs seem more geared towards older residents
2	It appears much of the activities center around people who don't work. Hello many of us work.
2	Long time Gates Mills resident are friendly up to a point. Can be hard for newcomers to get involved and be selected for committees unless you are part of a certain group.
2	There are lots of clubs/organizations that just want your money. They don't want your participation...Friends of the Library, Historical Society, Land Conservancy, Improvement Society.
2	On the last one the only ding is the roads
2	Garbage is included everywhere else in taxes but our are high even without. No yard waste pickup/dropoff, anything.
2	No yard waste town pickup or dropoff area. Garbage pickup included in taxes in other communities
2	Hawthorne Farm drive needs repair by the stop sign. Part of the road is missing. Left a message with maintenance dept. and no reply.
2	Our public servants are outstanding.
2	I can't complain. Some of the clubs seem like they cater more to those whose days are open (i.e, not at work or don't have kids). Until recently many of the activities seemed tailored just for the older, retired population. I have felt more of an effort to involve younger families with kids, which I have appreciated.
2	Many of the activities revolve around people without children or older children. I Donny know if any clubs that provide childcare or cater to children in the community.
2	I appreciate the comments in the Pink Sheet by the Chiefs of Police and Fire but living on the "outskirts" of the Village, I have no reason to feel secure by either.
3	Although we appreciate our services, we constantly struggle with disposal of yard waste.
3	with all the taxes we pay they should pick up garbage and leaves like the cities around us
3	We have to get our mail at the post office despite Amazon and other mail carriers delivering directly to our house.
3	We had a council election last year. three of the six candidates said, in one form or another, "we love our neighbors; we just don't want to see them." Each time it got a laugh from the audience, but not from me. And many of the residents posed questions began with "I have lived here forty years." This is not welcoming but it is exclusionary. We need to do a much better job of welcoming and integrating new residents into village life.
3	The services provided by the Village are excellent which is one of the reasons we moved here. The police are very responsive and the streets are always clear during the winter.
3	There is a core of long time Gates Mills residents who feel they can make decisions about how the village will be run. The makeup of Village committees seems to be predetermined in many cases.
3	I think there should be more attractive options for younger villagers to participate in community organizations
3	What you get in Gates Mills with all of the above you do not receive in the other suburbs who have gone "commercial" or added more homes and parks. Gates Mills is very personable and friendly.
3	I was told you need to be invited to join the Garden Club?
3	They never seem to get the roadside grass or the ditches mowed. They do some, but less than half the grass.
3	I was raised in the village and now live here with my family. Growing up it seemed like there was more community. The parade, bonfire, Halloween are great and I would love to see more such events.
4	Services are excellent. Feels somewhat clicky when going to events as people don't seem to mix outside of their already established social group. There should be more of an attempt at community events for people to get to know others.

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Nd #	Q3. Community Life- Open-Ended Response
4	Service dept. is awesome
4	I don't want Gates Mills to change. I don't really care what the realtors say about the lack of sewers, sidewalks, and lot sizes. GM is a gem and should be preserved.
4	Most people in Gates Mills seem to keep to themselves unless they're running for some type of office (or are trying to get others to vote a certain way). As someone who has been involved with corporate strategy for many years, I appreciate this survey.
4	Preservation of Western Reserve architecture was good until Perrino decided to build his houses that are completely opposite of it. His big houses might generate good property tax revenue, but they surely ruin the village charm that Gate Mills is known for
4	We would love a modern playground for kids, and would be interested in looking into a city rec league for kids sports
4	We don't know any of our neighbors. It seems a little weird no one came over to introduce themselves. But the new resident party last fall was great and we loved meeting people there.
4	Our police do a great job as there are people entering our village everyday with less than honorable intentions. The Service department keeps the place beautiful and working. Fire service is a good as a volunteer service can be. I do think dispatch 911 should be locate to our village.
4	The service department goes above and beyond to maintain and fix issues year round and they are all courteous and friendly. They even stop to check on residents if they feel something is not right. Police and fire are just as great.
4	Would be nice to have our own ambulance service
4	I have sent several letters to the mayor about need for patching or resurfacing of County Line Rd especially South of Wilson Mills but no response from maintenance. Also grass cutting poor and infrequent here. Use infrastructure money?
4	Most people in Gates Mills are very blessed with wealth, and hence enjoy the privacy that Gates Mills affords its people. With wealth unfortunately comes a certain snootiness/snobishness and one-upmanship, with the next toy, the next home addition, the next remodeling, etc, especially with the younger folks. Some of the older folks seem more down-to earth. Hence we find keeping to ourselves the best. Rather than focusing on one-upmanship, it might help the entire community to focus on two other aspects like health and creating a sanctuary of their home. Caring for one's children usually takes a big draw on one's time, so it becomes challenging to participate in the Gates Mills activities in place. How do we bridge the gap between the older folks and the younger generation?
4	It's friendly, clean, safe, busy if you want to join clubs, has activities for children, beautiful.
4	Gates Mills' best services are the Police, Fire, and Road Services. But GM doesn't offer its residents nearly the extent of services Mayfield Village offers its residents. This is probably due to the additional operating revenue MV obtains from taxes on its business and professional community. GM's operating revenue comes primarily from property taxes. Since increasing the GM property tax rate is non-viable, an aspect of your focus on the future should be how GM might attract more professional businesses by offering operating revenue producing services such as billable ultra high-speed internet service or DC Fast-charge Electric Vehicle Stations for example.
4	Gates Mills best services today are Police, Fire, and Road Services. But Gates Mills doesn't offer its residents nearly the extent of "free" services nearby Mayfield Village offers its residents. I believe this is due to the operating revenue MV earns from taxes on its extensive business and professional community. Gates Mills operating revenue primarily comes from property taxes, and I feel that increasing the GM property tax rate is non-viable. Consequently, I believe your focus on the future should be on how Gates Mills can attract more tax paying professional businesses by offering them billable services which in turn increase Gates Mills operating revenue so it can offer its residents more "free" services.
5	Police and fire are good but the road maintenance is poor. That is why i selected the fair option. Hillcreek is a mess and has been for years. The patches have deteriorated. The entire street needs to be repaved.
5	Police are of first quality. No experience with Fire/EMT. Road maintenance is poor.
5	Our street and storm runoff need attention. Great snowplowing. Definate divide between old and new families
5	1. Traffic cameras and license plate readers are excessive surveillance 2. Strongly opposed to reducing minimum lot size requirements and any cluster home development
5	Village service from police and fire departments is great, but roads should be better maintained, there are too many that require repairs & improvement.
5	All existing city services are great! Internet options are limited, municipal fiber internet would be great.
5	I wish there were more opportunities to get involved with activities aimed at middle age/ parents of teens (as opposed to retired adults.)
5	Would prefer pick up of trash be included like in pepperpik
5	Very limited service but public safety and snow removal service are strong. Beyond trash collection (which is paid by residents) village service are ilimited
5	Police are the best around! Especially Office Strasshofer!

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Nd #	Q3. Community Life- Open-Ended Response
5	The only problem I have living in Gates Mills is the road conditions. Specifically Hill Creek and Andrews Lane are terrible. And I'm not sure of the complexities of this problem. However, I believe the road maintenance people are doing their best. Rather ,I believe this represents a road construction lost opportunity. Incidentally, I have access to what I consider to be the best grocery store chain in the country Heinen's.
6	You can choose to be part of the community or be anonymous. I wouldn't want to live in a community where everyone is in everyone's business.
6	I am disturbed that the city officials (specifically those who were not recently elected) have a transparency problem when it comes to city fund spending and the intent behind their decisions. Too many people on council have links to both real estate and developers. I also feel as though we are a 'bird sanctuary' in name alone and have nothing to focus on not only the well being of the birds, but also a lack of connection to outfits that promote understanding of these beautiful and essential creatures.
6	Roads have become intolerably bad over the past 2 years - where is all the covid money going?? Going to see a play in the village we were ignored in favor of people that were known to the greeters. Calls for volunteers for events always seems to be for menial unenjoyable tasks - the volunteer opportunities are the things no one else wants to do.
6	The Village community organizations are very important to maintaining the feeling of community.
6	Very helpful staff in all departments
6	Great community and great people, but efforts to communicate what is happening in the village falls short. Too many residents are unaware of issues and initiatives being presented.
6	The police and fire departments are excellent- they provide such personal service and respond so quickly.
6	I live on County Line and the roads are not well maintained
6	Our village employees are top notch in every way!
6	The sense of community has had a bit of a set-back from the COVID years. I would love to see the family events come back and for the city to take advantage of the square more maybe with live music or other activities. We love the park that was put in at the center of town. Wish it had swings and a trail walk incorporated. I would really like to see some of the younger families more involved in government. Succession planning is important and will help make changes in leadership seamless.
6	The center of the village is an extremely unfriendly place. People don't make eye contact or say "hello". The snobbishness is laughable but toxic nonetheless. I live here in spite of the people, not because of them.
7	Too much sharing with other communities
7	I'd love to see some neighborhood committees organized to promote and encourage attendance at village events. I'd like to see more opportunities for residents to assist on subcommittees of local government. It seems to me that the same folks are always selected to serve on all the committees.
7	Poor service depth services.
7	People need to reach out for what they would like to participate in.
7	Garbage collection service is not the best. Lack of recycling options. Would love to see more public sewage deployed.
7	Gates Mills police, fire, building, and road maintenance is unmatched. We could definitely do better in the local government department. It appears the Gates Mills council is not being run fairly. It's clear to the citizens of GM the mayor is appointing whomever she pleases to positions that best suit her desire, and makes decisions behind closed doors without regard for village opinion.
7	Would love to see new community organizations developed that are geared towards younger families or new residents.
7	Especially commend police and fire services
7	Somewhat isolated from neighbors.
7	Services provided by Gates Mills have been good. The special care of the police force checking on residents that are traveling is appreciated.
7	When are children were young the easter egg hunt, July 4th parade, etc. were always attended. Great way to meet neighbors.
7	Our police, fire, and service department are outstanding. This is an important facet of the village.
7	Officers are excellent
7	I've lived here for 24 years and have seen some shifts to more family friendly options in past few years. Need to continue this to attract new families.
7	I dislike having to pay a separate bill for trash collection. It used to be free with the cost imbedded in the real estate tax bill.
7	Gates Mills Boulevard as well trafficked venue needs to be resealed.

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Nd #	Q3. Community Life- Open-Ended Response
7	Community - houses too far apart and no sidewalks makes getting to know neighbors difficult. Plenty of "opportunities" for engagement - full time working couple does not find choices appealing. Services (Police/fire) excellent. Other services are OK. We appreciate that roads are not being repaired before they show signs of damage.
7	City council previously was closed, abrasive, defensive, non transparent, and not forward thinking.
7	I feel strongly that the local government, Mayor and Council have been "secretive" and not transparent. For the twenty four years that we have resided here, it has felt like there is a clique that one has to belong to in order to deserve recognition/attention. In fact, it has been our experience that even a an emailed letter expressing concerns we had, to the Msyor, in advance of a meeting we would be unable to attend because we were out of town did not merit even a simple polite response signifying that our concerns had been at least noted. With regards to "services" provided, we are unhappy that we have to pay additional fees for rubbish pick up. They limit the amount of what they will accept. My husband does a lot of his own lawn maintenance and often has more bags than Rumpke will accept. They don't provide receptacles for rubbish/recycle as do most other communities where residents are not paying additional fees out of pocket for refuse handling. In addition, they have the nerve to charge a surcharge for processing payments by phone AND online. The only way to avoid the surcharge is to mail a check. It's not the amount that is objectionable, but the audacity. Most companies allow customers to pay online, or via an "automated payment" phone number without incurring any additional charge.
7	Good Service Department
7	I love gardening and wanted to join the garden club. The women were superficially cordial at the first meeting I attended, but I got the distinct feeling that I was not welcomed as a member and probably never would be. There was no response to my follow up inquiries. It seemed to me to be a cliquish society and not open to male retired physicians like myself.
7	Despite having lived here for over 30 years, GM still does not feel like "home" in the sense of a small town. Part of it is definitely my own schedule and interests, but other than when our children were at Gates Mills School, I have had little interaction with other residents beyond immediate neighbors. My husband has written about his experience attempting to join the Garden Club, which has soured our outlook on trying to do more in GM now that we are retired.
7	With such aggressive desire to protect the land, it surprises me that the Village does not do better with recycling. I would like to see the city take over waste management and offer top notch recycling. Regarding, the sense of community, there is definitely a "clickiness" within the Village that I have seen some feel not welcome because of it. Politics should not determine welcomeness.
7	Paying for trash pick up is a sad state of affairs
7	Treatment of roads during the winter is a bit lacking compared to some neighboring communities. It would be nice to see the use of salt on the roads instead of gravel/cinders
7	I believe we should marketing better all the opportunities to participate more at the village activities. The Pink Sheet is good but no longer enough!
7	Road maintenance is very poor. All other services are very good
7	Limited sense of community- everyone keeps to themselves on streets. No block parties or local events that appeal to many. Community events geared to very old or very young. Need more events that are geared to middle agers/ tweens/ teens. Need more access to the river. Ice cream/coffee shop/ food trucks in the village? More trails along the river- don't even know if there is public access. local government seems to be handpicked for various committees.
7	we seem to have a lot of totally underused areas, the Polo Field, for one. Fishing areas seem few and far between.
7	Our service department is amazing and one of the reasons we love living here and feel so safe. Overall, some people aren't so friendly here and maybe a little pretentious, but if you join clubs as I have, they are very welcoming.
8	The quality of police and fire is very good. The road maintenance could be better.
8	Need younger members in clubs/organizations.
8	My son lives on Echo Glen – also our first home was there – everyone on street pays taxes but there is no snow plowing or mail delivery or service by Village
8	Overall sense of safety (police and fire) and interest in our community's welfare, are vital benefits offered by Gates Mills.
8	Colvin road needs to be widened given the buses and traffic to the school. I would also like to see a sidewalk from the elementary to the library/community house since the kids are often walking alongside the road to and from. A sidewalk/bike path from Old Mill Road/West Hill Drive along Mayfield road up to the existing sidewalk in Mayfield Heights would connect Gates Mills to Mayfield for those who cannot ride their bikes on Mayfield road due to it being so busy and traffic going so fast.
8	It would be nice if there were more interaction between residents (like a block party?).

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Nd #	Q3. Community Life- Open-Ended Response
8	Private lane with high taxes and limited services
8	Great community and services
8	Need more police and more police cruisers. Need to bring dispatch back to the village. SO MUCH crime in Mayfield hts
8	Road maintenance is very poor, and land conservancy property maintenance is very poor.
8	Police and fire are excellent. Village roads are not properly constructed and require repairs too frequently.
8	The roads could use more routine seal coating so they don't look so patchy but otherwise the road maintenance is excellent.
8	Have not had any experience with the services. We are on a private lane so pay for some of the services.
8	I've lived in the historic district for a decade, in a historic home, and have never felt welcome here. This is a closed community for the wealthy. If you mow your own lawn and send your kids to the village school you are shunned. This is the biggest problem facing the village.
8	Service Dept excellent after storms! Slow plowing streets-excellent Opportunities to participate in local government --NOT WHEN THE MAYOR MAILS OUT HER RECOMMENDATIONS FOR CANDIDATES TO VOTE FOR- THAT IS UNACCEPTABLE BEHAVIOR!
8	Within months of completing our house, we were in a property line dispute instigated by next door neighbor. We had to hire a surveyor to prove we were in the right. What a gracious "welcome to the neighborhood". I think the village services are excellent, particularly the service dept responses to storms, abnormal events, etc.
9	It's a very private place. It's not about engagement with a real sense of community. And that seems to be an intentional design with very large lots and few community events with meaningful connection (I grew up here and only returned recently to be with family here).
9	The village services are excellent. Everyone from the post office staff to the police and fire personnel to the wonderful people who take of the village—everyone is so professional and kind.
9	So many great options! Thanks to all our wonderful prior and most current leaders
9	In the last 17 years, the dedicated residents that have guided Our Village, have been unselfish, hardworking and humble. The New Regime Ego Characters that want to dictate their myopic wishes is simply a source of irritation and old men trying to find a career. Enough. Try psychotherapy.
9	I like that it's quiet. The elected officials can provide a clearer budget and plan for roads and maintenance and ideas.
9	Very strong club vibes here ... feels as though it is not super welcoming to outsiders, unless you are pretty old, rich, white, and love being on committees.
9	It doesn't feel like it is for people under 60.
9	Like holiday events
9	Local government has a long history of collegial governance with some of our best citizens stepping forward to serve. Recently, however, I have observed some tone-deafness to legitimate constituent needs by village officials who may have had personal axes to grind. Focus should be on serving the community.
9	great police and fire departments
9	I find Gates Mills comes off rather elitist and cold. Since we moved in, very few neighbors have introduced themselves or said hello. We have been asked multiple times if we even live here (when in the downtown village area). I find it very difficult to participate in clubs and organizations. Most of them require an application, donations, recommendations! or sponsors! It was a quick turn-off to look further once the first few clubs I was interested in had such high barriers to entry. Also, many meetings are held during the middle of the day or early in the evening during the week, making it difficult for people who work to join. The same feedback applies to local government functions – 6 pm and sometimes 5:30 pm is tough to join when you work until at least 5.
9	In terms of engagement within the community, I think one of the big challenges the village has is it feels very cloistered and not super welcoming to newcomers. If you make an effort to get engaged, there are people who will be glad to include you, and they should be commended. But I think the tone in general tends to come across as "this is how we do things, and we don't want to hear any different." On the topic of services, I think the village does a great job. I have had good experiences with the service department and fire department, especially. The fact that the fire chief will come to your house to help you with fire safety is really terrific.
9	Keeping taxes as low as possible so people will continue to move to Gates Mills and bid to buy our houses. If our houses do not increase in value the Village is worse off and fewer people will want to move here. I want Gates Mills to be known for low taxes.
9	need to provide trash collection as part of overall included services
9	Police chief must either live in village if not transportation and all costs there to be at their expense Same as above to apply to all management as well, fire chief Etc.

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Nd #	Q3. Community Life- Open-Ended Response
9	The fact you have to be voted into our community's clubs is not a positive, being a villager you should always be welcomed into all the clubs. By being voted into clubs it makes it very un-welcoming and too exclusive. Advertises that new comers aren't as welcomed and that you have to prove yourself before you're excepted.
9	We may always have issues surrounding the river, water levels, flooding, but that is to be expected when one lives near a river this size.
9	The services provided by Gates Mills Village are exceptional!
10	Community life is geared to women that do not work and also to the few holidays of the year It may be good to combine with mayfield
10	For what we pay in taxes garbage should be included
10	access to government is increasing positive due to push for transparency and the use of YouTube for meetings.
10	Love the Christmas Eve bonfire.
10	these are the reasons why we moved here
10	Again, you can be as involved or private as you wish.
10	Personal privacy is respected in Gates Mills
10	The services in Gates Mills are the very best! And the Service Department is exceptional – as are the Police Department and the Fire Department
10	Younger generation needs to get more involved in civic life.
10	Our village officials have done an excellent job of delivering first class police, fire and service departments in a fiscally responsible fashion
10	Excellent community events for holidays!
10	Issues that go unresolved with the Service Department.
10	I have lived here for 8 years and haven't met or socialized with anyone from Gates Mills. We are both working full time and don't belong to the Hunt Club or any other community club, so the opportunity to get know others or feel like a part of the community hasn't happened. It's a great place to live- we just feel like we're on an island.
10	Best I have experienced anywhere.
10	Gates Mills is run by an “in club” (small) that make all decisions behind closed doors – “seek forgiveness rather than permission”. Others (large) do not matter

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Question 4. In a typical month, how often do you visit the following places? See above map for locations

	Daily or nearly every day		3 to 5 times a week		1 or 2 times a week		1 to 3 times a month		Less than once a month		Never		Total
1. Gates Mills Elementary School	2.7%	14	1.2%	6	0.8%	4	1.7%	9	12.6%	66	81.0%	423	522
2. Community House	0.4%	2	0.8%	4	2.5%	13	14.7%	77	61.8%	324	19.9%	104	524
3. Village Hall	0.6%	3	0.6%	3	1.7%	9	12.8%	67	63.5%	332	20.8%	109	523
4. Post Office	10.9%	57	5.5%	29	17.4%	91	38.7%	203	23.3%	122	4.2%	22	524
5. Library	1.5%	8	1.9%	10	12.3%	64	27.9%	145	38.7%	201	17.5%	91	519
6. Sara's Place Restaurant	0.0%	0	1.1%	6	6.6%	35	32.1%	170	46.1%	244	14.0%	74	529
7. Other businesses (Cindy Halle, Gates Mills Fitness, Sanctuary Yoga Studio)	0.8%	4	1.1%	6	2.5%	13	4.6%	24	22.7%	119	68.4%	359	525
8. Walking Bridge at the Chagrin River Rd & Old Mill Rd intersection	5.7%	30	5.0%	26	7.4%	39	17.4%	91	41.8%	219	22.7%	119	524
9. Hunt Club	1.2%	6	2.9%	15	5.9%	31	5.9%	31	24.0%	125	60.2%	314	522
10. Collister Polo Field on Epping Rd	4.6%	24	2.3%	12	4.4%	23	9.6%	50	31.4%	164	47.8%	250	523
11. St Christopher by-the-River	0.6%	3	1.0%	5	2.9%	15	3.6%	19	23.4%	122	68.6%	358	522
12. Village Arboretum	2.1%	11	1.7%	9	2.9%	15	8.8%	46	39.2%	204	45.3%	236	521
13. Marston Park, Playground, Bocce Courts (between Post Office & Village Hall)	2.1%	11	1.7%	9	5.1%	27	14.9%	78	39.1%	205	37.1%	195	525
14. Tennis/Pickleball Courts	0.8%	4	1.2%	6	3.4%	18	5.9%	31	26.6%	139	62.1%	325	523
15. Recycling drop-off at Village Service Dept	0.6%	3	2.1%	11	11.4%	60	19.6%	103	36.1%	190	30.2%	159	526

Answered 530

Skipped 12

Question 5. In your opinion, to what extent do you agree or disagree that each of the following contributes to the overall strength of the Village center? See above map for locations.

	Strongly agree		Agree		Somewhat agree		Somewhat disagree		Disagree		Strongly disagree		Total
1. Gates Mills Elementary School	38.5%	195	32.8%	166	17.0%	86	4.4%	22	4.6%	23	2.8%	14	506
2. Community House	53.6%	277	32.5%	168	11.8%	61	0.6%	3	1.6%	8	0.0%	0	517
3. Village Hall	56.9%	294	31.5%	163	9.5%	49	0.8%	4	1.4%	7	0.0%	0	517
4. Post Office	76.0%	398	18.5%	97	5.0%	26	0.4%	2	0.2%	1	0.0%	0	524
5. Library	71.5%	369	19.6%	101	6.8%	35	1.2%	6	0.8%	4	0.2%	1	516
6. Sara's Place Restaurant	55.5%	290	28.7%	150	10.5%	55	1.5%	8	2.9%	15	1.0%	5	523
7. Other businesses (Cindy Halle, Gates Mills Fitness, Sanctuary Yoga Studio)	23.8%	122	30.8%	158	28.3%	145	8.6%	44	5.9%	30	2.7%	14	513
8. Walking Bridge at the Chagrin River Rd & Old Mill Rd	56.8%	296	27.3%	142	12.5%	65	2.1%	11	1.3%	7	0.0%	0	521
9. Hunt Club	39.1%	200	28.2%	144	19.6%	100	5.1%	26	5.5%	28	2.5%	13	511
10. Collister Polo Field on Epping Rd	38.3%	194	29.8%	151	21.5%	109	6.1%	31	2.8%	14	1.6%	8	507
11. St Christopher by-the-River	37.2%	188	31.2%	158	23.1%	117	5.7%	29	1.6%	8	1.2%	6	506
12. Village Arboretum	38.4%	193	34.6%	174	19.3%	97	4.6%	23	2.4%	12	0.8%	4	503
13. Marston Park, Playground, Bocce Courts (between Post Office & Village Hall)	43.9%	227	34.4%	178	15.3%	79	3.3%	17	1.4%	7	1.7%	9	517
14. Tennis/Pickleball Courts	41.2%	212	37.1%	191	17.1%	88	2.9%	15	1.2%	6	0.6%	3	515
15. Recycling drop-off at Village Service Dept	42.5%	220	32.6%	169	18.2%	94	3.9%	20	2.7%	14	0.2%	1	518

Answered 528
Skipped 14

Question 6. Of events that take place in the Village center throughout a typical year, which have you attended in the last five years?

	Responses	
Gates Mills Players Performance at the Community House	31.0%	147
Annual Spring Art Show	51.8%	246
Annual Easter Egg Hunt	28.6%	136
Gates Mills Garden Tour	36.8%	175
Summer Nature Camp in The Village	15.8%	75
Gates Mills Garden Club Annual Plant Sale	38.1%	181
Fourth of July Parade	89.7%	426
Yoga in the Park	5.1%	24
Summer Band Concert on Town Hall lawn	37.1%	176
Halloween Party at the Community House	23.2%	110
Chanukah Celebration & Menorah Lighting	10.1%	48
Christmas Eve Bonfire at the Collister Polo Field	55.0%	261
Arbor Day Celebration	6.1%	29
Historical Walking Tour of the Village Center	7.2%	34
School or community event at the Gates Mills Elementary School, e.g. exercise class, adult basketball, club meeting	8.0%	38
Other (please specify)		50

Answered 475
Skipped 67

Written responses to "Other" in Question 6 are included on the following pages.

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Nd #	Q6. Events Other (please specify)
1	We are Seniors, and have at key points utilized many of these like summer camp.
1	Lots of great stuff at the library!!!
1	Library book sale
2	haven't lived here for a year yet
2	GM book club. GMCC luncheons.
2	Garden club children's event
2	New resident social
2	New to the area, hoping to attend
3	I will do better at this. The efforts of the village have been exceptional. I have let the village down.
3	Again, we just moved into the village, but we've enjoyed a number of events in the last three months!
3	(We have attended the bonfire in the past but we're usually away at Christmastime now.)
3	Note - we've been here only 8 months.
4	council meetings
4	We did many things at Gates Mills Elementary School before our son moved on.
4	private school functions are absent from event which would be beneficial and thus promote by Village
4	I want a pool!
4	Attended more when daughter in Gates Mills Elementary
4	Q. Where is the Village Arboretum? Q. What is the Recycling drop-off; what is it for?
4	I believe there is a feeling of remoteness and arrogance within and between Gates Mills neighborhoods. This could be addressed by the encouragement of block parties like the one that took place in my neighborhood last summer. It was called "The 7-year Itch Block Party" aka "The Cairn Lane Block Party". It was completely resident run and self-financed. Neighbors renewed friendships and came away with a sense of neighborhood cohesiveness. The politicians who attended heard residents' suggestions & complaints and had a great opportunity to present their own visions for Gates Mills.
5	Improvement society, land conservancy
5	We liked the Community Awareness Days and New residents socials.
5	We have only lived in Gates Mills for one year. Clearly I need to start taking advantage of the many opportunities in the Village.
5	We would enjoy attending dances held on the tennis courts or in Community Center, e.g. Square Dances, Swing Dances, etc.
5	although in section 4 it looks like i don't do much it's because i run a business in willoughby and am always working, i would do a lot more if i was retired and i don't have kids.
5	Frequently enjoy cycling on River Road and utilizing Village streets throughout the summer
5	over we have attended some of the function
6	We attended Halloween, 4th of July parade, Easter egg hunt every year when our children were young...fabulous!
6	Moved here at the beginning of the pandemic so have not been able to enjoy these things as I should
6	We have not had opportunity to take advantage of summer camp but plan to next year when grandson turns 3.
7	None due to new in village
7	Book groups at the library and the community house
7	Gates Mills Book Club
7	The answers would have been quite different when our children were younger. There is also a lot of seasonal variation, so the question probably does not provide very accurate results.
8	I attended many more of these events when my children lived at home. I didn't know about the village recycling center.
8	I was not aware of many of these.
8	Didn't know there was an historical walking tour
8	programs at the gates mills garden club and shopping for plant material at mastrangelo's.
8	I am a new resident but plan on attending many of these events in the future. I think the Southwick House is an important component of the village center & visit it about once a month.
8	We've only been here 1-1/2 years (during COVID).
8	I wasn't aware of some of these events (Historical Walking Tour)
9	Participation in all (especially indoor) venues is skewed downward because of pandemic and should be considered in the assessments of responses.
9	I walk daily doing 10,000 Steps. I appreciate the lack of traffic. The Speed Monitors limit people using Gates Mills as their self designated Freeway to and from work. MORE MONITORS.
9	Just moved to Gates Mills less than year ago, so have not had opportunity to attend all events.
9	made floats for the Friends of the Library for 5-8 years
9	Many play dates with kids at the playground

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Nd #	Q6. Events Other (please specify)
9	Maybe the village would consider a composting site near the recycling area.
9	Although I personally have not checked all of the boxes above, I will have time to participate more in the future and I am grateful these events are offered in our village.
9	when our children were living at home, we did more and most of them
9	I've live here 2 years shy of 50 years, my child is now grown and so many of these events are for young families moving into the village, so the lack of attendance should not put judgement upon some of these events.
10	We attended most when we were younger
10	Never attended.
10	Gates Mills is secular – should be no menorah lighting or nativity scenes, ever!

Question 7. Assuming there is market demand, to what extent, if at all, do you support or oppose the Village allowing the following types of economic development in the Village center? Please keep in mind that the comprehensive planning process will address the viability/market demand for economic development in the Village center.

	Strongly support		Support		Somewhat support		Somewhat oppose		Oppose		Strongly oppose		Total
Adding a coffee shop	47.0%	248	27.1%	143	14.8%	78	4.4%	23	3.2%	17	3.6%	19	528
Adding additional restaurant/food-service options	33.8%	178	25.5%	134	19.8%	104	8.4%	44	5.9%	31	6.7%	35	526
Hosting food trucks on summer weekends	22.9%	120	22.5%	118	21.6%	113	11.1%	58	10.9%	57	11.1%	58	524
Adding more retail stores	12.9%	67	16.1%	84	31.3%	163	17.9%	93	10.4%	54	11.5%	60	521
Adding more personal service places (e.g. Gates Mills Fitness, Sanctuary Yoga Studio)	12.3%	64	20.0%	104	36.8%	191	13.9%	72	8.9%	46	8.1%	42	519
Other (please specify)													84

Answered 529
Skipped 13

Written responses to "Other" in Question 7 are included on the following pages.

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Nd #	Q7. Support for Additional Retail/Services Other (please specify)
1	Support keeping the village low key but some additional retail might be nice. The Hunt Club is nice but exclusive so it does not really support the village center. The housing they have on River Road is kind of a mess.
1	Only as they are economically viable. These businesses are strong users of community resources (police/fire/service) but do not generate much revenue.
1	Ice Cream Shoppe. Barber Shop/Beauty Salon.
1	small area- where can you fit more buildings, more cars, more parking- will be congested
1	Sara's Place seems lovely but is far too expensive for us, a family with young kids. I suspect that's true for lots of younger families. Maybe something in our range would add to the sense of community instead of making it seem like Gates Mills is just for older folks?
1	I would LOVE a coffee shop and a more affordable restaurant. We've heard good things about Sara's Place, but it's out of our price range, especially with small kids. Any retail or food services that would encourage people to stay in the Village center would be great.
2	I support these additional venues - provided - their buildings and public exposure remains consistent with Village architecture.
2	Where is there to park for additional places?
2	I think these have to be added incrementally as not to create competition for existing services that would wipe them out.
2	Would support coffee shop ONLY if non-franchise
2	A coffee shop if the library permits beverages, and an art gallery, although that might somewhat diminish the annual art show.
2	Pool
3	I love the coffee shop idea, I think some vegan restaurants would be nice, or even vegan food trucks would be great!
3	If we ever get a coffee shop or even a scheduled coffee truck, we should ask members of the village administration to attend on some kind of schedule to allow community interaction.
3	A farmer's market would be nice
3	We should have our own brewery/cidery!
3	I'm not sure more retail improves the village. We are close to shopping already.
3	That livery tavern building looks very rough front and back. Owner should have more responsibility for upkeep. Sanctuary Yoga owner is not nice at all.
3	Gates Mills is unique, quaint, quiet and peaceful because there not all of these things listed above. There are plenty of nearby communities that have this---Chagrin Falls, Mayfield Village, Willoughby etc. Furthmore the lake and downtown are not far to find any of this type of stuff. We life the village as is!
4	I would need more information on anything proposed before rendering an opinion on any of these options.
4	the limited available space including parking is major issue.
4	more outdoor setting (e.g. cafe, food truck, etc) will attract more residents to stay around the village center
4	Barbershop, barre3 workout facility, veterinarian's office
4	Pickleball tournaments, bakery, butcher, high end fishing store (like Orvis), canoe/fishing rentals/guides.
4	what about parking?
4	Parking?
4	We don't need to increase a commercial area in our downtown space.
5	Local options (not chains)
5	I only support this idea if they are small, local businesses. No chains!
5	although i don't
5	Competitive offerings widely available nearby so very challenging to execute, in my opinion. Many clubs are nearby as well.
5	Upscale bakery
5	Less is more
5	Adding a small grocery store.
5	The Village needs a light breakfast/lunch/coffee shop
5	I wish there was a small upscale market or general store in the village that could be a one stop shop to get coffee, a fresh baked muffin/pastry, pick up a newspaper, maybe a bunch of fresh flowers, carton of milk, and a few locally sourced grocery items. It could provide these items as well as serve as a bit of a community hub. The market that is a nice example is the Sconset Market in Massachussets. Here is their web site:
6	A coffee shop with terrace maybe but no need for other services.
6	For additional restaurant / food service, would support a small market but not another restaurant
6	allow a farmers market once or twice a month from May- September
6	Place to rent canoes or kayaks
6	Restrict business district to its present size -- do not expand!

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Nd #	Q7. Support for Additional Retail/Services Other (please specify)
6	It's a shame the concert is on autopilot. It used to be fun.
6	The Village lacks energy and vitality
7	Love the idea of a coffee shop / bagel shop / bakery
7	A breakfast/coffee shop with a diner feel would be great, but would be against any larger restaurant or retail locations
7	Would love to see an ice cream shop/truck in the village
7	The more options, the better. Need to be conscious of overcrowding.
7	Ice cream shop
7	No franchises, none. An independent fine coffee shop would be fine. The food trucks should serve box lunches because then they are easily accessible to residence and there is a minimum of time actually spent in the village. The village needs a law office as well as a CPA.
7	Deli/prepared food store
7	If there is a coffee shop it needs to have some size with coves that people can break into for solitude and small groups can break into for chatting over coffee. A real coffee shop.
7	Village Center too small to expand
7	What about something like an artist's cooperative store, studio space. Or mini-work spaces that have become popular. These would not be dependent on large numbers of consumers and thus would not increase traffic greatly, but would provide enough additional visitors to help support a coffee shop and the businesses already there.
7	why even consider these types of establishments. Just look around and see the beauty of this village.
7	Without negatively affecting Sara's place, perhaps a lunch or coffee shop. Any retail added should be not super high end.
7	Don't want chains. Independent only. Keep things small
7	Attracting organisations to use the village's infrastructure is a much better option
7	I do not want Gates Mills to become overly crowded however, I would support additional independent restaurants and/or retail stores.
7	Chagrin Falls is not too far away and might be too much competition for restaurants and stores.
8	Of course my support would depend on the quality of additional businesses added and to their building structure/location
8	Would like to see a nail, hair salon, massage
8	Our family would love to see a little ice cream shop in the Village.
8	One or two licensed food cart spots in the spring/summer/fall
8	What we really need is more senior housing, high end small townhouses. elegant, classic homes with great views.
8	Would be nice to have a casual restaurant/coffee shop that is open on Sundays, too.
8	This is a residential community with plenty of commercial opportunities in Mayfield Heights and Chesterland
8	bakery would be nice, could be incorporated into the coffee shop
8	A larger playground with river access
9	A coffee shop that also offered specialty prepared foods for takeout would be a nice addition to the village.
9	love our quiet village. Dislike the loud motorcycles and the FEW trucks = library, post office. School busses are rare and not loud. Rarely hear delivery vehicles for Sara's and never Cindy Halle's.
9	The quiet nature of Village Life should not be tampered with by people vested in MORE IS BETTER. Move to Solon !!!!!
9	The parking for anything added cannot add to the congestion in the Village Center because people live there. The speed limit should be enforced with a speed bump at bottom of Old Mill and before school and before library.
9	The most vital economic development investment that Gates Mill can make in the Village Center is in enhancing connections to North Chagrin Reservation through a multi-modal trail/path. It would increase quality of life, and support viability of local coffee shop / food service options.
9	convenience/general store
9	If we add more services we have to figure out how/where people can park to enable the village to retain its beauty and charm as a walking area.
9	I think the scale would need to be discussed, but I am generally supportive of adding any new amenities to the Village center that are unique, add value to the community, and would make our town more attractive to visitors and homebuyers.
9	Gates Mills Garden Club has beautifully restored house north of the nursery on River - is a Village Asset
9	Do not support items motorcyclists. Parking issues must be considered.
9	Please don't turn the village into a Chagrin Falls.
9	I would love to see small, local food providers in the city center - coffee, shops, bakeries, breakfast restaurants, or cafes. I really wish there were more food options within walking distance, especially on the weekends (note that Sara's isn't even open on Sundays or for breakfast/lunches).

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Nd #	Q7. Support for Additional Retail/Services Other (please specify)
9	Gates Mills is great because it doesn't bring tourists in like Chagrin Falls, we don't want busy traffic and high volumes of non-villagers in our community. That's why people move to Gates Mills because of the privacy and quiet ambience.
9	I would support a tea/coffee/bakery in town but perhaps the Hunt Club could create a public spot and/or Sara's could offer this option.
9	Small grocery supplies store
9	dont want it top become chagrin falls
9	the beauty of Gates Mills is our proximity to all of these things in Mayfield and Chesterland.
9	Gates Mills is quaint and quiet, that's why we live here, if residents want to change us, move to Chagrin Falls. The last thing we need are a bunch of bikers and becoming a tourist stopping point, we don't have the parking to accommodate any of what you've just inquired about.
10	The village is just not large enough in my opinion
10	children's playground (Marston effort is a good try but not competitive) maybe at the polo field?
10	Swings are very popular so please put some in Marston Park
10	I wholeheartedly support the introduction of additional food options in the village. I believe a cafe with coffee/tea, breakfast/lunch/snack options, and ice cream would get a lot of customers. One idea would be to have an On the Rise outpost, to which On the Rise delivers bread and pastries each morning. I also think a Mitchell's outpost would be fabulous, as the closest locations are at Van Aken, Solon, and La Place - and other similar ice cream places are all the way in Chagrin Falls. The idea of Food Truck events in the village is fabulous - perhaps from April through October!
10	It would be fantastic to have a coffee shop, artisan bakery/ice cream shop, and another bar.
10	Remembering a place like Henry's created such a wonderful memory, how about an ice cream/candy/wine shop?
10	Against further development downtown! We do not want to encourage non-Gates Mills traffic into the Village

Question 8. To what extent, if at all, do you support or oppose the following considerations regarding the future of the Village center?

	Strongly support		Support		Somewhat support		Somewhat oppose		Oppose		Strongly oppose		Total
Providing more cultural events (concerts, plays)	26.2%	136	41.6%	216	24.5%	127	3.9%	20	1.9%	10	1.9%	10	519
Providing more recreational events	22.5%	115	37.5%	192	29.1%	149	5.3%	27	3.3%	17	2.3%	12	512
Providing more recreational facilities	17.5%	90	27.2%	140	30.0%	154	12.8%	66	7.0%	36	5.5%	28	514
Providing more public access to the Chagrin River (for viewing, canoeing, kayaking, etc.)	30.6%	161	25.9%	136	20.5%	108	9.7%	51	5.1%	27	8.2%	43	526
Increasing the number of small house lots within walking distance of the Village Center	11.8%	62	15.5%	81	15.8%	83	13.6%	71	15.7%	82	27.7%	145	524
Improving walkability to the Village Center from outlying Village neighborhoods	27.2%	141	23.9%	124	18.7%	97	8.7%	45	8.1%	42	13.5%	70	519
Improving bike-ability to the Village center from outlying Village neighborhoods	29.8%	156	20.7%	108	16.6%	87	8.6%	45	8.6%	45	15.7%	82	523
Other (please specify)													75

Answered 530

Skipped 12

Question 9. Do you have any additional comments or recommendations regarding the future of the Village center?

Answered 169

Skipped 373

Written responses to “Other” in Question 8 and Additional Comments for Question 9 are included on the following pages.

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Nd #	Q8. Support for Future of Village Other (please specify)
1	Do not understand what is defined as outlying neighborhoods. If you live north of Mayfield is the idea there would be walking paths installed all the way to the village?
1	More information is needed to determine walkability and bike-ability to the Village center.
1	Would love to see a safer option for cyclists and drivers- bike path please!
1	The lack of sidewalks is very concerning when you have young children. It also prohibits getting to know neighbors as much.
1	You will jeopardize our village's safety by adding these things
1	There is NO REASON to attract outsiders into our community spoiling our assets.
1	anything that costs more taxes to homeowner is going to be hard to swallow, free stuff like kayaking on river and walking paths (yes there is cost at first to prep but then free for consumers)
1	Improvements in bikeability and walkability would be great, especially so we (as a family with small kids) could enjoy the outdoors.
2	gates mills need biking and walking trails.
2	I support these only in a way to offer services to current residents and in no way to cause congestion
2	Senior housing units
3	Making the river an asset is appealing but I don't see how it can be done. Small houses within walking distance would be great but the building opportunities, like the polo field, are gone, and the Hunt Club occupies prime land for this but is a strong asset in its own right, leaving the nursery, which is prime for this kind of period-correct development but it is in private hands.
3	Use the metropark/conservancy land for trails
3	The many people riding bikes on our roads is a hazard to them and our drivers.
3	more people= more traffic= more noise= more garbage/clutter. Please do not expand on anything!
3	Providing a multipurpose pathway to Village center from outlying Village neighborhoods, especially down River Road. Linking this pathway with North Chagrin Reservation Metro Park would also help.
3	Adding a bike lane(s) would be beneficial and make this safer for both auto and bike traffic.
3	I would like to see a walking train on the east banks of the Chagrin River, south of the downtown.
4	i would strongly support expansion of a trail connecting the north chagrin reservation to the south chagrin reservation... Also, designated bike paths along river road.
4	wish there was more for kids to do. The present playground is for very young children only.
4	I would need more information on anything proposed before rendering an opinion on any of these options.
4	lot size must be driven by sustainable zoning plan and it is disingenuous to present question as above
4	I am not aganst small house lots as long as they are away from the village center. That said, the small house lot definitely decreases the desire of owning a house in Gates Mills.
4	Community summer or fall 5k!!!
4	I feel that the addition of improved bike trails would be a major improvement along with increased small house lots.
4	Sidewalks, bike lanes
4	Especially if this means sidewalks.
4	The older folks in gates Mills have a done a lot for this community. Eventually we will all get there. It makes sense for us to have some sort of care and appreciation for the older folks who want to continue living in Gates Mills. In addition, we should have some bridging of the gap between the middle-aged and the older generation to create a sense of community.
5	Keep 5 acre zoning requirement
5	I have lived in this Village for a very long time . . . I feel there should be more opportunities to engage with fellow villagers for fun and interesting/or educational events, maybe historical or movie events or meet & greets, so that residents can become more acquainted with fellow villagers of similar interests.
5	Children must ride their bikes in the street.
5	When it comes to biking/cycling, we are not sure much needs to be done. It is very common to see people cycling on most every nice weekend of the year already and most drivers are aware of and courteous to cyclists.
6	Strongly support more access to the river but not in village center
6	Improving walkability and bike-ability of Gates Mills overall would be a HUGE improvement.
6	There are too many bicyclists on Chagrin River Rd. and the bicyclist and the cars do not follow the rules of the road.
6	Reduce the amount of space devoted to village government activities. Make plans for the closing of the post office.
7	Strongly support improved bike-ability in our village!
7	Strongly against small lot housing of any type. The natural aspects of the village should be maintained
7	Bike and walking trails would be awesome and make space more family friendly. How adding about a volleyball net?

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Nd #	Q8. Support for Future of Village Other (please specify)
7	Bicyclist need to recognize that they are guests in the village and they need to keep their voices down they cannot be shouting wearing headphones they are passing guests in the community
7	Development if single-floor living spaces for independent living seniors.
7	Bikes yes but we need signs now for bikes to announce themselves because they whip around and almost kill people walking from behind who do not see them.
7	walking path along the river and through downtown that would support art boutiques, coffee shop, etc; picnic tables and rest areas along the river
7	Back 30 years ago, when he was a GM School, our son suggested a car-free village center. Of course closing off River Road is not an option since it is a state road. But it might be worth considering creating that feel by making it more pedestrian-friendly.
7	Regarding Bikeability, I'm torn on this one. Currently, there are too many bikers clogging up Chagrin River Road and neighboring roads...most of whom do not live in Gates Mills. However, it would be nice to be able to bike more safely in the village on dedicated bike paths.
7	Gates Mills lags behind other cities and towns in bike access and bike paths. Reluctance on this issue is misplaced and a missed opportunity for our community. Bike paths connect people and provide a safe outlet for everyone. Properties with access to bike path are in demand.
7	It depends what the recreational facilities are - for instance, the polo field could be better utilized. As to smaller house lots, I have very mixed feelings; as an aging retiree, I long to downsize as home maintenance is becoming a burden, and there are no homes in the village that really fit that bill. However, I do not know how or if adding small house lots is compatible with retaining the character of the village. I'm not sure it matters if they are within walking distance of the Village Center.
7	Exercise Stations in the Boulevard's median, a walking path on the median. Bike lanes to the village Center should be considered, as well as bike lanes on River Road (all of it)
8	Very strongly oppose adding public access to chagrin river and ability to bring outlying bikers to our village
8	Again this would all depend on the structures and locations that are proposed to be added
8	Roads too curvy
8	smaller lots near village would need to be clarified but an interesting idea to create a more "town" feel.
8	bikes are great, motorcycles are not. Flyfishing center/axis. Hot air balloons. Lets do more to encourage bikers and discourage motorcyclists, speedbumps, etc.
8	The roads around the village are already adequate routes for biking. We don't need to provide more (as was proposed by the Metro Park System a number of years ago).
8	The owners of existing small lots in the village center should be encouraged to replace small homes that have been destroyed by fire, etc.
8	We should have a target number of small houses, 25 lots
9	bicycles need to ride single file. Ignore the signs. No room for bike lanes. Too many windy roads/hills.
9	Self centered interests will destroy Gates Mills. Don't fix what is NOT BROKEN. Let them move to Solon !!!
9	There are already a lot of visitor bikers and walkers. I like the quiet. Perhaps a bike lane.
9	Improving the pedestrian and bike experience is central to the success of Gates Mills' Village Center.
9	What about road-approved golf cart use in the heart of the Village? I think it would be a great idea.
9	need to improve river road remove choke points for cyclists slightly widen, tired of being stuck behind the cyclists not the plan the metro parks wanted too invasive
9	I'm in favor of all of these things. Of course, there would need to be some framework and we would want to degrade the overall charm but I think more engagement, activities and resources would be terrific.
9	we must keep the minimum new lot size at 5 acres
9	Nothing that attracts motorcycles; keep the same
9	I'd love to see Gates Mills be even more bike friendly, especially for families with young children, who might not be safe riding along River Road.
9	We don't want more houses, we want more green spaces or the same amount that we already have. Our lot sizes and lot spacing/wooded property are the prime reasons villagers live here. If they wanted close living they'd move to Chagrin Falls or Mayfield.
9	We don't need to become another Chagrin Falls; we do need to make sure we can walk/bike safely around town.
9	This community must get over its irrational fears related to bicycle paths. We should make it easier and safer for people to bike to and through our Village Center.
9	Leave Gates Mills as is. Bringing biking paths etc. through Gates Mills will only bring more congestion and more demand for other amenities which will bring more people, traffic and crime.
9	bikes are a hazard on Berkshire rd
10	Again, the village is not large enough in my opinion.

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Nd #	Q8. Support for Future of Village Other (please specify)
10	The steepness of the valley would seem to limit the "outlying village neighborhoods" to only the one in the valley south of the village center.
10	More sidewalks or walking/biking trails would add a lot of safety to the Gates Mills surrounds.
10	The lack of sidewalks leading from Old Mill Road and other areas to the bridge is where we desperately need cross walks and better visibility (I've almost been hit by a car crossing from the Bridge to the hunt club by a driver making a left onto Chagrin River Road)

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Nd #	Q9. Additional Comments - Village Center Open-Ended Response
1	It could use a little more activity, but do not want a significant increase in traffic. Marston Park needs to be more utilized.
1	Homes/buildings of the Hunt Club (along River Rd.) need some tidying up.
1	We understand that space is limited for the construction of some type of recreation for the village. As a resident that pays taxes towards Mayfield schools, we should be able to have the same rate as the residents for their recreation services. To belong to the pool in Mayfield, it is double the amount of what the residents pay. If there is no plan for Gates Mills to have recreation, there needs to be a better price for Gates Mills residents.
1	have some more events with a stage, MC and introductions/interviews with key community members so community folks get to get to know the leaders. some of this could be done via internet as well. Maybe get Hallmark to film a movie downtown (since it looks like a Hallmark community :)
1	No small housing lots! This denigrates existing home values. Once you allow one, you allow many. This is a terrible idea. You can't pick and choose the use. You'll spend already scarce resources on legal challenges and you'll lose.
1	I have noticed a big push to "develop" our village to attract more outsiders to our community. What isn't adequately explained is WHY ?? The residents pay big bucks to GET AWAY from the outside world and find the peace and quiet vital to their well being.
1	See above re: affordable dining. It would give a chance for younger families (especially those with kids) to gather.
1	We love the library - its location and its friendly librarians. We spent the last 10 years living in Providence, RI, where the city emphasized walking/biking paths to encourage families to get into nature, sidewalks for walkability in suburban areas, and affordable restaurants and coffee shops (and a farmers' market) to encourage families and young adults to hang out in the area. We love the rural feel of Gates Mills, but we'd also love a few more amenities that would create a community feel. Right now my (still fairly uninformed) sense of the village is that its older population is gradually moving out of the area, and that young families are moving in, but the amenities are still very much aimed towards an older population. It would be nice if that would change.
2	I am strongly in favor of preserving what historical structures and elements are left and making those a major focus of the downtown area. In my opinion, every town these days has/wants the same things, but a town's unique historical elements are really what sets a town apart. Many people love Willoughby because of its historic mainstreet. Many people love Chardon because of its historic public square. Both of those cities have been able to elevate those areas and successfully capitalize on them. There are numerous historic structures in the GM downtown area, as well many newer. I think that whatever possible should be done to restore/preserve those existing structures, and incorporating new structures with strict architectural guidelines that follow the Western Reserve style of architecture.
2	Yes, we do not want to see developments being done for the personal benefit of council members and their family members.
2	Improve trails / roads for running / jogging. Have to compete with cars for space and sometimes feels dangerous.
2	We have lived in Gates Mills for three years and I have no idea about our ability to access the majority of these locations — the arboretum, polo fields, etc. are these public facilities? And I just read the Hunt Club is member by invite only. How do you get an invite and why would this be a community asset if only invited members are welcome?
2	Provide retirement facilities so that older village residents can remain in the village
2	Didn't the Metro Parks want to put in bike trail along Chagrin River Road....but the Village quashed it? That would benefit many.
2	Didn't know we have an aboredum?!
2	Don't mess it up!
2	Gates Mills needs a 3-5 year strategic plan which council should be engaged in instead of looking at tasks for the benefit of a few (a mobile phone tower - really?; changing zoning on a plot of land that the mayor's relatives are involved in - really?; paving council member's streets - really?). I do not believe council has shown the ability to put a forward thinking plan together that improves the lives of Villagers. We may need to hire professionals to do this, hopefully council and the mayor recognize they may not be the right people to do the job (recognize the current needs of Villagers and put together a comprehensive plan to fill them). The survey only asks what people think is important currently in the Village and then if they would like to add businesses and dense housing. It almost seems like the survey was created to validate the existing ideas of current council members.
2	If there are no families with small children, the town's viability will be lost. Young families which enjoy the open space (along with the older members of the community), parks and recreational facilities should be a priority.
2	Again, I would love to see the Village Center become more active in terms of senior activities and housing.

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Nd #	Q9. Additional Comments - Village Center Open-Ended Response
2	I really like the idea of the Village and would very much like to have a reason to spend more time in the Village proper. The little park is great, the post office is great, the little library is nice; Sara's menu is very disappointing in light of it being the only restaurant option in the Village.
3	Please continue to maintain its current level of charm. It's a wonderful asset.
3	I know how many dedicated people it takes to get a plan like this done. I thank them all.
3	Allow golf carts on all roads except Mayfield and Brigham to increase visits to the Village from outlying areas, or cut a golfcart trail down the hillsides toward the village
3	The planned coffee shop is welcome addition to Sara's. A coffee and pastry shop such as On the Rise would be terrific. A small grocery and/or greengrocer would be convenient. No more retail stores!
3	We don't need more congestion in the Village center. Constructing bike and walking paths invites more outsiders into the village. I don't think small housing lot sizes can be introduced without changing zoning which would invite high density housing throughout the village.
3	I like the Village center because it is not congested.
3	Biking lanes would be a huge improvement.
3	Leave it as is! people move here because of what Gates Mills is. If you prefer the above stuff, move somewhere that provides it and there are plenty of communities in surrounding areas that do.
3	Linking easy access to the Village Center for young families will be important for continued growth (multipurpose path). Having family centered services and events will also make the Village and Village Center appealing to young families.
3	Although not new to the Valley, I am a relatively new resident and because of this I am still dunking my toe in!
3	Clean up the rumple trash dumpsters. There is trash and runoff flowing into the river. It would also be nice to expand our recycle options.
3	I like Gates Mills just the way it is, beautiful, peaceful and quiet. That's why I moved here. Please don't make any major changes.
4	The Village Center is too small to every make a viable "downtown district" I do not feel that the investment in a downtown would be sufficient to be economically stable. I think the current downtown should be managed by a professional real estate company and market rates should be the goal of this areas to make it economically self sufficient.
4	Family outside movie night in summer, s'mores around a campfire. Organized canoeing activity for families. More family activities in general.
4	The community center needs a major upgrade
4	I don't want Gates Mills to change. I don't really care what the realtors say about the lack of sewers, sidewalks, and lot sizes. GM is a gem and should be preserved. Not everyone is raising a family who lives here.
4	It seems to me that nothing would be allowed to happen without the blessing of certain influential people in Gates Mills. There are several people behind the scenes who seem the control what happens in Gates Mills.
4	question is rest of village
4	Increasing walkability and bike-ability would increase the small town feeling of the Village and need to be done without significantly negatively impacting homes close to the road along the route. Human nature being what it is, drivers frequently pass cyclists without having a clear sight-line to oncoming traffic, endangering themselves, oncoming traffic and the cyclists. Improving does not necessarily mean that the designated path needs to be continuous; getting cyclists and pedestrians off Chagrin River Road for even part of the distance would improve the safety of motorists, as well as those using the path. Some of the route may be along a flood plain that could be utilized without impacting any homes. Having more small lots within the village center is fine, if it can be done without threatening the zoning of the rest of the village. Five acre lots are imperative to keeping the natural aspects of the Village and should not be jeopardized by making smaller lots in the village center, unless there is an absolute guarantee that the zoning in the rest of the Village won't be successfully challenged. Smaller lots throughout the Village would dramatically change the Village as we know it now and far outweigh any advantage of having a few smaller lots in the village center.
4	while I am encouraged to see the willingness of improving the village center, I think we need to look at the demographical distribution that we have and that we want to attract in order to understand the exact needs to improve ot
4	Community swimming pool, would love an ice cream shop and a book shop
4	It would be nice if it could compete with Chagrin Falls.
4	There is a ton of retail shops and amenities with in a short drive. No reason to duplicate here. No reason add small lots either . I've lived here since 1986 and I have never heard a resident say what we need is more development and small lots.

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Nd #	Q9. Additional Comments - Village Center Open-Ended Response
4	While "more stuff" always seems neat, economic viability will always control over "I want this, I want that." It is unlikely that there is sufficient traffic to support even things that might have a positive aspect, like a coffee shop. In addition, the more stuff you have the more issues you have and the more police you will need. GM is not Chagrin Falls and it should not be made to emulate it.
4	Gates Mills is not Chagrin Falls. The resources needed just from the police alone to handle an increase in people visiting the village, should activities, services increase significantly, would greatly affect village funds.
4	Only consider restoration of historical significance Grist Mill, trolley etc
4	A community garden sanctuary with rock scaping, fruit trees, and with flowers blooming from Spring to Fall, and a community that tends to it, to build that sense of community. Possibly a volunteer effort. The health benefits are tremendous. It will also be a draw to other communities. Possibly this could be the bridge between generation gaps.
4	Polo field seems like a development opportunity for services and stores that would bring young families and drive attractiveness of Gates Mills for that cohort.
4	Adding multiple housing like apartments would take away the unique village atmosphere.
4	One of the most dangerous and clumsy traffic areas in Gates Mills is the central downtown strip with the Library, Sara's Place and Howard Hanna Realty on one side and the Post Office, Village Green, and City Hall on the other. Only parallel parking for 15-minutes should be allowed in this area and long-term parking should be directed to an area behind City Hall. And the long-term parking area behind City Hall could feature DC Fast-charge Electric Vehicle Stations, a source for Gates Mills operating income.
5	There really is not "Village Center" One Restaurant, which is great to have but there has been no growth in years.
5	To improve the Village Center add walkability to all places. Make it a place that people want to come and stay. Right now I go to the PO and leave, or go to the library and leave. There's nothing else to keep me there.
5	Would strongly prefer the village focus on trimming their expenses rather than increasing tax revenue
5	No bike paths.
5	Keep it quiet & simple, like it's always been!
5	As indicated above, there should be more events for villagers to meet/greet each other during a variety of events. The Gates Mills Community Club is great, but we should consider a mixed group with varied interests. There are many accomplished residents who could contribute to this objective. Some ideas might be travel/trip presentations, history events, world events/presentation, so many possibilities! I think this survey was a good idea, I am hoping that you get some good feedback and new ideas! Please forgive any typos, feedback vehicle proved difficult to follow to assure typing/spelling was proper.
5	I only support increasing small house lots within walking distance IF they are held to certain standards such as a historical look and minimum sq. footage or starting price. Also, they should not be "cookie cutter" homes but rather look varied and historical.
5	Would like to preserve current character of Gates mills as much as possible
5	It's important to keep the quaint & quiet village while adding value to our community.
5	keep the charm, but move forward in to the future as needed to keep up with what younger people can afford and older folks can retire to.
5	Commercialization is inconsistent with the pastoral setting.
5	We do not favor any change that impairs the pastoral quality of the Village.
5	Make it more welcoming to non residents as Chagrin Falls has done. Difficult to do with limited parking. Define ways to become a center for summer or winter events, for example.
5	Its wonderful, if I wanted to live in Chagrin Falls I would have moved there. Not looking for festivals, gatherings or bars.
5	I have always wanted to be able to walk along the river. I believe we should allow CLE Metroparks to complete the "Emerald Necklace" along the river in Gates Mills. Our community has a reputation for being "unwelcoming" because we do allow a walk/bike path along the river.
5	It suits the purpose, as long as we keep it maintained, we don't see any issues.
5	See comments for question 14.
5	Additional commercial development, including PUD development
5	It is the most beautiful village I have ever seen. It should not be commercialized beyond what it is today.
6	I think there is room to have some small housing units available within the village center
6	It's fine the way it is. Biking, fishing, canoeing along the river all downtown could be improved.
6	It would be wonderful to have more of an actual village feeling, but also to remember that people who live here as opposed to other places want to keep a sense of uniqueness and natural beauty to all spaces, both public and private.
6	Improving walk-ability and bike-ability of Gates Mills overall would be a HUGE improvement.

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Nd #	Q9. Additional Comments - Village Center Open-Ended Response
6	Sara's Place is overpriced and over-rated with mediocre food. A good quality and fairly priced restaurant would be a drawcard for economic activity in the village.
6	Be realistic. There just is not enough space to add more, and if someone wants to window shop they should just drive to Chagrin Falls.
6	The area where the service garage is located is a waste of what could beautifully developed and better utilized property. It looks like a dump in the village center.
6	I believe Gates Mills essential character could be maintained, while providing more activity in the village center with a bit more retail development. Also, access to the river and utilization of space along the river could be greatly improved. It's a real waste of space to have the unsightly maintenance area along the river. Assuming it can't be moved, perhaps it could be cordoned off better so that it wouldn't interfere with the recreational use of space along the river. Finally, tasteful condominium development within the architectural character of the village would help to keep retirees in the village, and perhaps attract young families as well.
6	Restore/renovate the dilapidated building south of the Post Office.
6	While I would love to have a few more local businesses in our village my concern is increased traffic. I loved out here for the quiet, space, and feeling of being surrounded by nature. I'm hesitant to support anything that takes away from that. However, a coffee shop, bookstore, bakery, etc where locals can meet up would be lovely. I'm not sure what businesses are in the old livery but feel that they don't really serve the community as well as maybe some others could.
6	A village tavern could be nice possibly selling ohio wines or maybe even a "Gates Mills" brew. I don't think it would be wise to draw too much traffic into the town center. It would be nice to acquire property near the Wilson mills trailhead for a coffee ice cream shop. Also, using the Gates Mills Environmental center as a gift shop/ coffee shop? As far as development goes, I would maintain the western reserve character for those houses near the village. The size of each house in that respective neighborhood should also be limited.
6	I strongly oppose adding a bike/walking path on chagrin River Road! Bikers will continue to use the road itself regardless of an extra path designated for them.
6	We need to keep the village small and quaint. There are plenty of stores within easy access outside of Gates Mills. We don't need to have more retail and more traffic in our little town Village Center.
6	Gates Mills should lean into it's strengths, which are the natural beauty and community. Host events with the community (all ages), start clubs that cater to younger families with children as well as older adults. Some additional small food and retail would be tolerated and I think people from other areas would come here to take advantage of something more unique. An couple examples are the bakeries in other cities such as On the Rise and Luna or the Al Root candle shop (nothing like this on the East side). Some of the small strips of shops with stores and walkable areas I continue to visit are Taylor/Fairmont (Salon, Bakery, Restaurant, Gift Shop) and Moreland Hills (Luna, Flour, Retail Shops). Gates Mills is even nicer than these areas in terms of walkability and beauty. When I was growing up in Medina (it was much smaller at the time), each weekend the city hosted a band night at 5pm at the Gazebo in the square. The band wasn't always great, but it was something that brought the community together at that time every week in the summer. It was relaxed, easy, something fun for all ages, and everyone got to know each other. I would love to see something like that here. A local food truck or coffee shop could support something like this. There could even be some outdoor movie evenings with blankets and popcorn.
6	Already too many bikes in the road
6	I'd love to see any plants & landscaping protected or even improved for pollinators if any more development happens.
6	Replace that awful elementary school with small houses.
6	With limited parking, there should be reasons for people to come to the Village Center at all times of day. Limited opportunity to just 'bump into people'
7	As a person who takes meetings outside the office/home office regularly, I would love to see a small coffee shop/bistro serving the Village center. I have to take my meetings to places outside of Gates Mills, but would much rather keep my dollars within the community I reside. I think this could be done very tastefully to keep it quaint and village focused. I do not frequent the clothing shop of fitness facilities as I think the clothing does not market my age group, or my young daughter. The fitness facilities seem cold and stand-offish to me. I look forward to participating in more of the bocce/tennis groups and think it would be a fantastic addition to have food trucks in the park and get residents mingling. I love the yoga in the park, but have not had the opportunity to attend due to schedule conflicts.
7	Coffee shop or sandwich shop would be a nice addition, if done tastefully, however I don't think we want to turn Gates Mills into Chagrin Falls. We should focus on our unique attributes, and enhance them rather than compete with neighboring towns.
7	A coffee shop/ wine bar would be popular with my family and neighborhood friends.

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Nd #	Q9. Additional Comments - Village Center Open-Ended Response
7	We prefer Gates Mills to stay small, quiet & quaint. There are no communities like Gates Mills in the area and prefer to keep it that way. We are close enough to retail, restaurants, parks, and other entertainment that we do not need additional adds in Gates Mills
7	The beauty of Gates Mills is the quiet daily ambience of the village center which exists because of the limited movement from the outside "traffic" of people and cars. I would no longer want to live in Gates Mills if it were to change its small town charm.
7	Need to do everything possible to keep library and post office in the village.
7	Anything added to the village center must be architecturally consistent with village norms.
7	Let it be noted, please bring back' Henry's, Cahills, but most importantly, the Grey Squirrel
7	Move the services department and develop as a small collection of stores/service providers. Use Community Hall as pop up retail space on scheduled basis.
7	What about those of us who don't live in close proximity to the Village center. What about our access to increased "walk-ability and bike-ability. As an example, on Gates Mills Blvd in Pepper Pike, there are markings for a biking lane. When people chose to walk or bike on Gates Mills Blvd they often have to be very wary of speeding cars. Since it's supposed to be a "single lane" road, there is ample room to designate some such lane. We chose to live in Gates Mills because of it's "country feel" but it's proximity to just about anything. We want to see the preservation of the "status quo" with regard to the housing, property size, etc. Adding to the Village center seems superfluous at this point. I didn't notice many concerns in this survey for areas other than the Village center and the Chagrin River area. Where are questions regarding the "other" areas? I didn't notice any questions regarding Residents' interest/desire for Senior Services. There appears to be a glaring absence of anything remotely connected to such services. We cannot even get transportation services, if needed, because Gates Mills does not participate in the available programs.
7	Keep it small, quiet, best kept secret on the east side of Cleveland
7	I do think we need to encourage some changes to keep GM vibrant into the future. Yet the changes needed create their own obstacles-- more traffic needed for economic viability for small village center businesses, yet increased traffic bringing problems that make going there for, say, a cup of coffee, less attractive. I imagine there are increased security rises as well by encouraging more people and more cars in the village center.
7	Need to develop downtown similar to chagrin falls, within moderation
7	My 3 young children and I enjoy going to the playground and walking through the wooded areas. It would be really nice to have a bakery or somewhere similar in which we could grab a coffee and a cookie and extend our visit to the village. We would also love to have swings as part of the playground!
7	I didn't know the Hunt Club was an option, my impression was that its a private club, I need to own a horse or something alike. Also, would love to see yard waste area, such as an area to bring my down tree limbs or shrubs.
7	Let's not increase traffic. There are already too many cyclists on Gates Mills Blvd. and they don't follow the traffic laws.
7	I believe the challenge will be making our village center more vivat without losing the cozy atmosphere that we have right now. But as a resident I'd love not have to leave the neighborhood to find more places to eat and buy good food, and even to attend a concert.
7	There is a golden opportunity to highlight nature and village community feel by revitalizing Village Center with fewer more restaurants and cafes. Walkability and bike trails to be improved. Events to be better communicated. Pink sheet is not efficient way of communicating. Very static and old fashioned.
7	sometimes the best thing you can do is leave things just the way they are.
7	The current establishments (clothing store, fitness place, Sara's, Hunt Club) seem exclusive to certain clientele. Definitely need more sites such as pastry, coffee, ice cream, etc. Having such a beautiful location in the center of town without making access or options for families and accessibility is such a shame.
7	I love the vibrancy of our town center. Rarely am I there when it is not being utilized. In order to expand the number of retail stores, restaurants, or service business, there would need to be additional parking and I am not sure where that would be. I quite like the idea of public access to the river.
7	The Village Center is absolutely fine. DO NOT FIX WHAT IS NOT BROKEN. SPEED CONTROL ON THE BOULEVARD IS A MUST! With the number of people walking on the pavement, it is only a matter of time until the day we ALL rue a tragedy AND a gigantic Legal and Financial mess.
7	Having lived in a small quaint little historic town in Georgia that went from a nice area to go have dinner and drinks, shop, etc. to being completely overrun with people and cars and traffic, I want to be very careful about how much and what types of businesses we bring to the Village center. I do want it to stay the quaint, private community that we love and not turn into Chagrin Falls downtown. It's a delicate balance. I do think we can benefit from some types of businesses, little gift shop, coffee shop, maybe another lunch cafe since Sara's no longer serves lunch. But not a bustling commercial area.

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Nd #	Q9. Additional Comments - Village Center Open-Ended Response
8	Strongly oppose anything which brings non residents to or through our village. Wish to cut down on traffic from autos and bicycles. Wish to install speed bumps in the historic district including on old mill road. Many New England villages use these to great advantage
8	A dog park and walking trails would be a great asset for all residents.
8	Coffee house, please! Also a restaurant.
8	I strongly oppose the widening of river road to accommodate bike paths.
8	Might there be interest in creating high-end, senior housing in the area behind the Library, Mills building, etc to try and retain seniors.
8	Add more doggie waste stations throughout the village center and surrounding neighborhoods.
8	Offer Cluster housing Better cell/broadband service Combine HV fire & police with Gates mills Become bike friendly instead of bike tolerant
8	Its a hidden gem, we don't want it trampled in popularity. I do support some cluster development for seniors who have lived in the village for at least five years- they get first dibs. I don't know who is on planting committee, is there such a beast?
8	Keeping the concept of a small village is highly desirable. We don't keep getting bigger or fancier.
8	Let's not increase the intensity of activity by adding additional stores
8	Higher upscale density housing options
8	If it isn't broke,...
8	With criminals Behler out of jail by local judges. Our Safety is more important than anything on this list
8	Rest rooms near play ground for kids, and indoor rec center for kids.
8	Develop Village owned land north of Sara's with retail and architecturally compatible condominiums.
8	A small number of live/work units for a baker or artists could add some vitality to the village center along with a coffee shop.
8	Good to examine these aspects of village life moving forward.
8	I would strongly support a comprehensive plan that addresses multiple economic development opportunities working together to improve the village. Some of the above ideas are good, but could be great if done in concert with other important initiatives or opportunities.
8	minimize public parking, offer valet parking instead
8	no condos or apartment house. no reduction in minimum lot size
8	I believe villagers like the city center, quiet yet with essential services, to be just right. Adding more stores or recreational amenities would probably be used more by non-residents than residents. We like the bucolic nature of the village -- we do not want to see it bustling with more traffic, more people, etc.
9	A coffee shop (and another restaurant) where residents could gather for conversation (and community building) would go a long way in this village.
9	I really like the idea of more stuff—amenities, homes, etc. but I am concerned about parking and what that would do to traffic on some of our (appealingly) quiet streets.
9	Bravo to recent officials who have preserved and cared for our village. So disappointed with the new 'angry' people voted in because of campaign funds vs. common sense. SO many opportunities to introduce new ideas. No one likes Bully's.
9	The property values of homes in Gates Mills will continue to rise, as long as developers and self serving egotistical individuals are kept in check. There needs to be a limited supply of housing. The current lot requirements MUST be RETAINED. Otherwise consider renaming Gates Mills, Parma, Ohio.
9	We need to be careful to preserve the feel of downtown gates mills for current residents. If you want to go to a nice dinner or to a bar, then you can go to downtown Chagrin Falls. I would rather not bring a ton of retail and restaurant development into downtown. A coffee shop is one thing, but having 5 restaurants would only detract from what we have going. If I wanted to live next to 10 restaurants, a few bars, and 20 shops, I would have moved to Chagrin Falls Village.
9	There are already a lot of visitor bikers and walkers. I like the quiet. Perhaps a bike lane.
9	I don't want more traffic parking on the street particularly on Old Mill and the Hunt Club events. I do not want the public non-Gates Mills residents launching canoes or fishing right off my property. The lack of parking for those activities is a good thing.
9	Focus on making it pedestrian friendly + protecting the river frontage and environment. That means no dumb development that will negatively impact the river or be built in ecologically sensitive places (like the new playground : ()

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Nd #	Q9. Additional Comments - Village Center Open-Ended Response
9	Improvements should encourage pedestrians and bicyclists to visit and use the Village Center. Improvements should celebrate the natural environment -- both by respecting it and responding to it with interpretive / interactive experiences. Improvements should not be exclusive -- it's appalling that there's a private bocce ball shed next to the bocce ball courts. What gives? We built bocce ball courts and then built a shed that only some people have access to (whoever they are, no one knows?) to house a few sets of bocce balls. This is so off-putting. Improvements should also respect the river -- the entire Marston Park increases run off to the river, and the impacts of erosion from storm water are already being seen near parts of the sidewalks. We'll have increased run off to the river, and be spending money to repair sidewalks.
9	The Village Center is limited in size to accommodate all of the items on the wish list of improvements. Is it feasible to develop an additional Village Center? For example, along the Chagrin River west of River Rd between Mayfield and Sherman Rds? Or at the corner of Sherman and County Line Rds? Kind of like The Villages in Florida (every Neighborhood has a Neighborhood Center). We can always dream.
9	If the village were more inviting to businesses the market would probably tell us what people want. The village could improve connections within village center--the elementary school is completely disconnected and children in summer camp have a harrowing walk from the school to the community center on river road with no protection other than the good sense of drivers, which is often lacking. Also, there is a significant piece of protected land to the north of the community center that could be a nice walking park and an extension of the arboretum.
9	not sure the library really gets much usage, also do we really need a post office? the downtown space is precious should consider additional commercial spaces, parking has to be carefully considered
9	It may make sense to divert traffic in certain areas on certain weekend days to allow for young bicyclers, runners, etc to be safe from cars.
9	Our community house could be used for more community-building events – for ex. A community workspace once a week with wifi access and the opportunity to network. I walk across the walking bridge multiple times a day, and it is the highlight of my walks. I love seeing families and people come there to take photos (weddings, dances, family pictures, etc). I enjoy watching the anglers in the river. I also only visit the Polo field on my walks. It seems like an incredibly underutilized asset. Why aren't there Polo matches? Horse exhibitions/shows? Kite flying festivals? I visit the Arboretum on my daily walks, too. It is incredibly peaceful and a real asset. I wish more trees were labeled because I find that interesting and helpful. I walk through Marson Park regularly but don't see many people using the facilities, only walking through. The exercise equipment is dated. It doesn't seem helpful that the bocce supplies are locked up with no note on how to use them. Are they only for specific people? What about a community garden in Marston Park? Maybe in connection with the Elementary School – they have a great little vegetable garden. Produce and flowers could be donated to shelters or nursing homes. The Chagrin River is a mecca for fly fishing - there could be fly fishing tutorials with local fishing stores. Anglers are amazing conservationists - bringing them into our community would add new interest and support. Tennis courts are great, but the messaging on the signage is another point where GM comes off as exclusionary and unfriendly. There are more welcoming ways to say the courts are for residents. Other businesses (personal trainer, boutique yoga and clothing) don't have a high value to my lifestyle.
9	We are somewhat unique in that we live within walking distance of the Village center, and we walk all the time. That was a compelling feature of our house when looking at communities in Northeast Ohio. We would not have moved to Gates Mills to live in a big house on a big plot of land where we could not walk anywhere. With that said, as a Village center resident, I think there is an opportunity to add to the area. Don't get me wrong, I'm not suggesting we knock down tons of trees and let Marcs or CVS move in. I mean just adding more charming, small town resources that people enjoy, like a coffee shop or quirky general store or something else that gives the area a little more life. I'm thinking Gilmore Girls, not suburban strip malls. That is good for attracting residents and visitors. Another way to look at it, we already have buildings in the area but they are not being used to their highest value. Many of the businesses that currently take those prime locations are not offering services or amenities that are of interest to a high number of people. I'm not saying we should make them move but just pointing out we are not taking advantage of what we have, and you can tell by the low foot traffic, which leads to people speeding through dangerously.
9	Marston Park has been a success somewhat to my surprise. But it seems big changes like that alter the Village too much.
9	Nothing that attracts motorcycles; keep the same
9	No franchise business, like Starbucks, etc. Keep same size, remember parking issues
9	It's not really feasible from an economic standpoint to invest in sidewalks and bike lanes due to the topography of the area surrounding the village...too hilly

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q9. Additional Comments - Village Center Open-Ended Response
9	Why is the Hunt Club not offered to residents in the village and nearby Berkshire/Epping Roads? Why is it "BY STRICT INVITATION ONLY"? If a family is financially able to join, why are they not given the opportunity? It is very elitist and a problem with making Gates Mills seem unwelcoming to its own residents. Raise the initiation fee and other fees if you only if it is an issue of keeping it elite, but don't exclude your very own neighbors who own and walk by the facility daily.
9	Term limits of two applicable to mayo
9	LEAVE GATES MILLS ALONE!! LEAVE IT HOW IT IS, THATS WHY YOU HAVE HAD THE SAME RESIDENTS FOR THE LAST 50+ YEARS BECAUSE THEY LOVE IT HOW IT IS AND THATS HOW IT SHOULD CONTINUE TO BE. NO CONDOS, NO CLUSTER HOMES, NO BIKE PATHS AND NO ADDITIONAL SIDE WALKS.
9	I've often wondered if we could move the trash/recycling area (Village Services Dept) which is a beautiful spot by the river. I'd rather drive further to drop off trash and use that space by the river for recreation/restaurant/community activities, and parking, when needed. (This does not suggest moving firetrucks, but perhaps moving the other non-emergency vehicles.
9	Keep it small
9	Gates Mills is unique in its housing stock, architecture, and lot size. Please do not homogenize the Village by making it like all the other surrounding municipalities with small lots.
9	I believe that our Village Center's natural infrastructure has been allowed to disintegrate, to the detriment of our community. Old, once-thoughtfully-designed walkways and tree-scapes along Epping Road and around the Polo Field are grown over and decrepit. Additionally, we have tolerated an unsightly and unsafe network of telephone poles and electrical wires along Old Mill Road west of the river. We can create a landscape plan for the west side of the Village center that can transform the inherent physical beauty of the center into places that are coherent and visually stunning.
9	We are surrounded by South Chagrin, North Chagrin, Geauga Parks, Lake Parks, rails to trails within 20 minutes. Keep Gates Mills quiet and serene.
9	Gates Mills is pristine, it's not broken, why do you feel a need to try and fix it. We live here because we love the village "As Is".
9	see above
9	keep it simple
10	Have more events Parking is an issue for large crowds though
10	While not a frequent visitor to the Village center, I greatly appreciate many of the existing Village resources located there.
10	leave as is, don't spoil the village by getting too commercialized.
10	Adding more parking too - parking right along that road is limited and a hassle. Would like to see more there so we don't have to fight traffic to do little things.
10	Future development with increase paved areas, light pollution, noise. All affect negatively our nature and bird sanctuary focus.
10	Without the specifics-what, where, how much of real proposals, it is impossible to comment on any of the above. While it may sound good on paper, what about infrastructure, sewer, stormwater management, adequate parking, traffic safety, costs of expanding services to GM citizenry and much more to consider before signing on?!
10	There is adequate bike usage in the area. The Village center is adequate as is save a coffee shop -- well managed as Sara's Place is. Additional commercial enterprises will only serve to overtax the capacity of the Village center with weekend visitors.
10	No bike paths in the village. High likelihood of bringing in non residents, loitering, etc....village ends of paying for upkeep/maintenance that not many villagers will use.
10	Since most needed services are available nearby the survey should inquire about what specific services would be helpful if provided in our business district.
10	Were there to be too much additional growth in the Village center, traffic would become an issue. This would contribute to existing challenges in finding parking to the post office, library, restaurant, etc.
10	Keep it Western Reserve and quant!
10	Having a walking downtown, with a coffee shop, a place to grab breakfast/lunch would go a long way to building community. Another restaurant option would be fabulous. I've been to Sara's many times over the years, and I'm disappointed by the food every time, but continue to go because I want to support our local businesses. Our charming village could absolutely offer smaller homes around the town center to support building the amenities that would serve our community.
10	It is important to keep its essential character. There are already small lots in the Center
10	Leave everything alone. Restore bridle trails (if taxpayers agree). Bury overhead power lines = beauty and better reliability

Question 10. When considering the neighborhood or residential area where you live, how satisfied or dissatisfied are you with the following characteristics.

	Very satisfied		Satisfied		Somewhat satisfied		Somewhat dissatisfied		Dissatisfied		Very dissatisfied		Total
Architectural character of my neighborhood	48.2%	254	39.3%	207	10.6%	56	1.1%	6	0.8%	4	0.0%	0	527
Quality of housing construction in my neighborhood	47.8%	251	41.7%	219	9.3%	49	1.0%	5	0.2%	1	0.0%	0	525
Physical condition of housing in my neighborhood	41.2%	215	44.8%	234	9.4%	49	3.8%	20	0.4%	2	0.4%	2	522
Size of residential lots in my neighborhood	58.4%	308	36.4%	192	3.8%	20	1.0%	5	0.4%	2	0.0%	0	527
Range of housing options	37.8%	193	42.0%	214	12.6%	64	5.1%	26	2.0%	10	0.6%	3	510
Property maintenance	36.9%	193	44.0%	230	12.8%	67	4.0%	21	1.3%	7	1.0%	5	523
Code enforcement	33.5%	165	41.7%	205	14.4%	71	4.7%	23	3.3%	16	2.4%	12	492
Walkability within my neighborhood	33.7%	174	32.1%	166	13.4%	69	10.8%	56	6.6%	34	3.5%	18	517
Sense of community among my neighbors	28.4%	147	35.6%	184	22.2%	115	8.5%	44	3.1%	16	2.1%	11	517

Answered 530

Skipped 12

Question 11. Do you have any additional comments about your Gates Mills neighborhood?

Answered 156

Skipped 386

Written responses to Question 11 are included on the following pages.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q11. Additional comments - your Gates Mills neighborhood?
1	Intrusion of noise and unnecessary overnight lighting.
1	Light pollution issues need to be addressed. Do homes and drive entrances need to be lit like a "Kmart blue light special"? Do homes need 20 plus trees lit throughout the night?
1	Not sure what workability is. As with above section
1	It was living here when the kids were young and there were no neighbors for them close by to play with or a sense of community on our street. I know there were kids on our street, but we hardly saw them. It would be nice if there was more organized street parties or places for kids to meet other kids especially if they all do not go to the same schools
1	Love our neighborhood. Would hate to see it change with addition of smaller lot sizes. Would strongly consider moving out of the village if this were the case.
1	Sidewalks would be a dream, but I imagine that would be a nightmare to install so I can live without that. I looooooove that there are no street lamps and I would be crushed if they were installed.
1	Our street feels very walkable, and I feel safe taking our kids out for bike rides on our street, but the connecting street doesn't feel as safe, even though the posted speed limit is 25. There aren't sidewalks, and the berms on either side of the road are pretty narrow, and cars do tend to go quickly.
2	We really enjoy the privacy and connection to nature that the lot sizes in our neighborhood provide.
2	I believe our property was cut in half at one point when the street behind us was built some time ago, leaving us with 2.5 acres. It would be great to have at least 5 or more acres. There are some unique and attractive historic homes on our street, but many are post-war, which does not have quite the same charm. I am not the biggest fan of the architectural styles of many of the newer homes on the street. I do not feel that they meld well. We have lived in the village since 2014 and really have not met many of our neighbors, nor do we really socialize with the ones we have met. I am not sure if that is just due to the culture in GM or a sign of the times.
2	I have great neighbors. Everyone is very helpful and friendly towards each other.
2	I love our street, but I don't feel safe walking along County Line Road. It
2	We have people who do not maintain their homes. Some were or largely are vacant.
2	We live off of County Line Rd. It would be nice to have a walking path or sidewalk along County Line Road from Battles Rd to Rogers Rd. There are many walkers, joggers and bikers on Blackberry, Gates Mills Estates, Sugarbush and Gatewood Oval and to get from one street to the other to walk, run or bike, we have to go on County Line Rd which is dangerous.
2	Lack of sidewalks/bike paths along busy routes such as County Line Road make it difficult to enjoy the neighbourhood properly. Also lack of walk/cycle way connections to much better facilities in Mayfield/Mayfield Heights, especially the extremely dangerous hills on Wilson Mills and Brigham Rds.
2	Would be better to have more neighborhood connection events
2	I am opposed to cell towers anywhere in Gates Mills. If placed at the Environmental Center, or any other location, the homes in that area will definitely suffer a decrease in value and ruin our natural environment.
2	I would love walking trails between sidestreets off of County Line Rd. It would be nice to bike or walk along the GM side streets without having to go on County Line. Some of the homes on our road and Battles Rd. could use improvement and yard maintenance.
2	A yearly newsletter needs to be sent to all homeowners that includes codes focusing on property maintenance, noise from dogs, ATV's, people owning pools who think their yard is a rec center and are loud and noisy especially at night.
2	We have codes for fences, yard maintenance, and dead trees but they aren't enforced.
2	Please - No cell tower at Gates Mills Horticultural Center !!!!!!!!!!!!!
2	Don't really care about architectural character or code enforcement. Less is more
2	Walking/jogging/biking along neighborhood roads is challenging and not safe as we have to compete with vehicles. Need to add trails or walking paths. This is unsafe for children and adults alike. Also there is really no berm to speak to walk on.
2	It has been beneficial to have a street facebook that we all can connect to when there is an issue or for answering questions or suggestions. We also know each other better!
2	Only two neighbors have lived on our street longer than me, all of the other houses have been bought by new residents. Many young families now live here and a lot are stay at home moms which is very nice.
2	property maintenance is an issue with one house on our street. It really takes away from the beauty of the rest of the houses on the street and little is done to encourage/require them to keep their property maintained.
2	No sidewalks on a fairly heavily travelled road are a negative.
2	I feel that I try to maintain my property but am dissatisfied by some of the residences on the various streets in my area.
2	We have a street Facebook page which has helped. I wish we did more as a street to keep in touch better with our neighbors.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q11. Additional comments - your Gates Mills neighborhood?
2	Fill in the big ditch by the street?
3	Walkability is terrible, but it doesn't matter to me. I drive to where I want to walk. Regarding community among neighbors, we create the impression, with our devotion to the architecture of the past, that wedding as community events, births to, and barn raisings too, but that's not who we are. Neighbors don't really know neighbors of care to know neighbors. I am surprised by this.
3	I see plenty of blue tarps and poorly maintained property.
3	We would like speed limits to be monitored and enforced more frequently and on on a routine basis.
3	I see some properties that need restoration. It's a shame to see them declining.
3	I wish we had side walks. We live very close to the reservation but have to walk on Chagrin River rd and Wilson Mills to get there- a bit dangerous at times.
3	Riverview Rd has houses and lots specifically that lack any upkeep
3	Having a walk way or safe bike path form my neighborhood to the Metro Parks and Village Center would be delightful.
3	Love it & am most thrilled with the Land Conservancy across the road.
3	I know my neighbors are there but we all keep to ourselves. And I like it that way.
4	a sense of neighborhood is only possible street by street due to the way the Village is designed. I see individual streets as neighborhoods but not in the sense of somewhere like Shaker or Beachwood. We are more like a Pepper Pike or Moreland hills due to the way housing was developed. Families that use the school have more of a sense of "neighborhood" due to interaction of their children.
4	I don't want Gates Mills to change. I don't really care what the realtors say about the lack of sewers, sidewalks, and lot sizes. GM is a gem and should be preserved. Not everyone is raising a family who lives here.
4	Most Gates Mills residents keep to themselves, which I understand because most of us like privacy. But there should be more community events to get people together without having to join the Hunt Club. Or maybe the Hunt Club could have a membership level for residents that allows them to attend certain events or activities without breaking the bank.
4	This is a difficult question since across the street is Chesterland.
4	Again, the Perrino houses on Wilson Mills road are really out of place
4	Love where we are, wouldn't mind sidewalks
4	In particular there is a house that was purchased by an individual from out of state that has been under renovation for over three years, and it is still in a state of disrepair. It seems a shame that what was once a beautiful estate is now in a state of disrepair.
4	Don;t really know the neighbors, would love to know them.
4	It's not particularly walkable because you have to walk on the street but I would not be in favor of sidewalks
4	If the speed limit was heavily supported/enforced, walkability would be greatly improved.
4	Great neighbors.
4	Need more sidewalks and with that, we should bury the power and phone lines to improve aesthetics and reduce frequent power outages.
4	I like where I live.
4	I believe there is a level of remoteness and arrogance within and between GM neighborhoods. This could be remedied by the encouragement of block parties such as the one that occurred in my neighborhood last summer. It was called the "7-year Itch Block Party" aka the "Cairn Lane Block Party". It was completely self-financed. All attendees came away with a sense of neighborhood cohesiveness and warmth. The politicians who attended had a great opportunity to discuss their overall plans for GM with residents.
4	Battles Road needs a traffic analysis, not just an occasional traffic count. The placement and construction of Rumble Strips (also known as sleeper lines or alert strips) is a matter worthy of study by a real traffic engineer. Rumble Strips should be installed where traffic enters 25 mph Battles Road from 35 mph Brigham Road and also where traffic enters 25 mph Battles Road from 40 mph Mulberry & 35 mph County Line Roads. I have lived on Battles Road for a long time and traffic speeds in any direction at any time often reach 40 to 50 mph, occasionally higher. This is a hazard waiting for a deadly accident to happen to bicyclists, walkers, or moms & dads with baby carriages.
5	The contractors drive too fast. Possibly need a greater police presence. There are a few houses that are really run down and detract from the others that are well-maintained. If a house is sided it should be white with black shutters to keep the character of GM. One house up the street was just painted gray. Another has orange shutters. And there are sided houses that need to be power washed.
5	There is an architectural review board, I believe. That said, my neighbors have made remodeling decisions that sometimes seem out of character with the overall vibe of GM. The standards that we seek and approved looks, etc should be better publicized. E.g., white siding with black shutters seems to be a consistent GM theme. My neighbors don't seem to have considered that when remodeling the outside of their homes.
5	Would love sidewalks!!!!

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q11. Additional comments - your Gates Mills neighborhood?
5	It would be nice to have walking paths or sidewalks . . . I would not venture to walk on our streets, my treadmill is safer!
5	Large lots are a part of the neighborhood's appeal, and walkability is not important with so many excellent parks and trails within minutes of the village. Sidewalks would be a waste of money as the road already has limited through traffic and is easily walked.
5	Many of our neighbors do not upkeep their landscaping, grass, tree trimming, cleanliness of home exterior, etc. It is very disappointing as we are currently renovating our home, increasing the value. We are worried about resale given the poor upkeep of our neighbors.
5	we didn't realize until we starting having kids how much we want sidewalks. We may end up moving because of this.
5	There's no neighborhood leadership would may be nice to have to meet your neighbors.
5	We would like to see a Neighborhood Party sponsored the Village to bring neighbors together at least once a year.
5	because of the lot size i have lived here for 25 years and only know 1 person on my street. (other than the people who share the multi home property i live on each with 5 acres)
5	Some houses are not well maintained with little observation by the Village. Speeding is frequent which makes walking the streets an exercise in caution.
5	Our house and yard are beautifully maintained while many are not. The house across from us has been abandoned and has only recently been improved on the exterior. The lot is not routinely kept up.
5	We could use a protected path to walk. The traffic is far faster than the 25 mph limit and with the curves in the roads, it is quite dangerous.
5	There is only one outlier home in my neighborhood. However, the new occupants appear to be making progress.
5	I live on West Hill and people drive way too fast. It worries me to walk (although I still do), especially with my children.
5	Walking paths are a bit difficult as they are on the street. Also it is very dark at night
6	There have been several incidents of massive tree cutting and no enforcement of regulations. These same people who want to "improve their view" end up cutting decade old trees down and then move out of the village leaving the mess to the rest of us. No excuse for a village resident to just let their property be overgrown with weeds and no enforcement of making them clean it up!
6	yard maintenance needs more enforcement. Tree cutting rules need to be articulated and enforced.
6	We enjoy the privacy of the place. If we want to see people we can leave our woods. If not, we stay in the woods.
6	Sherman Rd needs to be repaved
6	Service and delivery vehicle drive too fast through residential areas. Motorcycles make a lot of noise during evening hours.
6	I think we need to look at our housing stock as uniquely as we look at our location. My home and cottage were built in the 1840s. I have spent a lot of resources on preserving the historical integrity while modernizing. I think we need to look at our process for residents to get approvals at the ARB. There isn't much diversity on that board and I feel holds the village back from main ting their homes in such a way that keeps residents living here. I understand the look that GM has. But I don't see why it has to be so difficult to allow homeowners to modernize their properties.
6	There is too much leniency in code enforcement regarding tree removal and unkempt landscaping. Villagers installing political flags on public utility poles should not be permitted.
6	I read the comprehensive plan and it is definitely driven by people with financial gain in mind; developers, builders and real-estate agents. Elected officials need state full disclosure .
6	It's virtually impossible to walk safely on chagrin River Road without getting hit by a car so I go to the park to do my walking. It works out very well
6	We like it just the way it is!
6	The code enforcement could be a little more flexible and accessible. I like that it's strict, but it sometimes seems it's a point of pride to make housing changes difficult. Given the age of many houses, many families are looking to make changes and making the review process easier would be helpful.
6	The first house on our street (chestnut run)has not maintained their frontage - usually it is all weeds which is a poor first impression for visitors. They recently cut down a substantial number of mature trees on their property which is contrary to the esthetics of the neighborhood
6	Love the preservation of forests and want to see them protected as time goes on!
6	My neighborhood isn't walkable because traffic on Chagrin River Road and Sherman is not well-policed. Drivers exceed the speed limit and are very aggressive. We have no "destination" area in our neighborhood, so people can't casually bump into each other. It would help if the old landfill was cleaned up, rewilded and turned into an riverfront observation area for residents to enjoy, rather than just another place for the service dept to abuse. Also, the village should work with the Metropark and State of Ohio to reduce the speed limit on Chagrin River Road from 40 mph to 35 mph and enforce it. It's not impossible.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q11. Additional comments - your Gates Mills neighborhood?
7	Cars go too fast down residential streets. Would prefer better lighting on streets, especially Dorchester.
7	There are a few homes in my direct neighborhood that are overgrown and not cared for. It would be nice to either see some sort of enforcement of overgrown lawns and chipping paint/damaged shutters, etc. If neighbors need to chip in, that could be a great community project, but the homes I refer to don't seem to have any signs of life.
7	Need sidewalks and sewers!!!
7	GM should allow prospective buyers to rebuild on the existing 2.5 area lots. It's very clear on our road, this option worked well for many years. New beautiful homes were built in the 700K-1.8M market. It's also clear this option was changed, and now we have buyers moving into old homes with no plans to improve or repair. There is a stark contrast on the street.
7	Our street is not safe to walk. Drivers do not pull over and they exceed the speed limit. We have a lot of people that like to walk, including children and Dorchester Road is not a safe walking street. I would support speed bumps to help slow the traffic down. Dorchester is a great Cutthrough street for kids who drive to Gilmour, people trying to get to the freeway, or just trying to cut time. Police presents on the street helps but it is not an effective way to control the traffic all the time.
7	Village should be more diligent on stopping residents who cut down all their trees.
7	Would like to have city sewers added to Gates Mills Blvd (like Pepper Pike has recently done) As residents of Gates Mills Blvd, we would like a walking path on Gates Mills Blvd.
7	I live on GM Boulevard. I enjoy walking in the center strip, but would love to see a walking path in the center strip for walking, strollers and kids bikes. This could breed so much more community among neighbors. Currently the ground is uneven and has many areas that could cause tripping hazards. I do appreciate how well kept the boulevard is, the Village grounds crew does an excellent job.
7	I do not want a cell phone tower in my neighborhood
7	It would be nice to have a hard-surface walking/bike path extended from Robinwood lane to Chartley.
7	There can be no cutting down trees to lay down grass for massive front lawns, No McMansions without any architectural style, no fountains No septic tanks can drain into the gorges or the rivers
7	Negatively affected by Gilmour Academy pollution, noise, water runoff. Hard to walk along street with no sidewalks and roadside constantly blocked with construction and lawn vehicles, not to mention speeders. Lack of code enforcement with Gilmour and one private lot on Dorchester.
7	Bikes are dangerous that ride around the streets extremely fast without announcing themselves.
7	Keep it the way it is. This is the way Cleveland looked in the 1950s
7	We met more of our neighbors beyond the immediate ones during the pandemic than in all the previous 30 years because people were home and out walking more.
7	Walking through our neighborhood feels very dangerous when people are speeding through without paying attention. My young children shouldn't have to race to the grass when we hear a car coming. Something needs to change about the speeding situation ASAP.
7	walkability within my neighborhood - perhaps could be enhanced with walking trail on Gates Mills Blvd. median.
7	There is a home in my neighborhood that is vacant and in disrepair. It looks like an eye sore and I feel for the neighbors on the cul-de-sac. Also, there is another home that is lived in, but the car of the home and its landscaping are horrible. I feel the village should do something about this with citations, etc.
7	We moved here for the rural character. We want to keep it that way. We don't need sidewalks or high density housing. There are too many rules on construction.
7	I'd love to have a proper space to walk and ride my bike. Why not making Gates Mills Boulevard a place where we can do it? We have plenty of space between the roads and we can make a beautiful walking pass along the boulevard.
7	A lot of old homes, not properly maintained contrast with beautiful and pristine homes. Some house seem abandoned to be honest, with lack of lawn maintenance, etc. Code seems to be very relaxed. Walkability is not good. No side walks anywhere, not even proper asphalt edging. Seems asphalt was poorly poured directly to sanded floor. Why not learning from Hunting Valley and Moreland Hills? All our streets are full of asphalt crack repairs. Lack of street lights complete the difficulty of getting people to enjoy the village after the sunset
7	lets eliminate traffic that cuts through Gates Mills Blvd. and make it a road just for the residence. Close off the circle leading to gates mills blvd. can be easily done .
7	We happen to live in one of the few small-lot areas of Gates Mills. Smaller lots are more conducive to knowing our neighbors, who we also see out walking.
7	We live on Gates Mills Boulevard, which, as a more heavily trafficked thoroughfare, is by its nature not extremely walkable, though people do it, and has less of a neighborhood feel, making it a little more difficult to meet neighbors. We do value the land conservancy forested property directly behind our lot and those of our neighbors.
7	SPEED CONTROL, SPEED CONTROL, SPEED CONTROL.

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Nd #	Q11. Additional comments - your Gates Mills neighborhood?
7	My neighborhood is not walkable but I do NOT want a walking trail on the BLVD. I like the privacy. I do feel like most of the homes are well kept but there are a few on my street that have a lot of stuff piled up outside that aren't nice looking.
7	Too many folks cut down trees without permits, fences need repairs badly, some yards need work
8	We are extremely concerned and disappointed with cars speeding on Woodstock Road. Many people walk and bike on this road, very few cars traveling south on Woodstock actually respect the 25 mile an hour speed limit. It makes walking and biking dangerous.
8	Walking paths would be an excellent addition.
8	Walking is difficult with the cars.
8	Very little neighbor to neighbor interaction on our street
8	While all of my neighbors are very friendly, our interactions with them are very infrequent due in part to the distance between the houses. However, one of the greatest reasons we moved here was the large wooded lots and natural feel of Gates Mills.
8	make walkers wear reflective or bright colors at dusk .no more dark clothes
8	It would be nice if the roads were all painted with lines and if there were designated walking/bike road markings. We would also appreciate more doggie waste stations. Perhaps we should consider a community directory and some block party type events hosted by community volunteers?
8	Maybe block parties might be nice. I have boatloads of friends in the community but no idea of people that are new unless introduced by friends. I disdain a lot of political signage and BLM signs. I don't like any kind of signage unless it's a kid selling a lemonade stand for kids. Then I stop.I also hate when neighbors solicit for worthy organizations by going door to door or putting an envelope in my mailbox. it should be illegal.
8	It would be nice to get to know the neighbors better. I only see them when I'm out walking my dog.
8	Please do not reduce lot sizes - we are in the country for a reason - we do not want a densely packaged neighborhood
8	Berkshire Rd and Epping Rd, being two of the premier streets in the Village, have very poor road surface upkeep and overall condition. Many Homes on Woodstock Rd don't meet village standards, with poor upkeep of lots, fencing, general property.
8	I am grateful it exists. It is a neighborhood with existing smaller lots which are walking distance from the village center and which are relatively affordable for Gates Mills and enable me to live in this great town!
8	I think people like the residential privacy that a lot of the Village has, but that doesn't mean people won't or don't want to engage with their neighbors.
8	we're new to the neighborhood- haven't met most people yet.
8	If you have money nobody bothers enforcing the codes. The new constructions are tearing down trees and building mansions that are clearly not in accordance with the historic nature of the community.
9	What is the purpose of this expensive survey initiative? Force unwanted change? Create more tax income through commerce? Oh so love our village. Applaud the walkway extension from the Post Office across the walking bridge. NO ONE wants more foot or bike traffic near their homes. Road noise from 322 to Village Hall is awful. Limit motorcycle noise! Who wants to live in a lovely village yet unable to open windows?
9	The friendliness and sense of security in the center of the Village will continue, as long as density and lot size requirements are left alone. WE do not have the myriad of problems of other surrounding areas because of the visionary decisions made by former village leaders. CHANGE here would destroy. Don't do it.
9	It's fantastic. Love the walkability along the Chagrin River.
9	I live in the Village and do not want to see more business and traffic.
9	Our neighborhood is fine; not great, but fine! Really glad we are in a spot where there are houses and lots of varying sizes. We love that our lot is small!
9	The walk between the nursery and the Village Center is awful, particularly when crossing the bridge over the creek just north of the community building parking lot. There should be traffic calming, and a pedestrian caution sign with a button-activated blinking light that pedestrians can press/light when walking along River road over the creek. Cars drive way to fast, and there's no room on the side of the road. Speed enforcement is entirely absent. Residents, school children, summer camp participants would all benefit. Thus far, the community's response has been to encourage people to buy safety vests. We literally, could just try to make cars slow down and be more cautious.
9	Our neighbor, Dale Gandt, at 1420 Chagrin River Road, is an utter disgrace to our neighborhood and our community. The lack of care for his home and property is unspeakable. Thank goodness his fence has been fixed -- THAT was a real humdinger. He is an ongoingly huge bee in our neighborhood bonnet. Not a property one would like to see approaching our beautifully cultivated 'downtown' area.
9	possibly work with the CVHC to develop a long term plan to better utilize/redevelop their 19 acre site while maintaining the Hunt Club itself, might include some limited part of the polo field

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Nd #	Q11. Additional comments - your Gates Mills neighborhood?
9	Code enforcement? What codes, what I have found it vague and hard to understand. So I wouldn't be able to tell you if they are enforced. It is incredibly dangerous to walk from my neighborhood to the downtown village. It is a short stretch, but cars fly down Chagrin River Rd, and there is hardly any room going over the small creek just north of the Community house.
9	I love my neighborhood. We moved here because we are able to see and interact with our neighbors. We're a bit unique because most homes are on large plots and don't have the same experience, but we love it. I will say, I don't think Gates Mills does a good job explaining or communicating codes. It feels a little like you're on your own and anything goes, as long as you don't build a new house on your land. I know some communities like Chagrin Falls, for example, require contractors to register with them. That kind of thing helps when you're trying to do maintenance.
9	We have more than 20 acres and have separation from neighbors. Our land is unlikely to be developed.
9	Do not favor cluster housing!
9	I think it's nearly perfect!1
9	We need to do a better job posting speed signs for the cyclists; they raise down Berkshire without regard of our cars or pedestrians. Do cyclists have to obey the car speed limits? We do not have enough room to add a bike lane.
9	There are not many options/opportunities to get to know neighbors. This issue is compounded by the large lot size, which means we often never see them and have a chance to meet by happenstance.
9	no shoulder on the road. GMS students and campers walking in main road is a problem
9	If all your long time villagers wanted the village to change they would've moved a long time ago. If new residents try to change our village then they moved to the wrong community. Gates Mills is special because of how it already is and it's traditions and if you change that Gates Mills will never be the same and it'll become like every other community.
9	I live in the Historic District – this influences my responses
9	The value of gates Mills is the historic western reserve architecture, lot size, and rural layout. It would diminish the village to change this and make Gates Mills more "normal".
9	Please don't change a thing. Gates Mills is an absolutely wonderful place to live and we are a diamond in the rough which does not need any polishing.
10	My sister in law lives next door but the guy next to me has a fence all around his property so it's hard to get to know him
10	As neighbors age and move out, new owners are updating the properties nicely. Lot sizes, life styles work against "sense of community"
10	The houses are so far apart that it doesn't really feel like a traditional neighborhood. Don't know residents across the street and have been here for more than a dozen years.
10	Wish there were something like the "Nextdoor App" installed, i.e. the App that is used in many neighborhoods to get to know neighbors and communicate in emergencies or anything else as it is difficult to get to know your neighbors...
10	We love our corner of Old Mill Road.
10	Scenic, highlights nature, quiet, comfortable, feeling safe.
10	We know most of our neighbors, all good people. Walkability is not an issue.
10	Can't think of living anywhere else!
10	Sherman Rd was a country road-narrow, in places steep / winding w. no shoulders. Now it is heavily used, the majority of traffic is not local, but vehicles, taking a short cut to go elsewhere. Folks often drive fast here-not safe to walk, doesn't promote opportunities for pedestrian exchanges within the neighborhood. Everyone drives everywhere today-maybe consider closing off the road to non-local traffic/encourage more pedestrian use of roads within neighborhoods.
10	The existing quality of the neighborhood in which we live is the reason we live in Gates Mills and pay the premium to live in Cuyahoga County. I did not move here and build a cohesive property out of two houses and parcels to find that I really should have done this in Mayfield Heights to have cluster housing as a neighbor. Gates Mills is fine the way it is.
10	Because of the topography on our private drive, I am under the impression that widening the existing road to make this a designated street isn't an option. As a result, for example, the road maintenance such as snow removal isn't provided. My concern is that if there were a need for EMT, how would any help get to the nine residences Echo Glen? As a 35+ year resident and taxpayer, I feel strongly there should be provision made to accommodate us residents, however rare the need might be.
10	Since we are without sidewalks, there should be designated areas on the streets for pedestrians!
10	Most of the properties along Old Mill are well maintained, however there are a few eyesores (the house on the left going up the hill on Old Mill, past the architect business) Walkability is challenging and dangerous on Old Mill with no sidewalks until you reach the bridge and then no sidewalks when you cross to the other side of Old Mill.

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Nd #	Q11. Additional comments - your Gates Mills neighborhood?
10	Non conforming buildings have not been addressed by the Village and have been allowed to continue. This should be addressed when homes change hands
10	We should enforce code by requiring inspection prior to sale like Shaker Heights, some Village housing is not in good condition. Both external/internal inspections needed for sale.
10	Leave the neighborhood alone!
10	The only negative is that we get no services from the city on our street (mail, snow plowing or any other street maintenance)

Question 12. Do you agree or disagree that additional minimum lot size options should be explored as part of this Comprehensive Plan process?

	Agree		Disagree		Unsure, need more information		Total
Additional minimum lot size options	27.6%	144	49.6%	259	22.8%	119	522

Skipped 20

Question 13. Do you agree or disagree that as part of this planning process the following housing types should be explored for limited locations in Gates Mills?

	Agree		Disagree		Unsure, need more information		Total
Cluster homes grouped on only a portion of the development site, where a high percentage of the site is preserved	26.8%	141	57.4%	302	15.8%	83	526
Single-family homes on lots less than 0.5 acres, in limited areas	18.2%	94	69.3%	359	12.6%	65	518
Townhouses (2 to 4 units attached side-by-side) in limited areas	21.6%	113	63.9%	335	14.5%	76	524
Apartments limited in height and size, with architectural design consistent with Western Reserve style, allowing single-floor residences, in limited areas	10.9%	57	76.7%	402	12.4%	65	524

Answered 528

Skipped 14

Question 14. Do you have any additional comments about future residential development in Gates Mills?

Answered 192

Skipped 350

Written responses to Question 14 are included on the following pages.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q14. Additional comments about future residential development
1	It would be nice as residents age to have options within Gates Mills for more manageable homes. It's almost impossible to downsize in Gates Mills.
1	I like the idea of providing more manageable homes still in the village.
1	The construction of these huge houses on small lots, will change the feeling and charm of Gates Mills. People choose this area, because of the historical houses and charming look.
1	Absolutely disagree and am opposed to all of the above. Are you trying to reduce our housing values even further?
1	Are you out of your minds!?! Terrible, terrible idea.
1	Gates Mills has a unique country feel. Don't wreck it by jamming additional residents in a smaller area just to increase tax base!
1	Lets be frank here. This whole shenanigans is to facilitate keeping village money in the village as the residents age out, move to smaller housing and/locate out of area. to pursue this, the unintended result will be the destruction of the very things that attracts the money here in the first place.
1	Part of the appeal of Gates Mills is that there aren't cluster homes, developments and apartments. Rental apartments have brought down housing values in many Cleveland suburbs.
1	All the above options sound horrible and I will do everything in my power to stop it
1	It seems like these potential residential developments could be sold at lower price points. I think development of Village amenities on a lower price point as well (i.e. more affordable restaurants) would be important if that's one of the goals here.
2	While I generally do not want the housing types listed above to be added, I would be open to very specific exceptions in the areas around the village center.
2	I do not see a problem with smaller lot sizes around the direct downtown area, as those parts are generally more populated, but I do not want to see homes torn down and replaced with multiple housing structures on what was one parcel. One of the nicest things about Gates Mills is the space you are allotted and the privacy you gain from that.
2	Keep the 5 acre minimum size lot requirement to preserve our wooded areas. That is why we moved here, to be in the country with a wooded lot where houses aren't that close together.
2	The 5 acre lot size is probably unreasonable, 2.5 acres seems to be OK. Many of the new houses are built on lots that have a nominal 5 acres, but in very narrow strips so that the houses are too close together and the rest of the land is somewhat wasted. Many options could be considered, such as providing higher density housing in the village center. The 5 acre lot size was a deliberate ploy to restrict development of the village. If it is to be abolished, then everyone needs to feel that it is being done in an open, well informed, and well planned manner. Taxes in the Village are too high, especially for young families and those in retirement. The Village needs to have affordable housing for a range of people without which it is not possible to have a true community, instead just a place for better off individuals to hide away.
2	No need for multi-family dwellings, which would destroy the character of Gates Mills Village. Gates Mills has historically had the single dwelling structures and it attracts people to Gates Mills.
2	People move to Gates Mills because we don't have the above mentioned items.
2	Do not add more homes. The current ones being built are already adding traffic, negation, variation in homes and deconstruction of nature.
2	There is not much of an entry level option, which limits the prevalence of young families and kids. At the same time, many Gates Mills homes are too large or not updated enough, which makes the inventory harder to move. Gates Mills still resembles an older community, not a young vibrant community. I would like to see change to this.
2	More opportunities for seniors to downsize and stay in the village
2	A senior living community would give older residents opportunities to downside and stay in town
2	Older residents with large yards and homes would like an alternative to moving out of the village, such as townhouses which would provide an easier, simpler life without leaving.
2	It is difficult getting out of Gates Mills when traffic is higher due to single lanes now. Gates Mills is unique to any other community. I believe that adding townhouses, apartments & single lot homes would take away from it being a "village". It all depends on how important it is to keep the ambiance of the village.
2	Absolutely NO to all of the above. These will increase traffic and no doubt open the floodgates to more future development. We purchased our home in Gates Mills 10+ years ago because of the tranquility, safety and sense of community.
2	Again, the village needs a comprehensive plan and should not use these answers to validate a single idea. Any one of these things may make sense in the context of a plan. There is no strategy, after a strategy you develop a comprehensive plan to meet the strategic objectives.
2	I would welcome the opportunity of providing senior/small residences in the village. I am a life long resident and would prefer to stay here as this has been my home and I view it as a special community to live.
2	I like the housing lots the size they are currently.

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Nd #	Q14. Additional comments about future residential development
2	I am of the opinion that it would be a mistake to allow the above four housing types to be allowed and I will vote against any political faction that is in favor of such changes,
3	My impression is that the wonderful homes along Old Mill are the product of the first comprehensive plan for the village, the plan of the Maple Leaf Land Company. The expansion of that plan would give us free standing homes, comforming to the architectural style of the village, with HOA outside maintenance. This would be highly succdssful, and Gates Mills would be known for it throughout the country. But it would have to be contiguous to the original village and I don't see where there is land for that. Cluster homes, peppered around the village, would be opposed strongly by the nearby residents and would contribute nothing that could not be found elsewhere.
3	We don't need the population to increase, but older residents who want to stay in Gates Mills need something other than single-family homes to live in.
3	One of the things we love about the Village is that it is not over developed or over crowded. We would be disappointed if this changed.
3	We chose to reside in Gates Mills for its existing residential character. We strongly oppose real estate development. Whose interests does it serve? Why is there a "push" for this? If those who want development are dissatisfied with conditions in the Village, let them move where it already exists!
3	Higher density housing in Gates Mills will destroy the character of the Village, which is why people choose to live here.
3	Keep the character of the village and do not add any of the new aforementioned housing types
3	We moved here specifically for the rural village setting. While we feel the 5 acre minimum lot size is too high, we would not want to see clustered homes such as townhouses, condos or apartments.
3	Exploring a variety of housing options will be important in attracting young families that are looking for a "first home". Current housing stock that would be affordable as a "first home", often requires updates and repairs that can then place the home out of reach. Young people are often looking for affordable housing with walkable neighborhoods and services.
3	Don't do it
3	Cluster homes would benefit senior citizens who are downsizing and no longer want the responsibility of home maintenance and yard work
3	Are you seriously considering apartments??? NO!!!
4	I moved here because of the larger lot sizes and the "country feel". I think housing developments could negatively impact this feeling.
4	would not want anything that would take away the charm of the village.Perhaps a small cluster of beautiful and fitting homes would be ok
4	The privacy and lot sizes are exactly why we moved to Gates Mills. We came from a cluster home, large development area, Aberdeen. It was awful. I don't want that for this community. Preserve Gates Mills.
4	Would destroy the character of the village and the reason that those who live here find it special.
4	These type of developments will diminish the prestige of Gates Mills. It seems like the mayor's son was getting involved with this as a realtor, and that is a clear conflict of interest and should be disallowed.
4	its all question of a defendable zoning plan and especially retention of valley environmental ambiance driving the housing housing stock not the other way around ... really important
4	I understand the appeal of these suggested housing types, however, I am skeptical that limited changes to our zoning would hold up in court, and feel that if they didn't the consequences for the Village would far outweigh the benefits. This is not my area of expertise; I am raising this concern out of wanting to ensure that we don't make an irreversible mistake that would negate some of the most valuable aspects of the Village forever.
4	In my opinion, we need to decide what demography we are try to attract (i.e young vs. senior), and how we should maintain the value of community. If we are looking to increase revenue by having more houses, we surely will achieve, but is it a right choice/decision?
4	May be interested in townhouses geared for senior independent living
4	While I agree that options need to be explored which would permit smaller lot sizes, it is important that the housing should be in keeping with the feel of the community.
4	Not knowing the full context of the questions or ideas presented here are my opinions. I live across from the Perrino homes on Brigham. I think they look nice. I have no problem with those being built. I wouldn't want to see cookie-cutter small development homes being built. That would take the character away from Gates Mills.
4	I've never seen more unhappy people than at the village zoning board meeting to discuss cluster homes. The only way they should be allowed is if the site has 2.5 or 5 acres, many lot splits are grandfathered, per each unit.
4	Apartments, is that even a real consideration? Anyone who posits this question has lost their minds long ago.
4	No apartments ever!
4	We are the right size!
4	These questions can't be answered without detail. There should not be village-wide zoning changes.

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Nd #	Q14. Additional comments about future residential development
4	Initially I would not like to have the cluster homes or town houses, but on speaking to an elderly resident of Gates Mills, I realized that we should have a way to care for those who have lived here a long time so they can continue to enjoy the environment they have worked hard to contribute towards. We need a way to bridge the generation gap that takes place within Gates Mills.
4	We need to spread the taxes out amongst more people. Any housing options that enable that should be considered.
4	Let's keep up with past – minimum 5 acres
4	If If you change to apartments or townhouses or 0.5 acres, you won't have a village. It will be like any other place.
5	Cluster homes would be a great benefit in this community. These have been shot down a number of times and I think it is so short sighted. Gates Mills could benefit from some well done cluster homes
5	Many people who live here want to stay here in retirement. However, if a house becomes too much to take care of there is no where to move. Definitely need apartments/cluster homes for elderly who want to stay in GM.
5	Additional commercial development in the village center would be a positive development. However, without additional housing density it seems hard to understand how that can be successful. There simply won't be a large enough customer base. Also, as we age it becomes more and more difficult to maintain a large home. While I don't want to leave GM it may become a challenge to stay. More high end senior-type housing options may help address this for us.
5	Please note: I STRONGLY DISAGREE with all of the above (despite not being a choice) and we expect full disclosure of any communications between Public Officials and property developers.
5	Strongly disagree with all of the above. As a village resident, we expect full disclosure of any communication between public officials and property developers
5	Maintain the existing character of the Village in all respects. Any tweaking that you do to this area will surely lead to the Village losing control of maintaining the current Village character.
5	No change in 5 acre zoning.
5	Keep Gayes Mills just as it is. No lot size changes. There are plenty of smaller housing options nearby.
5	No small lots, no townhouses, and no apartments!
5	I would be interested in whether or not a home currently on 5 acre lot might be able to subdivide the lot to allow 2 homes.
5	Strongly oppose expanding low cost housing options in the village. Property values of existing lots adjacent to low cost construction will be unfairly affected. People move to the village to enjoy lower housing density, as this is one of very few neighborhoods in the east suburbs to offer almost exclusively low density housing. The premium people pay for that drives housing prices in this area.
5	Absolutely not....totally disagree. We moved here for the home and land value and resale value.
5	We were denied the ability to renovate an existing separate garage structure to give our aging parents a place to live on our property. While neighbors around us have grandfathered full rental units in their detached garages. I suggest you reconsider these rules. Making it easier / available for families to help aging parents will make the Village more appealing for young families grappling with this challenge as the baby boomers age.
5	It would be nice for older residents to be able to remain in the Village when they want to downsize.
5	The charm, value and attraction to GM is the large lot size, wooded areas & privacy.
5	enforce the look of the cluster homes and don't cave when they build them and they look nothing like the renderings tha tyou approve.
5	Residential development should be consistent with the objective of a bucolic environment.
5	We do not favor any development that impairs the pastoral quality of the Village.
5	It would be worthwhile to consider increased quality development of townhomes and more attractive housing for young families, and "empty nester" housing with amenities. Our contiguous communitiies of Pepper Pike and Moreland Hills have adopted such developments to increase the population and tax base. Gates Mills' long term budgebudget outlook will suffer from revenue shortfall without a larger tax base or higher rates.
5	Total one floor, unattached condo community should be explored.
5	You can get that type of housing ANYWHERE but Gates Mills and Hunting Valley. Why even consider that type and remove the exclusive feel very few municipalities have. We have plenty of apartments, townhouse, cluster homes in Cuyahoga County. Don't ruin Gates Mills with stupid development that is available most other places.
5	We do not need smaller lots, clusters homes or apartments. Chesterland with even larger lots got it right.
5	limit the number to be build and sq. foot size and price point over 600,000.

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Nd #	Q14. Additional comments about future residential development
5	Part of the charm of our community is the fact that we have larger lots and homes are spread apart from one another. If we did not value this quality, we would have purchased a home in Pepper Pike. Not sure there is much value in adding density, particularly if elderly, non income generating residents are a targeted demography. Younger, income generating families are a much more attractive target and bring additional financial resources via income tax collections. Not sure younger families are the target audience for townhouses or apartments. Having a sense of ownership in a community is often times not something that rental apartments impart on their residents.
5	As time goes by, the population of Gates Mills is getting older, and some of their preferences for living spaces may be changing. Some might have a greater value for accessibility and walkability to amenities. A smaller home on a smaller lot, with less maintenance and stress on the environment, might be desirable for some residents. The Village Center, with its smaller lots and amenities, fits this lifestyle. Perhaps the amenities there could be slightly expanded (such as adding a small grocery store), and at the same time the number of small lots there could also be increased. Adjacent to the western border of Gates Mills are Eastgate Center, Hillcrest Hospital, Mayfield Road, and SOM Center Road. This is an environment that is much more urbanized than the rest of Gates Mills, and smaller lot sizes in some locations might better accommodate those who desire to live there. The above would affect less than 1% of the land of Gates Mills, but it could provide an alternative for some residents that is a better match for their preferences.
5	Small lot zoning will attract and retain maturing residents and promote the construction of high end housing not currently available within Village boundaries. It is unfortunate that many long time homeowners are forced to leave our community to find the style of housing now available in adjoining suburbs.
6	People don't move to Gates Mills because they want apartment living or townhouse. There are plenty of options outside of the village for those who require that type of living. Apartments and townhouses would cheapen the integrity of the Village and should not be permitted.
6	Leave it. More people more services needed. If people like the open fields don't build on them.
6	A huge draw of this community is the fact that it isn't full of cluster homes and apartments and crowded spaces. Also, because it is a bird sanctuary, putting more houses on smaller lots destroys the homes of the birds, causes more plastic waste/toxic chemicals to be released (especially with modern construction methods), and creates more noise and light pollution as well, disturbing everyone and everything.
6	Thank you for asking for our opinion, we hope to continue living in GM for a long time!
6	I completely disagree about future housing development in Gates Mills. All of the options described above would cause significant disruption to the rural, wooded nature of Gates Mills. The reason that many of us choose to live in Gates Mills is the rural, unspoiled nature of the Village. That would be completely destroyed with the development of cluster homes, towns, apartments, etc.
6	As indicated earlier, there need to be more housing options, but this should be for ownership, not rental.
6	Adding Cluster Homes, Townhouses or Apartments would destroy the primary thing that attracts most people to Gates Mills in the first place; its rural beauty and charm. DON'T SCREW THIS UP!
6	Some people are confused about the term cluster homes, believing that you can create cluster homes and retain the 5-acre minimum lot sizes. This is not the definition of cluster homes. It is misleading to assume these are one in the same. If cluster homes, townhouses or apartments were allowed, the Village would not be able to limit or control similar developments throughout the village.
6	The village needs to be very careful in their planning of the future of gates mills. Small changes in zoning could destroy what uniqueness the village has. I was terribly disappointed our mayor and Nancy Sogg's ruthless and self serving attempts to push a 20 cluster home site next to my 13 acres. It was in a highly inappropriate area for dense housing and how they tried to hide the plan until too late was disgusting. Furthermore, our law director said, rather arrogantly, he'd have no trouble writing a law that would allow such housing even though it was not in the village laws to do so. If I were to support more homes on small lots it would have to be in the village center. Not plopped into any open site. I strongly believe any large properties that are sold should be kept at 10 acre minimums per house. Not 5. What was done on county line at Brigham roads is a terrible shame.
6	No apartments! I think allowing smaller houses on smaller lots in certain areas is a good idea to diversity housing options.
6	I believe the village has a minimum square footage for new homes. If so, I would support eliminating that requirement. I'd love to see smaller homes built in Gates Mills.
6	If you want to live in a development move to Solon. If you want to build buy land in Chesterland. Gates Mills is unique and it should remain that way.
6	In limited areas apartments, cluster homes, and townhouses could allow single seniors who need to downsize from their large homes the opportunity to continue living in the village they love. This would have to be done in a way that does not compromise the integrity of Gates Mills.
6	The standards should be maintained as they currently are.

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Nd #	Q14. Additional comments about future residential development
6	My family moved to Gates Mills because of the large and wooded lot sizes/requirements. It's what keeps this area beautiful and quiet while having the easy access to areas with exactly what's being describe. Prior to being in Gates Mills, we lived in Mayfield Heights. There are several surrounding communities that offer these housing types and they have a completely different feel. I think it would be a big mistake to change what makes Gates Mills so special by altering the housing type requirements. Lean into the strengths and maintain the aesthetic that brought people to Gates Mills in the first place. If we can maintain financial viability, there is no reason to pursue growth for the sake of growth. Enjoy what we have.
6	No apartments or townhomes !!
6	Too-large square footage requirements currently discourage small Western Reserve cottages even on 5-acre lots. We could use We could use more Western Reserve cottages similar to those in Village center.
6	WE DON'T NEED ANY MORE HOUSES, except possibly small homes on smaller lots to replace that awful elementary school. We have enough residences. We need to take greater care to protect our green space, watershed and river. Furthermore, we should bring all discussions of cell towers to a permanent halt. Cell reception is fine here.
6	Minimum house size should be eliminated. Cluster homes should be considered: 1. Within walking distance of Village Center; 2. With architecture/density consistent with surrounding area. Incentives might be considered to remove existing homes. Gates Mills Elementary School should be closed and the property developed (cluster homes?) Future of the USPS if lease not extended needs to be considered. The service area is in prime space proximate to the river. Could that be relocated/downsized to permit small lot homes/cluster homes?
7	Keep the limited lot size and single homes. No condos, apartments, or cluster homes!
7	strongly disagree with above 4 items
7	People choose this village based on lot size and space between neighbors. Please don't change that.
7	No section 8 housing in the village!
7	Smaller houses in limited area only. No change to zoning of 5 acres.
7	New development is not the answer, revitalization is the answer.
7	Not only do we not support any of the above mentioned housing options, we are strongly against all of them. This goes against the fundament attraction to Gates Mills.
7	I would not like to see a crowded village center, whether by residential or business development.
7	I would not like to see any housing developments where the builder comes in and tears down all the trees and then builds box type houses. That is not in keeping with our village, no matter how nice the homes.
7	maintain 2.5 acre minimum and no multi-family strcutures
7	Any townhouses should preserve a good percentage of the development site and be consistent with the Western Reserve style of architecture.
7	Please preserve open spaces and preserve minimum lot size to five acres
7	Focus on single-floor living units, not multi floor townhouses.
7	We need to allow for a greater diversity of housing options.
7	The character of Gates Mills is well maintained with the current housing options. There is no need to change this with the consideration of the above other options.
7	The course determined in 1997 has served the community well. It creates a strong sense of community and should be maintained. It is one of the reasons to settle in this village.
7	Architectural board is old and unimaginative and most don't want to buy or move to Gates Mills because of it.
7	I would hate for Gates Mills to start looking like the Cedar Road area that, I believe, is part of both Mayfield Heights and Pepper Pike.
7	None, too much development will change Gates Mills!
7	Could use a senior living community of individual condos or homes to retain senior residents that love Gates Mills and are unable to keep up with their current homes
7	There would certainly be tax benefits for the village and it would allow for more diversity in age, physical abilities, etc. But it would have to be done well in terms of not changing the character of the area significantly, and assuring high quality construction.
7	I would agree to explore vertical condominium options (NOT apartments) with elevators and ADA compliance with great views as an age in place option.
7	NO, NO, NO to higher density housing!
7	I would be open to one area of "cluster" homes in the village if there was development to make Gates Mills similar to Chagrin Falls downtown. Absolutely no apartment buildings under any circumstance.

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Nd #	Q14. Additional comments about future residential development
7	We are so privileged to leave in such an amazing neighborhood but sometimes I feel like our village priorities are still focused on the old families that have been lived here for ages. We are a younger couple with teenagers and I'd love to have more opportunities to my kids not have to leave the village to have fun. Also, we need to modernize our village to attract more couples like us, but again, without losing the reason why we decide to move here - the nature and the sense of safety.
7	Make Village Center more desirable for residents to spend their money in the village. Highlight nature by providing better infrastructure. Improve road conditions and have street lights and sidewalks in some areas to allow for residents to enjoy the village after 5pm. Adding a lot of smaller homes is not the right answer. We have very little to offer to a larger population by now. We need to improve village center attractiveness first, improve our roads, sidewalks and reinforce maintenance codes more strictly as key priorities.
7	we moved to Gates Mills to get away from the suburbs the apartments the smaller house less retail .Why do this route and why destroy what makes this community unique. we are so unique that we should become our own county. i do some driving in Chester township the newer homes that are being built are easily 5,000 sq. ft or larger and with easily over 5 acres of land.Chester township has realized it is not quantity it is about quality.Gates Mills should look at quality.
7	Any plan for smaller residences, such as for retirees, should not be overcrowded as the earlier-proposed plan on River Rd by the North cemetery. I would have supported this project on a scale of about half of what was proposed.
7	While I would love to be able to downsize within the village as I age, I am not sure that smaller lots are compatible with retaining the character of the village. I would selfishly love to see more senior only communities in the area where one could own a single story detached or semi-detached home on a small lot, but I'm not sure if that is something the village needs or wants to take on, with the danger being that it is detrimental to the character of the village.
7	We are SURROUNDED (literally) by a huge amount of diverse housing options. We need to keep both the character and the greenery we now have. Giving in to what I would term as « speculator/developer » pressure, mainly motivated by greed should be resisted by any and all means.
7	I do not wish to bring anything but single family homes to this area. I wish to preserve the private and well spaced out lot sizes. I do NOT wish for apartments to ever be allowed in GM Village.
8	Keep the village as is. Do not increase the number of houses
8	This is all very general and vague. Without knowing exact locations proposed it is very hard to agree.
8	All of the options in Question 13 would detract from the charm and value of Gates Mills.
8	No small lots
8	More high quality residential options would be good, especially with our aging population.
8	I would be very concerned by a decrease in the minimum lots size for the majority of the Village. I could see some potential value in very limited circumstances to allowing some a small number of homes (like town homes) to be built near the village center.
8	do not over crowd homes
8	The sooner the better. I also dont want anybody buying my property when I get old and clearcutting it for the view or animals. Its a problem in the village. They should have a conscientious buyer plan through the conservancy that I would give priority/ first dibs to buyers who would sign something they would not clearcut property or take down hoards of healthy trees for a view. An" integrity buyer " agreement.
8	Controlled diversity of property types will help to enable commercial growth of the village center.
8	Cluster homes may be workable, but should be done only with the minimum of 5 acres per unit in the cluster.
8	I do think it would be wonderful for our older residents to be able to downsize and have some options available so they may continue to live in Gates Mills.
8	Townhouses and apartments would not conform to surrounding use.
8	Gates Mills is a Village. That's one reason why so many choose to live here. Decreasing lot sizes, adding townhouses or apartments is antithetical to Village living. I am strongly opposed to changing the ambiance of our Village.
8	I am against developing GM further as we have rain/ runoff issues. Past flooding issues and we don't need more cars and people.
8	Open for discussion. Depends upon style and location.
8	Density should not increase. Large lots are strongly preferred. No rebuilding on small lots.
8	Keep large lots and estates

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Nd #	Q14. Additional comments about future residential development
8	We already have some large parcels of land which have grandfathered multiple dwelling units on them. As long as the 5 acre minimum per unit is maintained I see no harm in allowing more than one freestanding home on a parcel at one dwelling unit per five acres and clustering those homes together (similar to Moscana estate at Berkshire & Old Mill roads. This is the only type of cluster that seems appropriate for Gates Mills. A limited number of re-built homes & live/work units where the business owner lives above or behind the work unit are the only alternative to single family homes I support except for possibly townhouses on SOM center road or abutting Gates Mills Towers on the edge of the community.
8	All of these need to be considered in concert with other opportunities. Anticipating that apartments will be a big hurdle and I'm probably opposed, but do think it should be evaluated.
8	a modest program developed over the course of 3-5 years - cluster homes adjacent to the library
8	Build less. Conserve more. The future of the Village depends on it.
8	I find it interesting that 78% of current lots are less than 5 acres, yet new zoning rules requires 5 or more. I think this smacks of hauling up the ladder after you get up in the tree house.
9	5 acres per residence is a mistake
9	Disappointed that I was given the option to "strongly disagree"
9	Am generally opposed to adding residential structures that change the makeup and feel of Gates Mills due to their type difference and small yard space. Is there a push for adding more residences to Gates Mills? Is it for increased tax revenue for the city? For landowners wanting to sell land to developers? If it ain't broke why fix it?
9	The Village may have a handful of locations where smaller lot sizes or cluster housing might be appropriate, but the number of such potential locations is limited.
9	The Development Crazy people that are determined to destroy Gates Mills, should both individually and possibly as a group be referred to the Psychiatric Department of the Cleveland Clinic Hospital. The Main Number is (216) 444-2200.
9	I am pro-redevelopment of already developed sites, especially if they include affordable housing/housing of varied price points, and coming that would allow people to add units to their property. I am opposed to development that requires cutting down trees or clearing new lots.
9	Any permitted increased density should include an affordable housing set-aside. Gates Mills benefits tremendously from its location in Cuyahoga County - the library in the village, the proximity to the Metro Parks, proximity to Hillcrest and transportation infrastructure to employment centers. Cuyahoga County has a housing affordability crisis. If Gates Mills allows greater density -- it should only do so while increasing options with respect to affordability.
9	Quite often, as so many of us aging Village residents like to discuss (especially among the women, as, on average, men tend to die earlier), is the possibility of senior cluster living in the Village. To be able to stay in the Village, have our death taxes go to the Village, have our own toned down, simplified, micro-version, GM residents-only (minus the wicked expensive prairie-style landscape) Franklin Circle somewhere here in GM, would be absolutely wonderful!!
9	We should provide housing options that people want--"lock and leave" cluster homes/condos for snowbirds, smaller housing options for young people near village center, etc. In village, this can create a sense of community which is a high priority for younger people
9	concerned for our safety, lot's of trouble up the hill on Mayfield rd. due to budgets might consider more surveillance cameras on all the inbound roads, not sure how to monitor the data in real time?
9	All smaller/starter/apartment/cluster homes in limited areas only - but areas that are walkable.
9	This is clearly a topic that will generate a lot of passion, but I am in favor of exploring additional housing options. The one point I would like to make, though, is ensuring that anything we do is welcoming to all people--not just wealthy seniors. I believe a healthy community includes people of all sorts of backgrounds and it is worth considering how we might achieve that, while maintaining what everyone who lives her loves about Gates Mills.
9	Gates Mills is attractive because it is less dense than most communities. This must be maintained and our 5 acre minimum was too late but better late than never. The Council may want more house for the taxes, but I favor cutting taxes by cutting Village staff supplied services as much as possible. Service Director should have files of good contractors who provide services. Most Service Directors want to have more workers and do do more services. They may want to get all the equipment for paving roads at great expense - and the equipment will be underutilized.
9	On a personal level over the years, I have been asked about this frequently.
9	When 5 acre zoning was established, many areas were allowed to grandfather at 2.5 acres, which many owners... This allows Village to maintain ability to keep community feel. No need to change current zoning.
9	I do think it's problematic that there is practically nothing available for elderly residents that is appropriate, i.e. small properties that don't require much upkeep
9	This part of the survey is alarming. We don't need any more housing development... clustered homes, townhomes and or apartments take away the beautiful green landscape and turn it more into a housing development.

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Nd #	Q14. Additional comments about future residential development
9	i would love to "downsize" and remain in the village but few options available
9	Keep your condos, townhouses, cluster homes, housing developments, and other multi unit housing away from our beloved village!!!!
9	Please don't ruin the unique nature of Gates Mills by allowing townhouses, cluster homes, apartments, and small lot sizes. There are plenty enough options for these housing alternatives in other neighboring communities.
9	There are housing options for cluster homes, small lots, apartments, and town houses in most of the municipalities in greater Cleveland, including those surrounding Gates Mills. The value and beauty of Gates Mills is the existing housing stock, the lot sizes, the "horse country" feel, and the western reserve architecture. Gates Mills is like a small Vermont or New England town right here is northeast Oho. To add cluster homes, apratments, townhouses, or small lots, would cause irreparable harm to the Village of Gates Mills.
9	I think that townhouses and cluster homes can add vitality to the community.
9	You didn't give us an option to "Strongly Disagree" on any of the questions in Question 13. I "Strongly Disagree" to all single family homes, cluster homes, townhouses and apartments, they are 5 minutes away in Mayfield why are you wanting or thinking about cluttering up our village. There is a reason we invested in Gates Mills, we are rural with an appreciation for the beauty of nature, which is what Gates Mills offers to us.
10	Keep it as country style living
10	Do not want in gates mills There are plenty in mayfield heights
10	Once you put any townhouses or apartments of any type you automatically change Gates Mills.
10	Increasing residential density -- even in a limited area -- seems to have downsides in congestion, added services, sewers etc. -- with little apparent upside.
10	please leave village as is, its so nice here, reason why we moved here
10	It would be nice for retirees/elderly to have the option to stay in the area when they no longer maintain a large home. Overall I think that anything can be done well, but to preserve the village character care should be taken.
10	Do we want Gates Mills to continue as a nature and bird sanctuary or do we want to become more like Shaker Heights with side walks and manicured lawns?
10	Regarding lot sizes, I was under the impression that lot size had to be 5 acres or more because of septic systems
10	As commented earlier, it is impossible to know where I stand without more specifics of a real proposal to review and some understanding of development impacts upon the neighborhood location.
10	We bought in Gates Mills to get away from the cluster homes and apartments. We pay high taxes to enjoy this type of community. We do NOT want these housing styles in our neighborhood
10	Any of these changes presents a downgrading of the character of life that the existing Gates Mills provides. There is enough ugly architecture that exists or that is allowed to be constructed that adding any of these additional property types to the housing stock will severely and negatively impact the traditional character.
10	This is a hot button issue in the village. The reality is most residents can afford to stay in their home and maintain the property. Smaller lots means more residents which means more cost to properly run and maintain the village (service, police, fire, etc.). If this were to be considered, there should be 1 special zoning class in the village where this would be permitted...having 3-5 cluster developments in the village would ruin the ambiance of the village.
10	I might support a very limited number of town houses in the business district but nowhere else
10	Density of population within the Village is a concern as we look ahead.
10	The community should remain in character...housing development beyond the scope that exists should not even be on the table for discussion. People moved here for the ambience that existed and hoped to continue to exist. If someone prefers to live in a cluster home, Beachwood or Mayfield Heights is closeby.
10	Very strongly disagree with having townhouses, apartments, and cluster homes in GM.
10	The true beauty of Gates Mills is what mother nature has to offer not the mega mansions being built!!
10	Gates Mills needs to be maintained as is. It cannot be all things to all people. There are plenty of other housing types in very close proximity.
10	I moved here because of 5-acre spacing which voters approved in 1990s. I will leave Village if this changes. Gates Mills is getting too commercial.
10	We are what we are because we don't have these things. Let's not become just another homogenized US community. Preserve our unique setting
10	MO
10	Lot size minimum should be no less than 3.5 acres

Question 15. When considering the following recreation facilities available for use by Gates Mills residents, please indicate how important or unimportant each is to you and your family.

	Very Important		Important		Somewhat Important		Somewhat unimportant		Unimportant		Very unimportant		Total
Bob Feller Field (Gates Mills Blvd)	12.4%	64	21.6%	111	20.0%	103	16.9%	87	19.0%	98	10.1%	52	515
Parkview Pool (in Mayfield Village, available for use by all Mayfield CSD residents)	18.0%	93	23.1%	119	18.6%	96	11.2%	58	17.3%	89	11.8%	61	516
Wildcat Sport & Fitness complex (former Mayfield High School Pool & Field House, available for use by all Mayfield CSD residents)	17.1%	88	23.5%	121	20.4%	105	10.7%	55	17.9%	92	10.3%	53	514

Answered 520
Skipped 22

Question 16. To what extent, if at all, do you agree or disagree with the following actions?

	Strongly agree		Agree		Somewhat agree		Somewhat disagree		Disagree		Strongly disagree		Total
Constructing walking, hiking paths throughout the Village	30.7%	162	25.0%	132	17.4%	92	8.1%	43	8.5%	45	10.2%	54	528
Increasing recreational access to the Chagrin River for fishing, canoeing, kayaking	27.8%	147	26.0%	137	18.4%	97	8.9%	47	7.6%	40	11.4%	60	528
Increasing the number of scenic viewing areas along the Chagrin River	23.4%	121	25.5%	132	21.0%	109	11.4%	59	8.3%	43	10.4%	54	518
Creating a dog park	11.7%	61	14.0%	73	19.8%	103	17.1%	89	16.9%	88	20.5%	107	521
Re-establishing the bridal paths/horse trails on Metropark and Village-owned property and/or on private property where trail easements have been secured	17.4%	90	23.3%	120	26.9%	139	13.0%	67	8.0%	41	11.4%	59	516
Creating a marked bike lane on Gates Mills Boulevard	30.7%	161	23.4%	123	17.7%	93	7.2%	38	9.0%	47	12.0%	63	525

Answered 529
Skipped 13

Question 17. To what extent, if at all, are you or others in your household likely or unlikely to use the following amenities if they were constructed?

	Very likely		Likely		Somewhat likely		Don't know / depends		Somewhat unlikely		Unlikely		Very unlikely		Total
A dog park	12.1%	57	8.5%	40	8.7%	41	7.0%	33	6.0%	28	15.3%	72	42.3%	199	470
Bridal paths/horse trails re-established on Metropark & Village-owned property and/or on private property where easements have been secured	9.5%	49	6.6%	34	5.4%	28	9.5%	49	8.9%	46	19.0%	98	41.0%	211	515
A marked bike lane on Gates Mills Boulevard	16.4%	86	10.1%	53	12.0%	63	8.0%	42	5.5%	29	16.8%	88	31.2%	164	525

Answered 527
Skipped 15

Question 18. Do you have any additional comments about existing natural areas, parks and recreation facilities in Gates Mills?

Answered 135
Skipped 407

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Nd #	Q18. Comments about existing natural areas, parks and rec facilities
1	More information is needed for questions 16 &17.
1	A bike lane on chagrin river makes more sense than one on GM blvd
1	If there is no recreation that is being built, we need to work out a better rate for the use of Mayfield services.
1	year round indoor tennis/pickle ball would be nice. Easier access to enjoy the beauty of the Chagrin River
1	These are good possibilities provided they don't interfere with existing homes (privacy) and don't lead to unwanted pollution/degradation from visitors
1	We've got the metro park at our doorstep. We don't need to add any walking or hiking paths through the village. It takes away from our privacy!!
1	The serious question in all of these is this: How much of a hit to the tax base?, How much will the facility will be used by the RESIDENTS (Isn't my 5 acres good enough for my dog for example). And how much to maintain the same? Lastly, will we be inviting trouble like potential litigation for issues these attract?
1	Not many people have horses and not many people ride bikes on main streets. But many people have dogs. So have to entertain what most citizens have in common,
2	I would like to see as much of the natural areas preserved as possible. My primary concern with adding more stuff for people to do is the potential for an increase in pollution
2	Spending money to construct a dog park would be inappropriate. Most of us with dogs (I am a dog owner) have sufficient area for dog recreation. It is not necessary.
2	Bikers should not be allowed to ride on main roads, especially on Chagrin River Rd. and County Line Rd. The roads are curvy at points, making it difficult to see oncoming traffic and safely drive around bikers. I think allowing bikers on thee roads is a nuisance, not to mention very unsafe.
2	Bridal paths are for the lucky few who can afford to ride horses, walking/cycle paths are for the majority. I have no objection to multiple use paths, as long as the needs of walkers/cyclists take priority over horses.
2	Biking on Gates Mills roads is dangerous and should not be encouraged.
2	The addition of the playground, bocce courts was a great addition. We should continue to look for ways to add to the recreational facilities which makes living here more attractive to young families. Maybe build separate pickle ball courts, repair/upgrade the lighting for the tennis courts. Add platform tennis courts (that we had previously).
2	I am widowed & will be 85 next month, so I know I wouldn't be using the above but would have when we moved here 22 years ago. I think that adding the above would attract more young families to buy homes here.
2	What is the strategy? Sounds like we are putting together a plan without a strategy (increase revenue for the village; improving lives of Villagers; attracting new residents; etc.). What is the plan going to fulfill?
2	We need a public pool
2	Fantastic!
3	I support making our roads safer for cyclists and for drivers trying to navigate around them. I would like to see enforcement of our noise and traffic laws for motorcyclists during summer weekends.
3	A dog park should be restricted to residents somehow.
3	Fine as is.
3	Regarding the bike lane, you are inviting people from outside of g Gates Mills to throw their water bottles and trash and park their cars to unload their bkes.
3	Don't encourage outsiders to come here for recreation where they will make the village more congested, noisy, and throw their garbage
3	Please consider a bike lane or path beside River Road linking to the Metro Parks and Village Center. The safer the access to Village Center, the greater the possibility of families and children using the access... bringing children and families into the heart of the Village.
3	Do something about the speeding motorcycles!
4	Don't know where Bob Feller field is. Lived here 16 yrs. I don't use mayfield fitness complex or pool but think they are important to have.
4	Please just keep as is.
4	When I tell people I live in Gate Mills, most of them tell how they love to drive or bike through our village. Anything that enhances this experience would be positive. Adding cluster homes, town homes, apartments, etc., would not.
4	improved bike traffic on GMB is not essential but biking on river road is problematic and controversial. there was a plan to make some improvments but was attacked and never implemented. A version in part might be reexamined. Hunt Club is signature for Village and enhancement to that function is therefore beneficial.Horse paths would be good
4	If a dog park is added, recommend membership fee and behavioral screening prior to admission, and proof of vaccines
4	Bike lanes or paths along River Road should be considered, along with the addition of hiking trails.
4	Walking/hiking paths: how will they be maintained? Cleaned up? Kept safe? Will there be emergency call stations? Policed? Cameras?

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Nd #	Q18. Comments about existing natural areas, parks and rec facilities
4	One reason people come here is privacy.
4	Horse trails would only be ok if they could also be used as hiking trails but not bike paths!
4	an outdoor basketball court would be good
4	We have a large Nature Preserve that we all contribute towards. Is it possible to have access to it creating a garden sanctuary with rock scaping, bee keeping, flowering gardens from Spring to Fall, fruit trees within this area? It would be wonderful to create a garden paradise that would be a draw for peoples from all parts of Cleveland.
4	The bikes on Chagrin Blvd and GM Blvd are a menace to traffic and often cause dangerous risks. Banning bikes seems ideal. Services for families - dog park, more stores, elegant pool/lazy river, access to the actual river, and sidewalks are great priorities to bring a younger base of taxpayers to our Village.
4	Gates Mills is a Village, don't make it just another community.
5	The WRLC easements and property contribute greatly to the overall character of GM. But, it seems that simply leaving the land fallow, while certainly consistent with an underlying purpose of the easement, doesn't do much for the community at large. There must be uses that would remain consistent with the terms of the easements that could also allow for more use of these properties.
5	If recreational facilities, as indicated above, are established, proof of residency should be required at ALL facilities.
5	Restore Gates Mills Boulevard as a two-lane road. The current single lane causes confusion and leads to motorist conflict. Require walkers/joggers give way to motorists on all roads. Move them off pavement.
5	Maybe create a soccer field at Feller Field
5	Bike path should not limit parking in the area.
5	Bike lanes or paths, that make biking safer and away from car traffic would be beneficial for the bikers and drivers.
5	We love Marston park so much & the bridge access and arboretum!
5	ERROR in Question #16 - 6th column should be marked "Strongly DISagree"
5	we have kayaks and would love to be able to put them in the river without having to drive to willoughby or elsewhere to do so.
5	All of these opportunities would add to the quality of life and would attract other new families who appreciate the natural beauty of Gates Mills.
5	do we want to open all of the above to small village?
5	We are in support of revamping and improving infrastructure that is already in place.
5	A bike path on Gates Mills Boulevard could connect with paths that continue along the Boulevard to Shaker Boulevard. There paths continue along Shaker Boulevard to the Green Road Rapid Station.
6	Having a marked bike lane is a critical safety requirement. Whether some like it or not bike riders are here to stay. It is incredibly dangerous for bike riders to be riding on our streets particularly Chagrin River road. I have had to stop riding my bike in the village as it is simply not safe. Such a shame!
6	maybe a trail on carpenter rd between old mill and wilson mills
6	The Gates Mills Land Conservancy should have increased financial support.
6	The use of the property west of chagrin river road north of 322 looks like a dumping ground. Piles of debris and dirt. Why isn't this area better maintained. Also, some of the road has unsightly guard rails. Some are metal while others are wood in the front of homes.
6	What about the possibility of the Hunt Club offering pool memberships for a fee to Gates Mills residents? Regarding the bike lane on gates Mills Blvd., that, until recently decreed, has always been a TWO lane road and that should be reinstated.
6	Gates Mills already has plenty of easy access to all of the amenities described. No need to spend tax dollars recreating the wheel.
6	People who live in Gates Mills have plenty of property for their dogs, or they walk them in the plentiful parks surrounding our area. A dog park would be trashy. The North & South Chagrin Reservations are within 5 minutes of every resident in the community.
6	Preserving our natural areas should be a top priority for any changes that are considered. Its what makes Gates Mills so special. Would be interesting to explore a splash park for younger kids. Could be a strong draw for younger families to move here.
6	I strongly oppose adding hiking/ chagrin river access paths across the street from where we live on Chagrin River Road because it will invite not only villagers but anyone into the neighborhood which could increase the chances for burglary and other problems. We pay exorbitant taxes for the privilege of having our safety and privacy in the village and that could be compromised by adding these paths/river access areas unless they are in the village center where public buildings only exist.
6	Of all the things listed, I would be most excited about river access. The Cleveland Metroparks Hinckley Park has a boathouse were you can rent kayaks, canoes, and bait. It is awesome! Would love to have something like this up by us. While I'm not a bike rider, there are many and having a bike lane on Chagrin River would make it much safer.

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Nd #	Q18. Comments about existing natural areas, parks and rec facilities
6	We need a bike lane on Chagrin River Rd. It is dangerous for bicyclists and cars. Twice in the last month I have had to come to a complete stop on my lane because some car was passing a bicyclist where they weren't supposed to. If I hadn't stopped there would have been a head on collision. There is plenty of room to ride on GM Blvd.
6	Don't encourage more cyclists horse paths would only benefit a very few and would not be in the interest of the greater community
6	Our streets are already welcoming to outside sight-seers. We need not further attract outsiders.
6	The Land Conservancy should focus its energies on maintaining and reforesting its properties. They can no longer rely on "Mother Nature" to take care of things with insane weather events wreaking havoc on our forests, especially with their unique topography. And, bridal paths are an absurd idea. I can't wait to watch my friends from the other side of County Line Road come over with their ATV's. (And don't forget the cost of making sure the areas are stable and safe...a tree worker was killed last month by a tree that was rotted at the base.)
6	Thoughtful linking of Metroparks and Village greenspace should be considered. "Dump" on Chagrin River Road (North of Mayfield) should be 'rewilded' and not used as it is currently.
7	We have issues with safety on the Blvd without making it worse!
7	Improved access to these spaces would be a benefit to all residents. Awareness of these spaces would also be great. I didn't know the arboretum existed for the first 5 years I lived here.
7	Walking/hiking paths could constructed with minimal impact on the aesthetics of the Village
7	As a resident of Gates Mills Blvd who is a daily bike rider, I would like to see a designated bike lane on the Boulevard.
7	A bike path would be welcome on the street and somewhere for children to ride also. I have a dog, but am not in favor of dog parks. I would love trails that are pet friendly. Would like to be able to access the land conservancy properties for hiking
7	There is no reason to waste money on a bike line on Gates Mills Blvd when there is plenty of room for both car and bikes
7	It would be nice to have a hard-surface walking/bike path extended from Robinwood lane to Chartley.
7	Please no packs of out of town bicyclists on Gates Mills Boulevard unless it's a special event. They need to have to pay some sort of license fee even to use the boulevard. There is no gratitude or community engagement or service as a result of using the tremendous resources of the village by nonresidents
7	Put a walking trail through Feller Park for easy hiking and dog walking.
7	Gates Mills Boulevard is lovely as it is today.
7	Keep it the same
7	Marked bike lane on GMB is immaterial to bicycle usage. I suggest adding one though, as pavement markings will help alleviate the confusion over the one-lane/two-lane designation. Big safety issue.
7	Let's enforce traffic laws for the bicyclists. They don't stop at signs, they don't follow the laws. If they will stay in the bike lanes and follow the law, then let's put in a bike lane. But then they have to stay in the lane.
7	I would like a public pool to be constructed in Gates Mills. Currently my family uses the Mayfield Village pool which is about 15 min away by car.
7	I'd love to see kit only a bike lane in Gates Mills boulevard but also a walking/ jogging lane!
7	We need to revitalize them so younger families start to move back to Gates Mills
7	when i was a runner i used the metroparks five six times a week just about year round for decades .let the parks where they are do not add a metropark i do love the metropark not in Gate Mills.This is what else you will get loud noises loud music more people more problems you will have homeless you will have beer bottles used condoms drug use more crime.this not made up this is what i have seen without trying.
7	Need to take advantage of the river without feeling like residents are excluded to access to it.
7	If trails are constructed they should be multi-purpose trails for everyone; not just horses. Bridle trails are only used by the few who have horses and hikers. The metroparks has many, many bridle trails already.
7	I am very much in support of more paths, trails, lanes, etc., but am opposed to any plan requiring additional private property easements.
7	Gates Mills Blvd. needs SPEED CONTROL, a WALKING PATH on the median. RIVER ROAD begs fo bike paths, bike paths on the less traveled village roads would be a VERY good idea.
7	I would like walking paths within the village, but not on GM Blvd. It's too public of a thoroughfare. We would LOVE more river access for kayaking, fishing or just river walking with the kids. Always asking where we can get down to the water and enjoy the scenery. I support the bridal paths idea as this is somewhat of an equestrian community and it makes sense we would offer that.
8	Our village is already over run by non resident bikers and fishermen who add difficulty with driving, parking and traffic.
8	Gates Mills Blvd has been designated a one lane road which I don't quite understand the reasoning for this and when it was even established as one lane.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q18. Comments about existing natural areas, parks and rec facilities
8	A dog park and walking paths would be a wonderful addition!!
8	I do NOT support the development of public bike paths in the village.
8	The Arboretum could be better used. Need to contract with an arborist to ID and prune the trees, provide better markers for tree types, improve the walking trails and provide a clear path from the walking bridge to Marston Park
8	The green space is nice, and improved access could dramatically increase the utilization and value of those spaces.
8	To be honest, we were not aware that we had access to the facilities (other than the park) listed in question 15 above.
8	There is plenty of places for people to walk their dogs. I'm not sure we'd be happy with the number of people from outside the village that would be coming here to use that park.... The ones I've seen in other communities are dirty, hard to maintain, and will guarantee dog fights at least once a week
8	We would love to have a Gates Mills Village community garden where residents can pay for a plot/raised bed.
8	Great ideas about bike paths. get them off the road. I don't care about walking paths connecting other villages, but for our village, yes to making it easier to walk around.
8	Please ask the question: are these possible amenities being provided only for Gates Mills residents or for others who don't reside in our community. I don't see the need to provide amenities for people who don't live here.
8	Biking on Gates Mills Blvd is easy as it is and I don't think it needs a bike lane. I do, however, think that it confuses people that it is a one lane road but then changes to two lanes after SOM center. People drive right in the middle of the road while some people are driving beside each other and passing.
8	I have enough property for my dog to run around so I don't need a dog park but it would be nice for many.
8	Bicycle traffic on our streets puts both riders and motorists in danger. I fear that less than optimum visibility of bikers puts them in danger of their lives and motorists in danger of hitting them! We have nearby roads for bicycling.
8	GM should put all the funds they think they have for path maintenance and hire more police.
8	would prefer not to build anything that would encourage more bikers from outside our community. I would support a larger playground with swings and more appealing kid friendly structures.
8	Gilmore Academy permits use of their pool for \$5 during the academic year or a nominal fee per quarter. Also the Chagrin Valley Recreation Center near Chagrin Falls is open to Gates Mills residents
8	We would use the bridal paths for walking/hiking and the bike lane for running.
8	I think that spending village funds to construct any of the above is foolish. Most of the above are available in nearby Metroparks. If the above were available in Gates Mills, I'm convinced they would mostly be used by non Gates Mills residents
8	A lot of these proposals would be used more by non-residents than residents. I prefer keeping Gates Mills as it is.
9	I am apprehensive about doing things to improve access to the river for access and viewing. We as residents know how to access and to view. Improvements would not make it better but more available to people from outside of the village causing traffic problems along the winding River Road and also would add unnatural footprints.
9	Unless there is a large contingent of residents that feel they would USE any suggested ideas, I DO NOT support spending \$\$\$ money that could be kept in RESERVE for future use. Period.
9	Have to be careful with this as well. Many of these amenities would be nice, but we don't want to turn into the metroparks where we have a ton of people from outside the community coming to use our resources. That's just not a great idea.
9	MORE SIDEWALKS AND TRAILS!
9	This is the single most important area that we can invest in and improve the quality of life throughout Gates Mills, distinguish the community from others in the Chagrin River Valley. Increasing scenic viewing areas along the river should be accessed by pedestrian/bikes, not by adding additional paved roads/driveways/parking lots for cars. Improving the pedestrian experience is vital. Providing a bike lane on Gates Mills Blvd makes so much sense. So few drivers respect the single lane for cars, the very wide single lane is unstriped -- it's unsafe for pedestrians/runners/cyclists... and even cars. Drivers often respond aggressively to driving 35mph in the middle of the road.
9	I didn't know we had access to Mayfield recreational facilities. Good to know
9	We have a second home in an area with outstanding dog parks. The issue with dog parks is that people self identify and determine if they have a friendly, well behaved dog. Boarding facilities or play groups supervised by professionals have professionals doing that...if you have a resident whose dog is aggressive (as determined by others) but doesn't believe his or her dog is aggressive, it will create relationship problems beyond the gates of the dog park. I'm not sure how to do it but it would be wonderful to have a dog park with access to the park only for those who get certified, or for residents only etc - I haven't seen issues at Beachwood's dog park so perhaps this is less of a problem but the vets in Florida where our home is say animals are consistently hurt in the dog parks due to owners themselves determining if their dogs are friendly.

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Nd #	Q18. Comments about existing natural areas, parks and rec facilities
9	I tell everyone I can about the Wildcat Sports & Fitness complex. It is one of the best deals in the area. It might not be the fanciest gym, but it has everything you need. It is clean. The employees are helpful and kind. It has a full-size pool for laps. The hours are great – open before 6 am so you can workout before work. I also utilize the Mayfield Rec programs for tennis lesson – another great resource! Our proximity to the Metroparks is terrific, but the access is not ideal. I would love more walking or biking options.
9	I am massive a supporter of additional walking trails throughout the village to supplement the Metroparks. Our natural resources are our top draw for the village, and we don't really have any way to access them without bushwacking illegally (which people do). This would be wonderful for residents and also make our housing even more attractive to buyers. Imagine being able to have a house WITHIN the Metroparks!
9	with Master Coach before me and with me Arch McCartney, we ran a Gates Mills baseball little league 9-12 years. We recruited from Hawken, US, Gilmore and the Gates Mills School. This was a great thing but a lot of work. Now other sports have reduced the interest in baseball now is less. I had the idea to revive it once I retired but lack the energy. but are
9	Do not believe private property should have walker, hikers close access to privately owned property!!
9	there are already several places to view the Chagrin River in the village. As for access to the river for kayaking, the river is often too shallow for kayaking, and is already accessible to people who want to fish. I can picture people other than Gates Mills residents using a dog park.
9	My concerns with creating additional recreational access to the river will result in people from outside Gates Mills coming in and littering, not respecting the natural environment. They already do this from their bikes, throwing their trash from their seats instead of putting it in a fanny pack, and from their cars, throwing beer cans, fast food packages, etc.
9	I would love to see safer bike lane access to River Rd and Gates Mills Blvd. Also extremely important - there needs to be clearer indications that portions of Gates Mills Blvd are only one lane. A sign at either end is completely insufficient. Something like painted lane/shoulder lines would be very helpful.
9	Villagers have big back yards for recreational/gathering purposes, when recreational/picnic areas are brought to public areas it doesn't draw the villagers to use them because they have their own spaces right outside their doors. Any new picnic/recreational areas that will be made will only bring in outsiders and non-residents from the section 8 housing/apartments at the top of Mayfield hill.
9	If bridal paths are re-established, I would volunteer to be part of that process as I feel this could offer equestrians, hikers, and bikers some outstanding opportunities, sharing the trails!
9	i dont bike but have no issues with a bike lane. with that said, miss the 'two lane' road GM blvd used to be
9	All these would be doing is bringing in way more congestion into Gates Mills! We like Gates Mills just the way it is.
9	we do not need more bike riders coming to the village
10	My hesitation to do these things is that it will bring people to the community that don't live here. Gates Mills is our little gem. Outsiders could mean a rise in crime
10	Create what you can without destroying the beauty of gates mills
10	Might use them when we were younger.
10	A riverwalk would be great if land access can be arranged. (recreational, not retail).
10	The natural areas will be negatively impacted when "constructing" anything. Both Cleveland Metro parks and Geauga Metro parks are nearby with established hiking paths.
10	I like to walk and prefer walking along the road in the neighborhood where I live. The road mostly has no shoulders/is heavily used. Make all roads more pedestrian friendly here and throughout GM. Promote people getting out and walking in their neighborhoods and beyond, instead of driving everywhere.
10	A bike lane on Gates Mills Boulevard? Why? Enforce the single file regulations that exist and resign the silly "single lane" aspects of Gates Mills Boulevard that has been established.
10	Unfortunately most of the preserved property in the village has been restricted from any use whatsoever. Not sure how feasible establishing some of the trails are.
10	We already have plenty of bikers who travel through Gates Mills. I do not think it is in the best interest of the Village to further increase the attractiveness of biking through Gates Mills. Becomes a safety issue and nuisance for residents.
10	The Chagrin River can be dangerous and has been deadly in the past so only supervised access to it other than fishing should be discouraged. I wish we could develop some interest in getting Feller Field used again.
10	Additional walking/hiking paths would be fabulous - and we would use them frequently!
10	More access to conservancy protected land would be great
10	Leave things alone! Don't change Gates Mills. We are not Beachwood or Shaker Heights. We are what we are and it is good!

Question 19. How satisfied or dissatisfied are you with the following existing community services and public/private utilities?

	Very satisfied		Satisfied		Somewhat satisfied		Somewhat dissatisfied		Dissatisfied		Very dissatisfied		Total
Police protection and public safety	80.4%	423	16.0%	84	2.9%	15	0.6%	3	0.0%	0	0.2%	1	526
Fire protection/search and rescue	74.5%	386	20.5%	106	4.3%	22	0.4%	2	0.2%	1	0.2%	1	518
Emergency medical services and transport	67.2%	342	25.5%	130	5.5%	28	1.0%	5	0.8%	4	0.0%	0	509
Police and fire alarm monitoring	66.9%	338	25.0%	126	5.9%	30	1.0%	5	0.4%	2	0.8%	4	505
Vacation house security check	76.0%	387	20.0%	102	2.6%	13	0.6%	3	0.0%	0	0.8%	4	509
Electrical utility service	25.1%	129	31.1%	160	21.2%	109	11.5%	59	5.8%	30	5.3%	27	514
Stormwater management	26.1%	130	43.2%	215	18.7%	93	6.8%	34	2.2%	11	3.0%	15	498
Broadband access	15.9%	81	32.6%	166	18.0%	92	12.9%	66	10.2%	52	10.4%	53	510
Cellular access	16.0%	82	31.8%	163	18.0%	92	14.8%	76	8.0%	41	11.3%	58	512
Trash collection and recycling	42.4%	221	34.6%	180	11.7%	61	5.2%	27	3.5%	18	2.7%	14	521
Code enforcement	26.1%	125	44.3%	212	18.2%	87	5.4%	26	4.0%	19	2.1%	10	479
Senior services	16.8%	70	40.2%	168	25.1%	105	8.1%	34	5.5%	23	4.3%	18	418
Gates Mills Elementary School	29.2%	121	40.3%	167	19.1%	79	5.3%	22	2.7%	11	3.4%	14	414

Answered 529

Skipped 13

Question 20. How satisfied or dissatisfied are you with Gates Mills' existing roadways?

	Very satisfied		Satisfied		Somewhat satisfied		Somewhat dissatisfied		Dissatisfied		Very dissatisfied		Total
Condition of roads	23.6%	123	49.3%	257	15.7%	82	6.3%	33	3.5%	18	1.5%	8	521
Pedestrian and bicycle safety	7.6%	39	24.6%	126	26.1%	134	23.0%	118	10.9%	56	7.8%	40	513
Traffic volume on Chagrin River Road	9.6%	49	43.8%	223	25.5%	130	13.8%	70	4.1%	21	3.1%	16	509
Traffic management along main roads such as Mayfield and Chagrin River Roads	12.4%	64	49.4%	256	22.2%	115	9.1%	47	4.4%	23	2.5%	13	518
Parking in Village Center	21.8%	113	59.0%	306	13.7%	71	4.2%	22	1.0%	5	0.4%	2	519
Street maintenance, snow removal	45.5%	238	41.7%	218	7.7%	40	2.7%	14	2.1%	11	0.4%	2	523
Traffic noise	21.4%	112	45.3%	237	15.7%	82	9.0%	47	4.6%	24	4.0%	21	523

Answered 528

Skipped 14

Question 21. Do you have any additional comments about existing community services and utilities in Gates Mills?

Answered 163

Skipped 379

Written responses to Question 21 are included on the following pages.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q21. Comments about existing community services & utilities
1	What senior services?
1	I do not understand how traffic volume on Chagrin River Road, and traffic noise can be addressed? It is what it is.
1	Road conditions vary according to political influence.
1	Lately we have been losing Wilson Mills Hill in the winter when it snows. The roads especially the edges are in need of repair
1	Our power is consistently out. Long term fixes are a top issue for us. Would like to see this as part of the comprehensive plan.
1	As in any wooded area, electrical service reliability is affected by weather/tree interaction. Been that way for 50 years. Of a greater concern is replacement of malfunctioning fire hydrants. The water assessment is supposed to take care of this.
1	Traffic and speed management is poor on side streets. We have numerous speeders on our street. Police has been asked to monitor and all they do is put the speed radar device on the stop sign at top of street where everyone is slow because they are turning on street. More signs needed to slow down on side streets for children and walkers- there are no sidewalks.
2	Our street (Sugarbush) is in need of repair, especially at the cul-de-sac. Also, the woods in our backyard floods during the winter/wet months, which has killed most of the large trees.
2	Trash collection needs to be revisited. I believe we all pay the same rate per household unit. I generate less than 1/2 of a can of garbage per week. My neighbors - who are wonderful people - have children and consistently generate 4-5+ cans of garbage weekly (which is not unexpected). Yet, we pay the same rate. Can the Service Dept revisit this?
2	A traffic light is needed at Wilson Mills and County Line.
2	We pay too much for trash collection. Why do we have to pay for drive up service? Residents are capable of taking our trash to the end of their driveway. There should be options of what type of service we want. We are all forced to pay for a service we don't need. Having the trash collection person drive up and down everyone's driveway is a waste of his time and gas. Why can't we have a larger truck drive down the street and pick up trash like is done in other communities? WE appreciate having the recycling bins at village hall.
2	We often seem to have proposals for services and utilities intended for the few. Most of us have 200MB internet access, but at 3 times the price for people elsewhere who get 1000MB access. We recently we asked if we wanted faster internet access at an even higher price. Though always nice to have, focus should be on reducing cost, rather than on additional speed that will not really benefit anyone (200MB = 8 x simultaneous 4K television streams). We have frequent power and internet outages due to old fashioned overhead utility infrastructure. I am very dubious that any significant portion of our trash ever gets recycled. I have seen attempt to blame residents with talk of "Wish Cycling", what needs doing is a proper attempt at efficient, cost effective recycling - some things are easy, for example, separate collection for aluminum cans.
2	No cell tower, please - We can use Chesterland's
2	I did not answer some questions because my answer would have been N/A which is not available. And I do not know what code enforcement in question # 19 means
2	We live on a quiet street.
2	I am very opposed to the proposed cell tower at the Gates Mills Environmental Center. I do not believe that the potential health risk of EMF radiation and taking away from the beauty of our village is worth any amount of upside and it would make me reconsider living here.
2	our electrical service is absolutely horrible. We have live, d on our street for 3 years and have lost power at least 15 times, many times for multiple days. City has done nothing to help or lobby to our knowledge.
2	Electric service flunks. Frequent power failures!
2	Snow removal is great. The condition of some of the roads, especially those that aren't through streets, needs to be improved.
2	The main road, County Line is one of the worst in the area
2	NO additional Cell Towers!!!!
2	As I previously stated, Hawthorne Farm Dr. needs road repair. Snow plows have no need to dig up our lawns the way they do when plowing our street in the winter. Plow the street, not the lawns. We have called and complained to no avail.
2	The last two attain to the terrible damage done to my mailbox & others on my street by the snow plows. I have reflectors that are visible at night. My son, a contractor, sunk mine in concrete. It has been continually hit, making the box turned at an angle & literally cracked the large post that he put in. We don't have a lot of traffic on our street. It could be plowed during hours when it is light out. We have a noise issue due to a vehicle with a muffler deliberately made loud, so it roars up & down the street.
2	Mayfield and River Rd intersection needs to slow down. very dangerous
2	People driving beyond the 25 miles per hour is very unsafe and the noise from motorcycles driving by is awful

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Nd #	Q21. Comments about existing community services & utilities
3	Chagrin River Road north of Wilson Mills traffic is extremely loud due to the behavior of the drivers. It's also very dangerous with drivers speeding through the curves and hills. I've actually observed people video recording their friend speeding through the curves. When accidents occur, it takes Police a long time to show up and the roads are not adequately blocked. At least once a year I go out to redirect traffic.
3	Our trash isnt always collected fully. I think more encouragement of recycling and information about how to do it would be great.
3	Eventually, electric cars and motorcycles will eliminate this problem, but on summer days and particularly summer weekends the rapidly accelerating, high speed, high decibel traffic along Chagrin River Road north of Mayfield is a public nuisance and a danger to public safety. It is nearly impossible to patrol this situation and may need a technology solution - speed cameras and decibel meters.
3	The services in the Village are excellent.
3	Noise levels of motorcycle acceleration are obnoxious! Is a noise ordinance possible or even enforceable?
3	We would like better monitoring of speeding vehicles and noisy motorcycles. Cars on our street (Riverview Rd.) frequently travel well above the marked speed limit (25 mi/hr.). This is dangerous for pedestrians. I have written several times to Mayfield Schools regarding speeding buses but bus drivers continue to speed.
3	Cellular access along Chagrin River Road is poor. Code enforcement is variable and arbitrary. Chagrin River road needs more police presence for speed control.
3	People speed on Chagrin River Road, there is significant loud motorcycle traffic, and bikes don't ride single file as they should, which is dangerous.
3	Too much noise from motorcycles and sports cars speeding on Chagrin River Road. Cyclists do not follow traffic laws and this is very frustrating. If you want to be on the road with cars you need to obey the law like they do.
3	Please see our comments at the beginning of the survey regarding traffic stops at Chagrin River Road and Brigham Road. We feel these stops are of no benefit and only increase noise and bad driving habits.
3	Sometimes the traffic in Chagrin River rd gets loud especially in the summer. People also tend to speed on this road. We have asked for the storm ditch to be evaluated if it can be covered, I have been told last year that it will be in spring this year. When I followed up this year, I was told someone will evaluate but have not heard about it since and no response to follow up e-mail. The people in the service department are very nice though and have come to replace the storm drain pipe under the skirt of our drive way right away last year when I reported corrosion.
3	MMotorcylce riders provide a speeding hazard and noise pollution at all times of the day and night.
3	Safe bike paths and walkable access to and through Village Center would be great.
3	Motorcycles racing on Chagrin River Road
3	My house is on the North Chagrin Reservation and it is a racing track north of Riverview in the summer months for kids on motor bikes. I had a friend leave the village after 1.5 years, he could not take the motor bikes.
4	Motor cycles on CRR are terribly noisy at times. Glad I don't live where I can hear them
4	Please preserve the integrity of this town.
4	I'm concerned what the county will do with our septic systems in the future.
4	big issue is volume of traffic on Mayfield road restricting tht flow may lead to very unsatisfactory consequences for village. Traffic noise seems to more related to I271 than internal to village Really good idea is to file short environmental impact statement for every building permit and enforce same
4	I dislike Rumpke!!! Would much prefer trash collection as a city service.
4	Enforcement of speed limits would make walking/biking on the roads much safer.
4	Sometimes the roads are too good in winter with too much brine. We need to close off some roads to lower the amount of traffic. Drivers are constantly on or looking at their cell phones. We should increase the fine for distracted driving to \$1,000 per violation. Never had a parking issue in village center.
4	Ban bicycles on river road or ticket them when they ride 2 and 3 abreast, motor cycle noise is excessive
4	Ending the Gates Mills police dispatcher was a poor move that decreased service significantly without much saving
4	Burying the power and phone lines will improve aesthetics, property values, and power availability. Doing so while creating sidewalks to enhance the walkability, would be ideal.
4	What kind of senior services do you support? I don't know of any. No cell tower. Chesterfield has one right on the border.

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Nd #	Q21. Comments about existing community services & utilities
4	Re: Parking in Village Center. One of the most dangerous traffic areas in GM is the downtown strip with the GM Library, Sara's Place and Howard Hanna Realty on one side and the Post Office, Village Green, and GM City Hall on the other. Only parallel parking for 15-minutes should be allowed in this area and long term parking should be directed to an area behind GM City Hall. The long term parking area could feature DC Fast-charge Electric Vehicle Stations, a source for GM operating income. Re: Pedestrian & bicycle safety. Battles Road needs a traffic analysis, not just a traffic count. The installation of permanent Rumble Strips may be justified. The placement and construction of Rumble Strips (also known as sleeper lines or alert strips) is a matter worthy of study by a real traffic engineer. Rumble Strips could be installed where traffic enters Battles Road from 35 mph Brigham Road and also where traffic enters Battles Road from 40 mph Mulberry & 35 mph County Line Roads. I have lived on Battles Road for nearly half a century and traffic speeds in any direction often can reach 40 to 50 mph, occasionally higher. This is a deadly hazard for bicyclists, walkers, and moms & dads with baby carriages.
4	Battles Road needs a traffic analysis, not just an occasional traffic count. The placement and construction of Rumble Strips (also known as sleeper lines or alert strips) is a matter worthy of study by a real traffic engineer. Rumble Strips should be installed where traffic enters 25 mph Battles Road from 35 mph Brigham Road and also where traffic enters 25 mph Battles Road from 40 mph Mulberry & 35 mph County Line Roads. I have lived on Battles Road for a long time and traffic speeds in any direction at any time often reach 40 to 50 mph, occasionally higher. This is a hazard waiting for a deadly accident to happen to bicyclists, walkers, or moms & dads with baby carriages.
5	My view is that GM, like other similarly sized small communities, has a very serious money problem. Services have to be prioritized in order to keep the tax burden from overwhelming the community. Given our proximity to Mayfield Hts and the realities of its changing population demographic, it seems like first priority should be police. As a resident, the roads, streets and bridges are an important way for our community to make a positive first impression on visitors and to keep the residents happy - the roads, etc are used every day. A strong, well staffed EMS is important also given our elderly population and the next idea that I am floating here. The fire department on the other hand, seems like it needs to be reviewed. Few, if any, actual fires occur in GM in any year. While the FD is nominally volunteer the village must still pay for equipment and, I assume, the significant continuing costs of training the volunteers. Further, since the volunteers come, in part, from the service department staff, when there is a call they must put aside their service department duties and answer the call - whether it is a fire or some other lower priority item. This, of course, reduces the effectiveness of the service department efforts to achieve their service department mission. I believe that significant continuing savings could be had by contracting fire services to other communities - Mayfield Village on the north, Mayfield Hts and Pepper Pike on the south - to provide fire response service. Given the time to marshal the volunteers on the existing force, using contracted services would not seem to lead to significant increases in response times. If a home fire occurs and a Gates Mills EMS team can get the occupants out, the economic impact on the property would not seem to be much different. GM homeowners are insured and the nominal difference in the property damage would not seem to impact the cost to the resident to rebuild and repair.
5	We love the new sidewalk near the Arboretum.
5	Motorcycle noise alone River Road is terrible.
5	Snow removal trucks continue each winter to destroy my mailbox by driving too fast and smashing my mail box with heavy snow and ice!
5	Internet options in the village are limited, and electrical outages are fairly frequent due to downed trees. Fiber options would be great, and burying more electrical lines in tree heavy areas would be great.
5	The Mayfield Rd / West Hill intersection can be unsafe. A left turn lane Eastbound, turning left (north) onto West Hill would improve this situation.
5	On GM Boulevard it is very confusing to people if this is a one or two lane road. Signs says one lane but its large enough and used to be 2 lanes so people do not know how to drive on this street both ways. A bike lane on Chagrin River road would be very nice as its very dangerous for both bikers and drivers when both are using the roadways. There's lots of speeding on Mayfield road so more places where police can sit to monitor the roads would be good. There's several accidents on the corner of West Hill and Mayfield Rd- there needs to be a turning lane or something there to address this high traffic and dangerous intersection.
5	Traffic noise, aggravated by commercial trucks with no mufflers using engine brakes on Mayfield Rd.

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Nd #	Q21. Comments about existing community services & utilities
5	The roads are not maintained in winter like they were when we moved here in 1997, since the "salt shortage year" i guess it was figured out that we don't need salt, but we do. West Hill has a hills. Not everyone has 4wheel drive SUV. In the summer everyone is walking all over the street, not facing traffic, with strollers, kids, dogs, could use a sidewalk, i drive to Progressive to walk in Mayfield village on the trail. There is nothing you can do about motorcycles on Mayfield that is what we hear and i really don't care if i hear traffic, it lets me know I am not alone in the world. Bikes on Chagrin River Road are the biggest pain in the you know what, i take that road to and from work every day and even if you put a bike path in they won't use it, because despite them claiming they have same right as cars, they do not follow traffic laws or stop at lights or stop signs if they don't see someone coming at them. As far as road conditions we have a lot of bumps on West Hill and i don't think the roads are taken care of like they used to be but i get that we don't have the money.
5	Overall road conditions need improvement in many areas.
5	Need a turning lane on Mayfield Road for West Hill Drive, like there on Mayfield Road at Chagrin River Rd. It's only a matter of time before there is a fatality at the Mayfield-West Hill intersection.
5	The cellular service is beyond awful. As you know that's due to a shortage of towers. This should not be the problem that it is.
5	The most treacherous intersection in Cuyahoga county is the west hill/Mayfield Road intersection. Eastbound traffic exceeds the speed limit regularly. They often run the red light as well. Additionally, making a left-hand turn from Mayfield Road onto West Hill is extremely dangerous as you cannot see westbound traffic in the far right lane.
5	I wish there was better/more signage on Gates Mills Boulevard that it is a one lane road. I drive along there all the time and always have drivers trying to pass or tailgating seemingly because they don't understand why I'm taking up the whole lane.
5	Trash collection and recycling - need to change so that everything we set out is covered. We previously lived in Highland Hts and standard garbage bins and collection was very easy whereas here we have to think about what we set out each time, is it too much, etc. Better street lights and bike/pediatrician access. Including considering placing sidewalks I advocate incorporating the end of W Hill Dr including cul-de-sac as part of the township so it is serviced with snow removal and street maintenance services.
6	I don't really live on a street where traffic noise is an issue. The noise from motorcycles on Chagrin River needs to continue to be enforced.
6	Motor bike noise is excessive, police should enforce laws on vehicle exhaust volume.
6	Cycling signage has helped on Chagrin River Road. Pedestrian safety in the Village is not an issue. However, it is impossible to guarantee pedestrian safety on major roads such as Mayfield Road. We do not live close to Chagrin River Road so do not have an issue with traffic volume, although others might.
6	Motorcycles tend to rapidly accelerate on Chagrin River Road and Sherman road. There is too much noise and speeding along River Road. Bicyclists often do not follow the riding in a single line rule. It dangerous for drivers and bicyclists.
6	I don't like the area being used along Chagrin River Rd., north of Mayfield, west side as a dumping ground. It's unsightly and have never have heard any explanation as to why that has been done. Motorcycles on Chagrin River Rd. and Sherman Rd are awful - terrible noise and speeding. I've been here 22 years and have NEVER seen a police officer try to control speeding on Chagrin River Rd.! Many bicyclists refuse to ride single file. Police are not doing there job when it comes to traffic law enforcement along Chagrin River Rd.
6	Through the winter transformers are always going down or exploding and cutting off power.
6	Would like to have competitive broadband options instead of Spectrum only. Would also like the option for gas utility (not just be limited to electric)
6	Trash- large item pickup and leaf/yard waste removal would be helpful. It is difficult to accomplish this with Rumpke and they also charge a lot. Bike safety- there are so many bikers out on the roads and it doesn't always feel safe (for the bikers or the cars who have to go around them on winding roads). Gates Mills Elementary- would like to see a voucher program for private schools implemented.
6	I would love it if the village would reduce the speed on the Sherman rd hill starting at river rd. People enjoy gunning it and seeing how fast they can make it up the hill. I pressed for policing if this when I first moved here but nothing ever happened. It's dangerous and noises on an otherwise beautiful road.
6	Fantastic service, fire and police departments! I love the vacation security check. Such a great bonus.
6	We live at the corner of Mayfield in Chagrin River Road and at times there is a lot of traffic noise on those two roads, especially on the weekend with motorcycles revving up and making a ruckus as they speed on those roads. The newly installed traffic light at Mayfield and Chagrin with the left turn signal is very inconvenient for us the way it is set up right now. Currently one has to wait a long time with the red left turn arrow even if there is no traffic coming west on Mayfield Road. It is a true inconvenience and to have to wait so long when there is no danger of turning left when no traffic is coming. Since we live at that corner, we are continually inconvenienced in trying to get home. I hope they change the timing on that light.

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Nd #	Q21. Comments about existing community services & utilities
6	There's a lot of noise on Mayfield Road with people coming down the hill towards chagrin River Road. Since we live there, we have the inconvenience of listening to trucks putting on their air brakes and motorcycles revving up their engines going up and down the hills and up and down chagrin River Road. The traffic light which was newly installed at chagrin River Road has the left turn lane signal which is a true inconvenience in us trying to get to our home. It needs to be regulated with the radar so that when no traffic is coming westbound people can have the option of turning rather than waiting for the long cycle before a turn can be made.
6	Important that decisions are made that maintain or reduce traffic.
6	Would like to be able to choose more options than Spectrum for cable. Where's the competition?
6	The cyclists on CRR do not adhere to the single file posting. We should enforce this for safety
6	Mayfield Road (especially County Line to River) has become a speedway similar to I-271.
6	The village does a POOR job with stormwater management. Erosion and flooding are getting worse and worse. We need an updated flood/stormwater management plan done by EXPERTS, not the Courtney organization. Sherman Road is washing away. Saturated areas are getting larger and staying wetter longer. The intersection of Chagrin River and Mayfield Roads is a blighted eyesore, and it's not due to the interchange project. The service department is doing a poor job of maintaining the trees and brush at the edges of both roads. They strip the brush and butcher the trees, adding to the erosion problem. We need new blood at the helm of the service dept. The village should stop pursuing cell towers. They are an eyesore and ruin the beauty of our village. The speed limit on River Road should be reduced to 35 mph north of Mayfield. ODOT can make an exception to it's parochial approach to assigning speed limits.
6	Speed limits must be enforced more. Perhaps more vigilance could be provided by additional police/vehicles – perhaps funded by Mayfield Road traffic camera project. Sound limits must also be enforced.
7	Road repair needs to be evaluated. Did anyone check the quality of the work?
7	Our police, fire, and service department are outstanding and very much underappreciated by residents. Thanks to them for all they do to keep our community safe and beautiful.
7	Storm water management is a disgrace!
7	Compared to South Euclid & Lyndhurst, GM services are markedly superior based on our previous experience in those with those communities. Police are more responsive and neighborhoods are safer.
7	City Sewer needs to be installed to eliminate septic on Gates Mills Blvd
7	More speed traps throughout the village especially on cut through streets. Gates Mills Blvd being one lane should be enforced. More signs are needed. If you added a bike/walking lane, it might be more obvious that it is a one lane road. I have seen irate drivers blowing horns and trying to pass. Same with traffic circle. Bicycle and pedestrian safety is a huge issue. It is difficult for children and families to ride bikes and walk in the streets on Gates Mills Boulevard.
7	Someone needs to shop the trash collectors Our taxes used to pay for our trash and Rumke keeps raising there prices You need to shop them to keep the prices in check
7	Traffic noise from 271 should be better controlled. The roadway needs more and more effective sound walls. We find loud motorcycles to be quite obnoxious.
7	The building code NON ENFORCEMENT due to "influential" (read "ultra wealthy") is almost criminal. The tear down of trees and the construction of a dirt dam/bunker on Dorchester is a perfect example. The completely laissez faire attitude towards Gilmour and it's runoff is another example. Village management should be ashamed.
7	Frustrated by the destruction of the mail box by the snow plow this last season. Other than that, the snow removal service has been good.
7	Speeding cars and trucks up and down Mayfield Road hill. 315,000 vehicles a year speed 15 mph over the speed limit per DOT survey, 6,057 vehicles a week, 865 vehicles per day.
7	Electrical service is horrible. We had to install a generator after a 3 day outage followed by a 5 day outage November- December 2020. The public utility was unaware that we still had no service after day 3. Essentially told us if we didn't like it to get a generator. So we did. Phone service is terrible. Land line is terrible. Cellular service is terrible. After any significant rain, our land line has severe static that makes the phone unusable. Yet we need a land line because the cellular service is unreliable. We often lose calls or have to go outside on our driveway to make calls. Internet service is unreliable. I am unable to work at home for important meetings, because of frequent "screen freeze ups". Trashservice seems unduly expensive for what we get. The 3 way intersection of Old Mill and River Road is dangerous. Please add a stop sign, so each direction has a stop sign.
7	I am unfamiliar with senior services, despite being over 65. Trash collection is reliable but expensive, especially when a special pick-up is needed for large items.
7	Cellular service in our area of the Village is horrendous. We cannot even make a phone call from our house without being on WiFi. Also, I am disappointed that a community like our has such a poor recycling program. It should be a city service and we should be the envy of NE Ohio.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q21. Comments about existing community services & utilities
7	Recommend a left turn lane on Mayfield onto West Hill. Also highly recommend road expansion for bicycles along Chagrin River Rd.
7	There is only one broadband provider and one trash hauler and that is why the costs are too high. Let's get competition.
7	It would be preferred to use salt on the roads for snow removable rather than gravel.
7	I wish the trash could be collected twice a week
7	Please pave the roads every few years!
7	Our Police force is exceptional, as are our Fire Services, Service Department, etc. Please continue and even up efforts to prevent speeding on Gates Mill Boulevard (and other roads I might not be aware of). The Boulevard is a very attractive place to bicycle, however, cyclists riding two or more abreast and cars speeding are not a good mix. Lane definition would be very helpful; the signs saying the Boulevard is a one lane road are not a sufficient solution. This would also help the walkers. It would actually be nice if there was a walking-only path on the median; people already walk there, but the ground is uneven.
7	I love the personal service I feel that I get from the police and fire. I have never lived anywhere where I can call and speak with or have the police chief or fire chief visit my property when I have a concern. It's amazing and I do not want that to change. I would like more of a police presence on GM Blvd. Frequent speeders are a problem and we've seen some erratic driving. I do have problems with the electricity ALWAYS flickering on and off for no apparent reason (no storms or wind) so that needs to be resolved. We lost a refrigerator due to this surge issue as well as our neighbor lost a TV due to the same issue. Why does the power always go out? Also, cable goes out quite a bit and overall wish our wires could be buried underground and not disrupt the beauty of our yards and trees. Trash collection - only issue is that they don't take more than 3-4 yard waste bags which is ridiculous when we have 2 acres. Not everyone pays for lawn service to remove leaves in the fall. We do feel safe on our bikes when not on the Blvd. we typically take back roads for bike rides. It would be nice to have a bike trail that connects to a metropark. I don't believe we have that? Code enforcement is really just about a few neighbors with junk piled up outside their house. Street maintenance is good, but snow removal is often slow. I pick up my kids from school and go through Mayfield Heights, Pepper, Beachwood and Shaker and our streets are always the worst in a snowstorm. I do not know enough about Senior Services to comment.
8	Install speed bumps in historic district to eliminate speeding cars and motorcycles through village and up old mill road
8	Loose pet owners should be cited.
8	Pedestrians and bicyclists have an equal responsibility in the safety of sharing the road.
8	Woodstock had road patchwork done. Looks terrible! The entire road should have been paved - not patched!
8	The electrical infrastructure needs major improvement. Cell service is terrible.if this village is to remain a premier planned community the digital footprint must be brought up to standards of surrounding communities.the power goes out every time the wind blows. It's ridiculous.
8	The village should explore community-wide, opt-in composting service.
8	we have very poor signals on woodstock road. need better tower plan. I worry about being on a well. we need to connect to city water at an affordable price.
8	Improved tree maintenance for personal safety and power supply continuity on private, land conservatory and government property.
8	The traffic lights on Mayfield could be timed better to prevent stopping and starting and delays. My internet is lost or slow daily. There is not much parking in the city center, especially when Sara's is open.
8	Would like to see enforcement of regulations relative to lawn moving and leaf blowers after 5PM in the evenings
8	Wish we could have snow removal but we are private road-we pay same taxes!
8	Carpenter Road needs maintenance
8	Truck and motorcycle noise along Mayfield Rd should be addressed.
8	I would like to have more enforcement of motorcycle noise.
8	MOTORCYCLES ON RIVER ROAD ARE TOO LOUD AND PROBABLY ABOVE CODE. THIS SHOULD BE ADDRESSED!
8	I think the Police, Fire and Service Department do an excellent job for our Village.
8	Very satisfied with snow removal. Rad repair is very dissatisfied.
8	EMS contract is too expensive. Police and fire dispatch not as good as previously when done by Village. Loss of trash payment by Village was a mistake.
8	Seal coating or "oiling?" the roads would make them look better.
8	walkers should ALL be required to wear reflective clothing
8	I would LOVE to have better signage at the bridge by Old Mill/River Road. With increased cars coming through the Village from Chesterland, etc. many drivers do NOT yield at the "intersection".

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Nd #	Q21. Comments about existing community services & utilities
8	We still lose electricity and cable access too frequently (sometimes due to our wooded area, but many times not). I am aware of Spectrum cable for internet access. Whatever happened to the study looking into bringing another provider into the village? Are there options to Spectrum (besides satellite)?
9	I disapprove of all the traffic on motorcycles through Gates Mills, it is a noise disturbance
9	Might be nice to have competitive broadband situation like many other suburbs do.
9	Cellular service is VERY poor and needs to be addressed. We lose power too much because of tree damage to above ground wires
9	The commuter traffic on Old Mill Road during rush hour is excessive between the east hill and the west hill accessing Gates Mills Blvd. During the morning rush hours, sixty plus cars travel on Old Mill Road every ten or so minutes.
9	The Motorcycle people that DO NOT LIVE HERE OR PAY TAXES HERE, irritate, make unnecessary noise and disrupt the tranquility that we deserve. MORE TRAFFIC STOPS AND ISSUING "Noise Violations" will discourage this riff raff trailer trash element from "taking over" our streets. It must STOP. Ticket them !!!
9	Parking along Old Mill on both sides of the street is very congested at times because of Hunt Club and Church events. It would be good to have a solution for this
9	People really want to walk, but it is dangerous, given the way people drive through the village.
9	It seems like the police spend most of their time providing private house monitoring ("vacation house security checks") and hardly any time on speed enforcement on our streets, which is very important given the severe lack of sidewalks / paths throughout the Village. Drivers routinely speed through residential/civic areas on Chagrin River Road and Epping Road and there is hardly any traffic enforcement. Yet police spend a lot of time visiting people's homes providing what in almost all communities is a private service. They are protecting people's property when they are not here, with the opportunity cost of not protecting pedestrians that are here. People parking in the Village Center should not park there cars over the sidewalks! There's very little sidewalks in our community, and people at Sara's routinely park with their cars overhanging the sidewalks, which is difficult for young children on bikes or scooters, people with strollers, or people with disabilities. Park by the community building if your car is too big to fit without bargain in on the sidewalk!
9	We are in the 'downtown GM' area, and the amount of noise, be it engine/radio/muffler has become overwhelming. It forced us to leave the heretofore peace of our front porch & build a side patio, which admittedly, became a great place. BUT -- While we know Chagrin River Road, SR 174, is a state roadway, can we, as a neighborhood, get some help from Council to get the speed limit lowered to 25mph, and strongly enforced, from the site of the GMGC headquarters thru the Village?
9	Like to see reduced speed on River Rd near lower school parking
9	still a lot of speeding on chagrin river road south of the bridge maybe speed enforcement at Deerfield Rd
9	I worry about cyclers on River Road in particular.... most drivers are respectful but I think we need more public awareness of the rules for both drivers and cyclers,
9	It would be great to have fiber for faster wifi as long as it would not require adding unsightly infrastructure.
9	I would like to know more about what kind of training our police force does. It also seems like we have a large police force the size of our village. Fire department's service of providing smoke detectors is excellent – I learned so much from the chief about how they should be installed. It gives real peace of mind. What happened to the idea of adding fiber optic cable? Traffic management - as far as speeding goes could be greatly improved. Snow removable on the roads is great - but sidewalks in the village are hardly cleared and it is unsafe to walk on the roads with the speed that cars travel within the village. Does the village have long-term plans to address infrastructure needs associated with global warming? Management of increased rain and serve storms (river water management, increasing power outages, increased lightning, etc.). Plans for solar power for the village or a solar power program for residents? More access for biking to decrease car traffic? Financial planning for covering the increasing costs?
9	I mentioned this earlier in the survey, but I don't really know what our codes are. I tried to look them up but I didn't really understand them. It would be helpful to have a simple explainer for the average person about what the codes are and when permits are needed or inspections required. It would be great to have more broadband options besides Spectrum. I walk through the Village Center all the time and the parking seems ample. I've never seen any need for more in the 18 months since I've lived in the Village Center. One BIG thing I want to call out is that we need more speed enforcement on Chagrin River Road, especially in the village center. If people slow down at all, they don't do so until they get to the Community House and there are many walkers before that. This is a big problem and very dangerous for the families that live here, as well as the kids taking part in activities at the school. What else can we do here? I read that Cleveland is trying speed tables, for example.
9	The great Thomas Quintrell's tree ordinance needs reform - too strict for homeowners.
9	motorcycle noise is way too loud
9	Hear motorcycles on River Road

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Nd #	Q21. Comments about existing community services & utilities
9	In summer there is often a lot of traffic noise on Chagrin River Rd, i.e. many motorcycles...not sure anything can be done about this
9	Should have No Engine break enforced on Mayfield rd. There are always trucks using is at the very early hours of the morning. Especially at Chagrin River and Mayfield.
9	We really need to do something as a VILLAGE to deal with AT&T and the service of the existing utility poles and cable lines. I need a land line at home because our cell service is spotty, during the summer very bad even. I live here because I love the old, large trees and natural setting but our utilities are not being serviced in an efficient manner. My outtages are too frequent. I have a generator for the electric service disruption, but have no back-up option for my cell and land line.
9	Speed bumps during the summer by the Library, Sara's and Cindy Halle's would be helpful. Drivers do not pay attention to the cones for pedestrian crossing.
9	About bicycle safety: Bicyclists DO NOT ride SINGLE FILE and there should be more signs/police enforcement to make the bicyclists follow the rules rather than cars having to go around 3+ bikes wide groups of them on a curve, Bicyclists should ride in the park not on our main roads!
9	Our electrical service is not reliable. We need to monitor this issue and set/track objectives/actions for improvement.
10	Single file bike riding to be enforced
10	Wish there was hazardous waste removal days at gates mills
10	1) NO to a cell tower on the Environmental Center property on County Line Rd. 2) Broadband will be via satellite e.g., Starlink, before long.
10	We need to have rubbish collection on a regular basis (once a year perhaps). It is difficult to get rid bigger of things like old propane grills etc. - things to big to fit into a trash bags. Once in the past we tried to arrange (for a fee) pick up of some things. Though we were willing to pay the fee the trash collection company was not willing to take the rubbish.
10	The bikers on weekends are very loud and endanger the bicyclers on Old Milld Rd extremely on Old Mill Rd, also enforce no truck rule more
10	Looking forward to traffic cameras on Mayfield Road to slow people down. Adds to congestion, pollution, creates an unsafe environment, and is loud!
10	Not sure what you refer to by stormwater management. Parking around post office with conflict of Service Dept. through access and pedestrians especially w. small children, walking back and forth in roadway seems like a potentially hazardous design. Summer camp children walking along shoulder less road/crossing roads, playing on front Community. House lawns adjacent to roads with increased volume and speed of traffic on River Road seems potentially unsafe and dangerous. Are there better, safer alternatives?
10	We have had emergencies and I was extremely satisfied with response time
10	Cellular service on County Line Road is abysmal with no apparent solution or push from the Village to Verizon. As to Code Enforcement, I don't know how the Village can expect one individual to carry the load that Dave Biggert does and have any time for 1/2 of what he's expected to do. On the other hand there seem to be others in the Village who don't contribute to that level. Interesting that you ask about Traffic on River Road.....if you enhance the commercial offerings in the Village and decrease the housing stock with offerings of apartments, townhouses, and cluster homes, what do you expect the traffic to become on River Road --and other roads in the Village?
10	The cellular access on Gates Mills Blvd. near Som Center Road is horrible. We need to improve the cellular access in this section of the Village.
10	Historic streets that do not meet geographic requirements, currently do not qualify for public snow removal or road and and/or drive maintenance even though full taxes are required!!
10	There is NEVER any enforcement of noise ordinances for the motorcycles that roar along Old Mill Road and Chagrin River Road.
10	Summertime in Gates Mills sounds like roaring motorcycle engines and loud music echoing from Chagrin Valley Road through the village while I sit in my backyard. Would love to establish noise ordinances that could be policed and enforced to create a more peaceful and relaxing experience and not feel like I'm living near a racetrack.
10	Didn't know there were senior services
10	Internet is inadequate (download/upload/capacity), electrical service not reliable in Gates Mills

Question 22. When considering Gates Mills' existing image and identity, to what extent do you agree or disagree that each of the following contributes to the overall strength of the Village.

	Strongly agree		Agree		Somewhat agree		Somewhat disagree		Disagree		Strongly disagree		Total
Reputation as a prestigious community	61.0%	316	30.5%	158	6.6%	34	0.8%	4	1.0%	5	0.2%	1	518
Reputation as a friendly, open and welcoming community	32.9%	170	33.1%	171	24.2%	125	5.8%	30	3.5%	18	0.6%	3	517
Overall physical/visual character of the Village	65.8%	343	29.6%	154	4.4%	23	0.0%	0	0.0%	0	0.2%	1	521
Historic preservation	59.2%	306	32.1%	166	7.2%	37	1.0%	5	0.6%	3	0.0%	0	517
Community events	39.7%	203	41.9%	214	14.1%	72	3.1%	16	0.8%	4	0.4%	2	511
Variety of community communications	37.7%	192	40.8%	208	15.1%	77	4.1%	21	1.4%	7	1.0%	5	510
Quantity of community communications	34.7%	177	41.0%	209	17.8%	91	4.3%	22	1.2%	6	1.0%	5	510
Community volunteer opportunities	37.4%	188	39.0%	196	18.1%	91	4.0%	20	1.0%	5	0.6%	3	503
Other (please specify)													38

Answered 522

Skipped 20

Written responses to "Other" in Question 22 are included on the following pages.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q22. Gates Mills' existing image and identity -Other (please specify)
1	Keep the pink sheet, thank you community club.
1	Keep the "pink sheet".
1	The communication could use some updating.
1	I think Gates Mills is losing its reputation as a prestigious community
1	More chances for families with young children to gather!
1	I think the kinds of families living here need to be considered when considering the most important elements of the Village's identity. For instance, it does have the identity of an exclusive, prestigious community, but I'm not sure the families we know here (nor our family) would identify that way. We don't belong to the Hunt Club and we can't afford Sara's Place; we moved here because we love the bucolic setting and the space for our kids to grow up.
2	Anyone who wants to be involved can be just by joining the organization(s) that they have interest in.
2	Unfortunately, Gates Mills does not have a reputation as a friendly and welcoming community. I witnessed the wife of an Improvement Society member ask a friend, whose deceased husband had given \$20 million to Ohio State, why she was at a Friends of the Library dinner. My friend replied, "I've lived here for 15 years". To which the woman replied, "That hardly counts. I've lived here for close to 40 years".
3	In the time of technology, there is always a strong push to get rid of newsletters. The Pink Sheet is a strong community asset. Preserve it in its printed form.
3	We are too "white".
4	We have a reputation of being a safe village, but I have heard that many police blotter worthy incidents are suppressed.
4	focus on village center inadvertently detracts from efforts in rest of village
4	While I indicated the variety of community communications is somewhat limited, I do feel the options offered are sufficient.
5	We love The Pink Sheet as an easy free way to tell residents about Village activities. Its value in building a welcoming sense of community cannot be overstated.
5	Love The Pink Sheet--both hard copy and digital.
5	Could have emergency phone and/or email alerts.
6	Terrible communications about what is going on from a governmental standpoint. Nothing but "pablum" from the mayor in the Pink Sheet.
6	I've never looked into the volunteer opportunities
6	The Village has a reputation for being laughably snobby, racist and backward. We've been eclipsed socially and intellectually by several other "prestige" East side suburbs. The downtown is tacky with all the "bought and paid for" naming rights and vanity plaques distracting from the villagers like Tom Quintrell who really made a difference. The Pink Sheet is a waste of paper and should be retired. It's an out-of-date, ineffective approach to communicating important events with residents. The website is poorly designed and poorly maintained. Hire a competent profession to handle communications. In fact hire a competent professional to run the village and let the mayor's job revert to a largely ceremonial role.
6	Village communications are fragmented, and unfocused, chatty. Not informative on key matters.
7	I would love to see more encouragement to attend community events.
7	Not sure about volunteer opportunities.
7	Love the pink sheet. It is a great way to keep everyone informed. Would like more of a community bulletin board somewhere. Although I have lived in the village for 24 years, I know only a handful of neighbors and villagers. Would like to see more of a community.
7	The pink sheet is awesome!
7	When I say I live in Gates Mills, the price goes up!
7	Really like and rely on the PinkSheet.
7	it is hard to rate how much of an impact something has if you don't know about it or don't agree that it exists.
7	You did such a good job advertising about this survey - why not doing similar job for all the other events that we have in the village? Sometimes we don't even know what's going on!! for t
8	Bury electric lines in historic district
8	Volunteer opportunities are not well shared
8	The website and community information at the library could use some updating.
8	I think the pink sheet is a wonderful publication, but the Village probably needs to develop a more user friendly way (i.e. a website) to provide people access to information, events, etc.
8	Mayor Collister approached us about our neighbor's complaint about our LEGAL discharge point.
9	survey too long. Divide into sections next time
9	Change is only necessary to IMPROVE a community. CHANGE is ridiculous otherwise. Some of these changes listed are RIDICULOUS.

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Nd #	Q22. Gates Mills' existing image and identity -Other (please specify)
9	95% of people are welcoming but I've witnessed a couple residents in my 8 year tenure in this village make comments to visitors in this village that are NOT welcoming. So - for the majority of the time, this is great and I guess we can't control everyone's behavior but our outliers sadden me.
9	I feel GM's reputation as a "prestigious" community is actually hurtful to our community. We appear elitist and exclusionary. We don't come across welcoming and open to diversity.
9	Let's be honest, many people care about living in prestigious communities. But it's a delicate balance because people view a place as a bunch of snobs, that can have the adverse effect and drive people away.
9	We are second to Hunting Valley. We must keep our less density. Too much of Gates Mills was developed in the past but now we ar stuck with it.
9	What volunteer opportunities, outside of local government?
9	We need to tip the balance further away from past-focused conservation and in the direction of future-oriented progress and change
10	Lots of options if you're "in crowd" otherwise none

Question 23. Which, if any, of the following community organizations or committees do you belong to?

	Current member		Past member		Never been a member, but have considered		Never been a member and do not plan to join		Not aware of committee		Total
Gates Mills Improvement Society	42.3%	197	3.9%	18	24.9%	116	23.4%	109	5.6%	26	466
The Community Club	13.0%	56	9.1%	39	26.5%	114	37.9%	163	13.5%	58	430
Gates Mills Historical Society	32.0%	145	4.2%	19	28.9%	131	31.1%	141	3.8%	17	453
Gates Mills Garden Club	15.5%	69	3.2%	14	36.9%	164	41.4%	184	2.9%	13	444
Gates Mills Players	2.9%	12	1.7%	7	12.8%	53	76.8%	318	5.8%	24	414
Friends of Gates Mills Library	32.5%	149	12.9%	59	26.2%	120	24.0%	110	4.4%	20	458
Gates Mills Land Conservancy	37.1%	171	8.2%	38	28.2%	130	24.5%	113	2.0%	9	461
Gates Mills Village Board/Commission (i.e. Planning & Zoning Commission, Architectural & Historic Review Board)	6.3%	27	3.7%	16	37.1%	160	48.3%	208	4.6%	20	431
Other (please specify)											38

Answered 499

Skipped 43

Question 24. How satisfied or dissatisfied are you regarding the following?

	Strongly agree		Agree		Somewhat agree		Somewhat disagree		Disagree		Strongly disagree		Total
Value for the taxes paid to Mayfield City School District	10.4%	52	29.1%	146	18.7%	94	15.5%	78	14.7%	74	11.6%	58	502
Value of services for the taxes paid to Gates Mills	27.0%	139	41.6%	214	18.7%	96	8.8%	45	2.7%	14	1.2%	6	514
The job Gates Mills government does at managing village finances	26.3%	130	46.6%	230	18.8%	93	4.5%	22	2.4%	12	1.4%	7	494
Overall functioning of village government	26.9%	134	42.9%	214	18.8%	94	6.2%	31	3.2%	16	2.0%	10	499
Other (please specify)													48

Answered 515

Skipped 27

Question 25. Do you have any additional comments about Gates Mills' image, identity and governance?

Answered 74

Skipped 468

Written responses to "Other" in Questions 23 and 24, Additional Comments for Question 25 are included on the following pages.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q23. Other community organizations
1	May consider some of the others at a later date.
1	These clubs are very nice to have but they are for older citizens and feels like for the elite/connected of village
1	I would consider joining some of these clubs/organizations if they held meetings that were more accessible to working adults.
2	Too old
2	I do accounting for The Pink Sheet which includes managing ad renewals and monthly mailings to Pink Sheet subscribers.
2	Hard to remember past affiliations of some of the above.
2	Tried to joined and reached out but never was considered
3	I plan to get more involved in the community after retiring later this year.
4	I support the community club but don't attend programing
4	I've been told that residents doing home improvements are subtly forced to hire one of a few retired achitects who live in the village if they want to get their plans approved. This seems like extortion. The village should have one of them on the zoning board or hire them at a reasonable rate rather than beating around the bush until the resident gets the hint that they won't get their plans approved until they hire one of those architects to review the plans.
4	While over the past 15 years I have not pursued participation in many of these organizations, I am considering doing so going forward.
4	Process for joining Village Boards or Commissions have never been clear to me
5	I have not felt that many of the organizations are very warm & welcoming
5	Not sure if our donations mean we are members!
5	travel and live also in fl. I think these are good org but not to my interests
5	And the truth is I am so displeased with the road conditions in my neighborhood that I shy away from him making significant contributions.
6	Planning Advisory Board, Communications Committee. We have great community organizations here.
6	Gates Mills Elementary Parent Teacher Club
6	Western Reserve Land Conservancy
7	I tried to join the garden club, but was told I needed a sponsor. I think all residents should be welcome to join a village organization without sponsorship.
7	Served on Mayfield Heights BZA from 1992-1999 and Chester Township BZA from 2002-2016
7	Have not participated.
7	Also have belonged to Gates Mills Elementary School parent group, and was a a monthly contributor for Pink Sheets.
7	Let's not forget the garden club!
7	inthe past, I served on a parent-community board regarding GM School (not PTA)
7	I support financially those I listed as current member, but I honestly do not know if that makes me a member.
8	exception would be a treecommittee
8	New resident which is reason I have not joined some of these groups yet.
8	not yet
9	why are not our religious organizations a part of this? St. Francis and St. Christopher + invite a lot into the community. Welcome more. Restricted from signs for events.
9	This group should err on the side of CAUTION.
9	The Garden Club's policy of having existing members sponsor you is antiquated, outdated, and the extreme representation of a common feeling -- that Gates Mills views itself as exclusive and only for some...even among residents.
9	safety committee
9	I don't join the groups I mentioned as I'm very active in a variety of other areas - not for any other reason.
9	I find it very difficult to participate in clubs and organizations. Most of them require an application, donations, recommendations! or sponsors! It was a quick turn-off to look further once the first few clubs I was interested in had such high barriers to entry.
9	May still be on Friends of Library
10	Still working a very demanding job
10	only live her since Nov 21, will join organizations soon.
10	GMMLC levy shouldn't be renewed next time. Enough of the village is preserved and they should raise an endowment to manage the organization. Tax funds will be needed for roads, etc. and will reduce the size of the tax increase necessary.
10	Dysfunctional government

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Nd #	Q24. Satisfied/dissatisfied with other features
1	Wasn't happy with the recent secretive CLUSTER HOME development they tried to push through a few years back
1	Would like to see priority given to electricity being consistent, not always losing power and upholding the minimum lot size requirements of the village.
2	The mayor is involved in and helpful to the community groups.
2	The government has not been transparent enough with spending
2	We don't know much about the village government.
2	Wish the Village Government was more open and transparent.
3	Unsung heroes.
3	Council needs to be more transparent and truly involving of its constituency. Our impression is that the Council develops agendas without real democratic input and/or real discussion.
4	The mayor seems to be engaging in nepotism and some current and prior members seem to have their own agenda.
5	I would like to see greater emphasis put on maintaining the physical plant, especially the roads. If this comes at the expense of other departments then so be it.
5	I feel taxes are too high, I feel they may ultimately be a factor in my leaving Gates Mills
5	I like the use of Mayfield pool and the high school gym which we use but I doubt very many kids go to Mayfield High and don't think we should pay for it but it's probably our only choice. I always say when I am 80 I will run for mayor and stop paying Mayfield for school and collect funds and pay for private school for kids in GM. LOL!! but seriously I would love to know if anyone at all goes there from GM.
5	Gates Mills does a good job managing a shrinking financial base.
5	I do not participate; I do vote but we need a new mayor.
5	Don't know enough about these items to comment.
5	need more \$ in future
6	I would be in favor of reassessing the amount we pay to Mayfield schools. While having a strong public school system is VERY important and I strongly support the schools, I'd like to see maybe a better balance of money to the school and money in the village.
6	Conservancy \$ should not be used for village expenses.
6	Would like a comprehensive report from Mayfield School District on its attitude about Critical Race Theory. They owe it to us.
6	Village officials spend too much talk about clubs and concerts...not enough time protecting our green space or planning for the future of our village.
7	How many G.M.V. children go to Mayfield School System & how many do not.
7	Being a new resident I'm not familiar with the finances or functioning of the Village Government yet.
7	Feels like the council and most of the committees are run by a select group of people, who don't always want to hear outsiders opinions.
7	The taxes seem very high. Increasing the housing would help the village income and may lower taxes.
7	I wish council would communicate better with residents. Also wish they would survey residents to collect their input before making major changes.
7	Greatly appreciate the dedication and public service of the governing officials. Great thank you to each and everyone of you!
7	Do not know enough to respond to previous two items
7	The architectural review committee seems to guide with their personal preferences versus what is allowable and of interest to the homeowner.
7	We haven't lived here long enough to have an opinion about most of the last questions
7	No complaints whatsoever about Gates Mills governance: our Council has done an excellent job!
8	Was on women's rec board, was involved in summer camp
8	I don't know how well the village government functions.
8	we live on a private lane. It would be great if the city would plow and maintain the road.
8	too new to be satisfied or not.
8	The amount of time it took the village to allow the CVHC to tear down the burned out cottage was pompous and irresponsible. d
8	See my comment regarding the current Mayor's election endorsement mailer
9	Rumor has it there is dissension on village council. Not happy about that. We should be working as a team.
9	thank you Mayor Schneider +
9	Excellent and Exceptional. BRAVO !!!!
9	I don't believe that Gates Mills is communicating about its financial position well at all. I have no idea if it is doing well or not. Further, to the extent that this comprehensive plan is in response to budget problems I have no idea.
9	There are too few residents using the Mayfield schools.
9	It was completely unacceptable that the village held the Hunt Club hostage over demolishing a burned out building.

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Nd #	Q24. Satisfied/dissatisfied with other features
9	Want cut spending by Village to reduce taxes.
9	Some properties that are currently or have recently been eyesores have not been dealt with in a timely fashion
9	Our government makes irresponsible financial choices. We should not have bought a 500k fire truck and we should have not paid over 100k for the park behind the post office and we should not be paying over 50K for this survey! The council member have not done their research in the past or have gotten second opinions from residents or our own village employees about if certain choices made sense like buying the fire truck (which is too big for most gates mills long drive ways) or purchasing playground sand from Texas instead of getting it from right here in Chadron. And also how they approved the new park even though it's in a flood zone and nearly washed away the first summer it was open.
10	I do not know how it is functioning so do not want to judge
10	There appears to be more squabbles among Council members than was historically the case.
10	No children
10	Behind closed doors, rule by the chosen few
10	New to area

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Nd #	Q25. Additional comments about Gates Mills' image, identity and governance
1	Some of the survey questions are ambiguous so the interpretation of the responses has to be considerate. The neighborhood group input forum is going to be very important. Village appearance could use a little updating, but just to get the infrastructure looking better without making it garish.
1	Keep transparent on all issues, etc.
1	We have a lot to offer, but we have declined. Not sure why or if it is because we are near so much rental properties to our west in neighboring Mayfield Hts., and the Mayfield School system and Gates Mills Towers.
1	The street repair program is second rate. Only patching problem areas creates a non aesthetically pleasing result. Strong roads are an important element of what we expect from our elected representatives.
1	Stop trying to change the character of the village. I love the way it is! Serene, private and quiet!
1	PLEASE. Government is diverting AWAY from preserve and defend our community to attempts to GROW our community for no other reason to increase the tax base. This will chase the very people who provide the tax base out to other communities and bring in additional liabilities. Counterproductive. Just last night, at the St. Francis festival, a mob from the apartments forced the early closure of the event requiring heavy, two city police response. Do we really want more? Keep lowering property values by poor decisions and this is what will happen.
2	Lack of openness, perhaps more use of the village website to alert villagers to opportunities and provide opportunities to comment on plans/proposals, and as a way to collect feedback and to foster community spirit.
2	We have been in Gates Mills 32 years. We are older and not all that interested in doing things for recreation. We have no children living at home. We lead a quiet life and vacation in Florida in the winter. Any changes in Gates Mills will probably not affect us.
2	The Pink Sheet should be improved. The editor is just a "compiler" of information. Need a true editor to do a better job making the Pink Sheet look more professional and easier to read. Gates Mills is not really a friendly place. Friendly on the surface but not underneath. It would be nice if many Village organizations got people involved in their organization instead of just asking for their money - never to be heard from again.
2	While services are good, the government in the Village does not seem to be managing finances. Only answer has been to delay infrastructure maintenance and improvements within the existing budget provided by the tax base. No strategy.
2	To the outsider, Gates Mills strikes one as a step into a rural community sans strip malls and 24/7 shops. That character is worth preserving. It has a verdant, calming ambiance which is also worth preserving. It is also overwhelmingly white-strikingly so to the outsider. It would be good to see that change.
2	We love living in Gates Mills. When we first moved in 2012, we joked that we lowered the average age and income of the village, though.
2	I think Taxes are high. It would be nice to off set taxes with some more smaller businesses in the village if they kept it calm, but helped lower taxes.
3	95% of what everyone dreams home can be. Improvement would be great, but preservation is also a laudatory goal.
3	We are too "white" literally and figuratively. We should go out of our way to attract residents of color and those from the LGBTQ community.
3	Gates Mills should explore options to disassociate from MSD, which repeatedly comes to taxpayers looking for more money. It is a system that is not as highly rated as other similar suburban districts. Some Village governance decisions seem to be decided by a small group of people before the average villager even knows issues are being considered.
3	Mayfield City schools ranked far below other schools in surrounding suburbs according to the state of Ohio, but every few years they are looking for more money. Gates Mills should affiliate itself with Orange schools. For years the same people have had a strong hold on Village government. When new people are elected they freeze them out. When a person is voted out of Village council, it is because the community has lost confidence in them and yet they are reappointed onto significant Village committees. This shows a disrespect for voters.
3	I find it a very active community with lots of opportunities for fellowship
3	The Gates Mills Village government is functioning under contentious conditions since the last election.
4	I appreciate open council meetings and comments from the audience at the end of meetings.
4	From what I hear, council meeting have gone from cooperative and effective to challenging and mean spirited . Poor community image and unproductive.
4	I don't want Gates Mills to change. I don't really care what the realtors say about the lack of sewers, sidewalks, and lot sizes. GM is a gem and should be preserved.
4	It's a small village, and I've heard many stories about its operations over the years that have saddened me. It seems like we have an old boys' network in place, and they think they know what's in the best interest of village without really asking villagers like you are doing here. Thanks for sending out this survey!
4	it all comes down to leadership and engagement

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q25. Additional comments about Gates Mills' image, identity and governance
4	I am more curious about the taxes paid to Mayfield as we have young children who will most likely attend private school.
4	I do not want cluster homes, "retirement communities" or apartment buildings.
4	more could be done to support programs/services for seniors/retirees for those who do not belong to private clubs, etc. Perhaps by paying a neighboring community to allow GM residents to participate at the same price as residents.
4	See earlier comments
4	Merging with adjacent towns of similar quality - namely Hunting Valley and Pepper Pike - should be considered if we cannot increase the number of inhabitants materially to reduce taxes per household as well as reduce expenses.
4	I am satisfied living in the Village. Change is always needed but keep the Village. Don't make it a commercial place.
5	Combine fire and police departments with other nearby communities. Since expenses are always an issue, this is a cost-effective plan.
5	The Western Reserve style of architecture is beautiful and significantly adds to the charm of Gates Mills.
5	Mayor Schneider has done a marvelous job enhancing the village center.
5	Rita rate at 1 percent is excellent. City itself is well managed, but Mayfield schools spend far above the state average per student and gates mills pays a disproportionate share of the budget.
5	I loved it that a police officer stopped by our home to welcome us and explain a little bit about services, etc.
5	Gates Mills volunteer Mayor and Council are absolutely the BEST !
5	keep up the good work.
5	Village Council historically has been slow to adopt needed changes to keep the Village competitive with other communities.
5	Keep Gates Mills unique. There are plenty of communities that have what the survey discusses. Why ruin the few few communities left that are unique (2). Keep the zoning laws the same.
5	Less is more.
5	I think we are lucky to have such a fine mayor and council. I have always felt that I could approach council members with any concerns or suggestions. I am not happy with efforts by some new council members to politicize issues which could be important for the financial security of Gates Mills. WE are going to need to be more inclusive and to plan for our older residents who are looking for retirement options in the Village.
5	For the amount we pay in taxes, Mayfield public schools does not stack up well with other school districts such as Solon. In turn, this has led us to consider private schools.
6	There needs to be more transparency and community involvement in decisions that affect us all
6	Over recent years (5-10) the image of Gates Mills has been tested because of governance. There is a lack of openness and collaboration, which appears unbending, sometimes uninformed, temperamental and resistant to new ideas.
6	If we could get off septic and onto public sewers, that would be great. That is a big reason people don't consider buying in the village.
6	We need a professional city manager. The mayor's role should be more ceremonial. With a couple of exceptions (Atton and Press), we simply aren't attracting enough visionary leaders to elected positions. The people who would have done this in the past are now largely part-time residents who don't want the hassle of being an elected official.
7	What does a fire chief do when he has all volunteers?
7	I love living here and value all the village has to offer. I don't always agree with the sentiment that it's a welcoming community. Most folks are friendly and welcoming, but many of the committees seem to take the 'we've always done it this way approach', which is not welcoming to new residents bringing fresh ideas. Same goes for village governance. We have a lot of young families who are willing to roll up sleeves and get to work, but the tone of the village council doesn't always seem welcoming. Additionally, The Hunt Club takes up a lot of prime real estate when not everyone in the Village is welcome/invited to use the space.
7	Have had nothing by the best experience dealing with the police department, town hall and post office. All have been friendly and extremely helpful!
7	Critical that we maintain the historic charm of the village to maintain the value of our property. The historic flavor and sense of small community sets us apart from other areas to live.
7	Residents and Officials need to be more accepting to change.
7	My children have attended Mayfield Schools and we are in full support of being a part of the MSD. We appreciate the diversity of the students and the quality of education received. Not everyone in the village wants to utilize or can afford private schools.
7	Great thank you to each and everyone of you!
7	Safety forces in GM are impeccable! Thank you 1000x to those folks.

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Nd #	Q25. Additional comments about Gates Mills' image, identity and governance
7	Gates Mills image as a "hoity toity" place is a turnoff for some of our friends.
7	I wish we had Orange Schools. Mayfield is a definite hindrance to home value and sales.
7	The inner city of Cleveland is moving out, right down Mayfield Road, the last 50 years. As they ruin each city they move east. In the next 20 years the inner city will hit Gates Mills. There will be a whole set of new problems. Gates Mills people will start moving east to get away from inner city people.
7	The ARB is very heavy handed. The village government was trying to ram high density housing down our throats whether we wanted it or not. Both of these are wrong!
7	Once again, I believe we should modernize our image and governance. We have so many opportunities to attract new people that would like to preserve and keep our village clean, safe and pretty !
8	I love this place and hope i can stay here forever through cluster homes or townhouses.
8	Don't want to Gates Mills become a Chagrin Falls. We need better upkeep of our road surfaces and land conservancy property. Improve condition of homes along Woodstock via code enforcement.
8	If there is a fiscal reason to introduce more development into Gates Mills for the long term then I think this should be explained. I think there should be the absolute minimum of development to balance the books, otherwise there are plenty of housing options in neighboring communities for people who want something other than what Gates Mills currently offers. While most of Gates Mills does not have sidewalks it is still very pedestrian & bike friendly because there is so little traffic on the majority of streets.
8	The village government must eliminate the double standards of treating the the CVHC with a heavier hand than other residents.
8	Though Mayfield Schools may be good (not excellent), it's egregious that we have no mandatory voice in its governance (particularly for the amount of money Mayfield Schools get from us).
9	Any changes to the lot requirements, I would seriously consider leaving. PERIOD. Don't do it.....
9	We are dissatisfied with current negativity which seems to have been added to our counsel. Our past counsel, we believe, have done a wonderful job in improving and maintaining a great quality of life in Gates Mills. We will be very dissatisfied if negativity is shown to the beautiful and gracious owners of Sarah's Place ,who continually have shown extreme generosity and great service to their customers and to all our village associations. They are a gem in this village!! I believe the past council has shown transparency in every way possible, and we are so grateful for all Mayor Karen Shneider. our police dept, fire dept, and village service department, have done to make our Village a wonderful place to live. We constantly witness all the daily hard work and sincerity , these wonderful people offer to us on a daily basis. We are hoping the current counsel understands and appreciates this , and continues to move forward , with past example!!!!
9	I am deeply disturbed by the adversarial approach some council members have been participating in for information gathering. I am disappointed we have council members who after living here for 30 years know nothing and have never participated in any of the societies ,clubs or events in our village and do not actually know our residents or service members or understand how the dedication and hard work of so many people have made this village a great place to live. This unjust approach is impacted important decisions in a negative way. I am particularly very unhappy about the way the owners of Sarah's place have been treated , and the way the service department employees have been treated. Living in the center of this village, I have seen the generosity ,dedication , hard work , so many people have displayed with excellent results. We have a great mayor, great police dept, great, service department a wonderful restaurant, Sarah's Place. The owners of Sarah's place have generously donated food, appetizers and wine to most every civic event in this village since they started here.
9	On the whole, I've been happy with the management of the Village. I think between all the various roles--paid and volunteer--we have good public servants. The one thing I did want to touch on was Mayfield Schools. I have read some discussion about the idea that Gates Mills may want to try and withdraw from the school system somehow. I'm not sure how that would work and it sounds incredibly complex and expensive. But even if it were easy, I would NOT support that. While I am sure Mayfield has flaws, like any organization, I think being part of a larger, more diverse school system is a net benefit to the Village. This is especially true for parents of young children. As a child, I did not go to a diverse school system, and I had a lot to learn when I entered the real world. Many of my friends who have young children now had similar upbringings and are consciously trying to avoid that with their kids. Gates Mills Elementary is a wonderful school and is highly diverse. I am in favor of accountability, but let's not ignore how great a resource that school is. In addition, Mayfield is a large school district, and its size enables students to have great opportunities that smaller school systems do not.
9	Everything is pretty cool!
10	The image to the community is that wealthy people live in gates mills It's a quiet community which I like I'm working a lot but it seems like to function at most things you need to be retired or not work
10	availability of council, planning etc. meetings via YT is a great addition to governance.
10	Thank you for this survey!
10	They do a great job - and they are volunteers!
10	Leave Village "as is"; No further development of green space; Solve school problem; Make government open and transparent; Government should care what residents think

Written responses to Questions 26 through 29 are included on the following pages.

Question 26. What do you value most about the Village of Gates Mills?

Answered	418
Skipped	124

Question 27. What do you value least about the Village of Gates Mills?

Answered	338
Skipped	204

Question 28: What are your aspirations for the future of the Village of Gates Mills?

Answered	374
Skipped	168

Question 29. What do you think will be the Village's biggest hurdle in accomplishing your vision?

Answered	338
Skipped	204

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Nd #	Q26. Value most about the Village of Gates Mills?
1	The natural surroundings, uncrowded, quiet, and no street lights. Community of residents and village activities and involvement. Location within the east side suburbs. The Chagrin River.
1	Its natural surroundings, quaint and quiet atmosphere.
1	Beauty of nature, privacy, police and service department! Our own P.O. and Library.
1	Environment and safety.
1	I value the quiet neighborhoods and the historic look of the Village
1	I love the character and small town western Reserve style nestled amidst the winding river, roads and valleys only minutes away from the city. The events such as Christmas Eve, and July 4th, etc. make it extra special. Not to mention the appreciations for the great Police, township services.
1	The Serenity, the beauty, the large open green spaces, the large estates, the nature, the park like settings, the Chagrin River
1	Slower pace of life and privacy.
1	Country living in the middle of the city
1	Current lot sizes, community feel, historic, iconic real estate, safety
1	I love the serenity of the village. The residents are friendly, hard-working individuals that enjoy privacy.
1	Quiet. Nature. Friendly. "Mayberry" atmosphere.
1	I value the beautiful nature and historic setting of this village.
1	Small town charm, safety, location.
1	Gates Mills is a charming, historic village with a quaint downtown and wonderful access to the MetroParks and Chagrin River. I value the opportunity to hike, walk and fish in the natural beauty.
1	The nature. The quiet streets
1	I love the nature, the peace and quiet, the library, and that there isn't many stores. The town hall is lovely. The playground is nice. We loooove the library, and Sara, the new children's librarian, is AMAZING. We adore her.
1	I love the peaceful, rural feel of the Village. I love that our kids have a lot of space in their own yard, that we've been able to meet neighbors with kids, and that my husband has been able to get involved with the library. I love how much the natural world has been preserved here.
1	services provided, community upkeep, prestiged community
2	Privacy
2	Safety
2	The tranquility of the neighborhoods and the general feeling that neighbors value living here and treat the area with respect.
2	I value the natural aspects as well as the historic aspects.
2	Strong community, prestigious location, safe
2	The clean, safe, environmentally friendly atmosphere.
2	police department, fire department, St Francis of Assisi school and church.
2	Home value and privacy
2	The wooded areas, living in the country but being fairly close to shopping, highway, etc. My neighborhood and neighbors. We like the family, friendly community.
2	Lot size and country scenery within minutes to the city
2	Pleasant place to live.
2	Quiet, country-like environment
2	Great place to live
2	Quality of life including activities for involvement, governance, collegial atmosphere, and especially NOT having housing close to each other.
2	Neighbors, trees, birds, large lots...all that nature provides Communication with the residents and the Pink Sheets.
2	The remote and beautiful location combined with logistical conveniences
2	Location, large lot, peaceful, safety, a sanctuary to come back to after hectic work day
2	Our quiet life here. I have been active in the GMCommunity Club for over 30 years. And I go to Gates Mills Fitness 3 times a week. The library is very important to me.
2	The charm, beauty, nature and safety of our village.
2	safety and beauty.
2	A rural setting in a village that is accessible to other communities.
2	Nice quiet place to live.
2	Small town, big lots, lots of trees but just minutes away from "civilization".
2	Quiet, open spaces.
2	Safety and reputation
2	It's beauty , small town feel and good lot size.
2	open land, non-commercial feel, privacy of homes, historic nature, horses and the hunt club, quiet village

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q26. Value most about the Village of Gates Mills?
2	Setting
2	The natural beauty of Gates Mills. The attractive settings of our homes.
2	Quietness. Beauty. Houses not close together. Tennis courts now that they have been fixed. Playground and area nearby. Quaint downtown area.
2	Natural surroundings
2	People that enjoy living in the woods with nature & enjoy feeding the birds. There is a sense of community & caring for each other.
2	Sense of community, park-like setting, peacefulness and safety.
2	Peace and quiet. Can be as involved or un-involved as one wants. Neighbors and village services are very willing to help out if needed, but don't bug residents.
2	Open space, quiet for the most part
2	We have peace & quiet. We believe in the safety
2	Where we live feels safe and rural but we're close to everything.
2	I feel very safe living in Gates Mills and have been very grateful to raise my children here. I love the beauty that surrounds us every day. Do not want smaller lots or housing.
2	The natural environment, the services (especially the police, service department and fire department) and
2	Easy place to live
2	Living in the beautiful surroundings of Gates Mills. I appreciate the wonderful services such as post office, fire, police, and local services provided. Seeing my daughter grow up in this wonderful environment (school, straw hat) children's activities, etc. It has been truly great living experience.
2	It's quaintness
2	It's beauty, the fact that it holds community events, and seeks to maintain and improve the area.
2	Gates Mills Elementary, quiet, and nature.
2	The zoning code and current lot size
2	Green space
3	historical, small, prestige, nature, western reserve architecture
3	Natural beauty, historic charm and proximity to highways and retailers.
3	peaceful
3	Natural beauty, peacefulness, history, close to amenities that I do not have to see and smell unless I want to.
3	The amount of nature and proximity to the metroparks
3	Natural beauty
3	Transparency, openness of government, the opportunity to serve.
3	Landscape,trees
3	Rural vibe close to the city
3	The small town feel and the environment.
3	Feeling of small town
3	We value the safety, adequate green space and space between resident homes, and proximity to recreation opportunities and highway access.
3	Privacy, quiet, beauty
3	We value its historic character and semi-rural environment, relative freedom from crime and urban problems, enjoying nature's amenities, but with proximity to services in Mayfield, and to the highway system.
3	Its natural beauty and lack of congestion.
3	The idyllic setting and open space with lack of congestion.
3	Natural beauty, quiet, safe, green, pristine
3	Rural, historic, and friendly environment.
3	We love the physical beauty of the village, its focus on civi connection and engagement, its small size, its focus on the preservation of both historic architecture and natural landscapes, and its access access to services on the one hand and to the North Chagrin Reservation on the other.
3	We fell in love with Gates Mills for its abundant nature, beautiful trees, feeling like I live in the forest, wild life and proximity to nature reserves. I also value that it is quiet, not crowded, clean and feels very private.
3	Gates Mills is a wonderful place to raise children.
3	Rural ambiance with opportunities for community involvement.
3	How green it is. The River and the closeness to the Metropark.
3	Beautiful, peaceful, quiet, small, quaint - its our home and we love everything about this community.
3	The river, the trees, the natural park spaces and the quaint friendliness of the Village.
3	There is just a "feeling" of peace
3	quiet streets but easy access to retail shopping, Hillcrest Hospital & I-271
3	historic feel

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q26. Value most about the Village of Gates Mills?
3	The North Chagrin Reservation.
3	I have been resident for over 50 years. I love the village the way it was and still is today. The Village of Gates Mills remains a unique place in our country. Band concerts and 4th of July parades and a Christmas tree lighting-----we should just preserve what we have.
3	Our green space and amazing services.
3	Land conservancy and green spaces. The lot sizes and proximity of the houses. Most importantly, the chagrin river.
3	Gates Mills is a beautiful and peaceful place to live. I would not want to change it.
4	The fact that it is a very private, natural, and peaceful village that is still close to amenities and access to freeways.
4	Ability to live in a "rural environment" yet minutes away from I271, medical care and shopping
4	The overall beauty, tranquility and charm. A little oasis just minutes from anything one may need. Warm and friendly community. Proximity to nature.
4	Feels like living in the country but convenient to everything
4	The quaintness, the natural surroundings. The nostalgic charm.
4	The natural setting & the historical value.
4	Beautiful well kept older homes in a tranquil and lush environment with great access to downtown and needed amenities nearby. Contributing factors are preservation of green space through conservation and lot size, a great team of people working for the village and a sense of community (when just may not be recognized by those outside of it).
4	I most value that Gates Mills is a safe and serene neighborhood.
4	Safety, privacy, and prestige.
4	The beauty of the Village and surrounding area.
4	high quality community services in an open accepting community in an environmentally amazing river valley. efforts to increasing housing density relative to lot size questions is anathema to retaining concept of forest with houses in it as opposed to wealthy suburb with trees.
4	Being in nature, while still having a sense of community within the Village and my immediate neighborhood is unique to our Village Other communities may have the beautiful natural settings, but not any real sense of belonging to a group, and some towns have a vibrant, attractive center and group offerings, but fewer landed properties.
4	The sense of living a country within a city, the openness of the village to others
4	The natural beauty, rural nature while being convenient to civilization
4	Gates Mills is an unusually pristine community that offers a tranquil environment for families.
4	It's beautiful. The police are really nice. When I have met people I like them. I'm proud that I live here.
4	Great place to live
4	The large property sizes, heavily treed lots and green space. The River area. Low amount of traffic and how quite it is.
4	privacy, quiet, neighbors.
4	Privacy, quiet and great neighbors.
4	the serene beautiful location and friendly atmosphere. Village services are outstanding
4	Open spaces and rural feel
4	Peaceful historic nature.
4	Unique private community
4	Living in a Metropark-like setting but a few minutes away from extensive retail and 30 min to the airport or downtown Cleveland
4	The wooded lots and nature preservation and privacy that all this affords the residents.
4	1. Safety 2. Prestige 3. Privacy
4	Its atmosphere, its people, its uniqueness. Don't change too much or it won't be a Village.
4	Small town charm. Natural beauty. Chagrin river
4	Serenity. Small town feel, July 4th Parade, Post Office
5	The Beauty. The trees and the lots are beautiful. The access to major highways and grocery etc but still feel like you are in like I live in the country
5	It feels like we live in the country but we are so close to medical, stores, restaurants and freeways. I value the large lot sizes and my neighbors. I am very glad that this comprehensive plan is in the works.
5	GM is in the unique position of being a rural community on the edge of the many good things that come from an urban environment. Having the Mayfield-SOM commercial district so close with its stores and the hospital is a fantastic benefit.
5	Beauty of the city. Privacy of our home. Convenience to 271 and Mayfield.
5	Location, privacy, and natural settings
5	The location, privacy and natural setting
5	Our vintage home and beautiful property. Historical nature of the village.
5	The beauty and serenity as well the welcoming community!

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Nd #	Q26. Value most about the Village of Gates Mills?
5	We value the welcoming atmosphere, friendliness and scenic beauty of the village. Easy access to shopping and interstates is important. The variety of wildlife especially bird is enchanting--even the deer! The various clubs and organizations make meeting people and developing friendships very easy--this is a nearly invisible quality of Gates Mills but is a major factor in the quality of life in our village. It is difficult for non-residents or realtors to appreciate. We love the high standards or architectural design the Village maintains.
5	The natural beauty and lack of development is very important to me.
5	Keep its rural setting. Don't overbuild or over develop its rural ambiance.
5	Privacy & Beauty
5	Small village feel, where people are friendly but generally mind their own business. Rural area with great proximity to everything.
5	prestigious reputation, beautiful trees in my yard, and value of home
5	It's historical character
5	Beautiful scenery. Great location.
5	The trees and space between the houses. Overall quality of life.
5	SAFETY, PRIVACY, SERVICES
5	The beauty
5	I value the country feel with close proximity to medical and retail services along with the nearby freeway.
5	The beautiful landscape, wildlife, quietness, seclusion, safe atmosphere. We also greatly value the communication and dedication of the caring community members to keep the village vibrant and a fun and interactive place to live.
5	Gates Mills spirit of volunteerism in all endeavors and the friendly open approach to strangers.
5	Beauty, privacy, police protection, lovely neighborhoods, location, slow growth.
5	Large lots, and tress.
5	The tranquillity, the large size of the lots and the proximity to hospitals and the highway, creates a very satisfying atmosphere. This is unique to our wonderful town.
5	the land and the quaint town look and the closeness of 271 and stores etc.
5	The pastoral setting; responsive safety services.
5	The pastoral environment and open space.
5	Natural beauty and serenity of most areas. Strong base of residents but little interaction due to lack of neighborhood groups.
5	Pretty community that feels safe. (Love the Pink Sheet!) Appreciate the alerts that are texted and phoned about community emergencies.
5	Historical and unique living experience. A throwback to the days of years ago.
5	Its charm and character.
5	The natural beauty, the quiet, and the general sense of security.
5	The small town feel and natural environment.
5	The residents of Gates Mills
5	we love our land and the privacy
5	The small town feel and close proximity to shopping, restaurants and under 30 minute commute to Solon or Downtown. The second thing we value most about Gates Mills is the large lot sizes offered and the amount of trees and woodlands in place as a result. We do not feel like we are on top of our neighbors or that we are lost in a sea of box-like houses in a planned community, this is an appealing characteristic of the village.
5	Location, housing
5	Village Leadership, both governmental and services, is excellent
5	Friendly people, good location with amenities nearby, trees, good architecture.
5	Low density
5	Tranquil settings, convenience to churches,schools,healthcare and freeways
5	Quiet yet near everything
5	Amazing natural setting and access to metro parks and the chagrin River.
5	*I appreciate the quiet rural/pastoral setting so close to major highways and amenities. It's amazing that we can basically live int he country but with city amenities right down the street. *I also love the small town feel and the safety of living here. The police department does a wonderful job and they offer an excellent example of community policing. *I enjoy the scenic village and the beauty of walking in and around the village.
5	Community feel. Mixture of small town feel with amenities of bigger cities very close by
6	The serenity, tranquility, open spaces and the peaceful feeling I get every time I drive home.
6	Proximity to green space, Metropark, medical needs, shopping, while yet experiencing life in the country with hills and ravines and hills andwith a river running through it.
6	A house surrounded by nature away from people.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q26. Value most about the Village of Gates Mills?
6	Natural beauty. Privacy. Village services. Proximity to convenience (highways, schools. Shopping, etc)
6	The preservation of the village as a sanctuary for nature
6	i feel like the man that stepped into yesterday
6	Parks, recreation, access to parks, access to shopping and highway, proximity to rural areas, GM library, GM Post Office!!, sense of community
6	Privacy
6	Green space and community organizations
6	Privacy.
6	opportunities for community involvement
6	privacy and good services...police, fire, trash collection
6	I like the topography and the location for my work.
6	Terrain, nice homes, location
6	The same things that everyone loves about Gates Mills; green space, birds, The River, small town feel, architecture, history, easy access to downtown, University Circle, Culture, restaurants, amenities, land conservancy, nature. DON'T SCREW THESE UP!
6	The quiet, undeveloped beauty; the trees, the wildlife, bird sanctuary and Chagrin River. The great people, and the existing opportunities to engage with the community.
6	The small village feel and that we are close to amenities.
6	Proximity to 271 and wooded/natural area throughout
6	That it's beautiful and feels secluded but it's very close to stores, highway access, etc.
6	The beauty and quiet neighborhoods. The feeling of being in the country with such lose proximity to everything.
6	Its natural beauty
6	The commitment of the village gov't and citizens to retain the village character.
6	Charm and Character of the Village
6	The Green space.
6	It is a quiet, pastoral community close to the hospital and stores
6	Its close proximity to Hillcrest Hospital
6	Natural beauty and quiet/calm/kind feel of the community.
6	Green space
6	Charming village atmosphere and proximity to retail establishments. A safe environment.
6	Quiet, peaceful, small community, knowing neighbors
6	Quaint/quiet/wildlife
6	The high quality of life combined with the nature preserve Environment
6	Privacy and the fact that it is not developed. Lot size and village charm
6	Atmosphere
6	The conservation of habitat, forests, areas for pollinators and the way these things improve ground water, wildlife, privacy and so on.
6	The green space and the river.
6	Its location (Highway – Private Schools – Hospital – Shops); Its natural beauty and greenspace
7	Large space and natural surroundings is a wonderful place to raise a family.
7	Safety, Open spaces, Large lots
7	Quiet and pleasant areas
7	Community
7	Privacy & quiet
7	Country feel, trees, privacy
7	The quiet and quaintness of the community.
7	No apartments in the village
7	All volunteer.
7	Location. Rural, easy life style minutes from all necessities.
7	The natural beauty of the community including that it's a bird sanctuary and seeing horses riding down the boulevard.
7	Our unique timeless village. Gates Mills is the last bastion of true Northeast Western Reserve living, but still strongly desired, appreciated and worth preserving.
7	Very quiet neighborhood land is spread out Great public school
7	Its natural beauty and peacefulness, the fact that we are a bird sanctuary, access to highway and shopping, lower taxes than Shaker or Cleveland Heights, where we considered moving to.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q26. Value most about the Village of Gates Mills?
7	Bucolic environment and privacy. Manifold opportunities for volunteering and making lasting friendships. Panoply of well-orchestrated events - Art Show, Christmas Eve, Community Club events, Historical Society dinners/talks to name a few.
7	Location, nature and maintained character, bird sanctuary, river.
7	Beautiful homes and gardens. Private, yet close to everything. The village services are excellent - police, fire, ems and post office.
7	Safety and availability/responsiveness of protective services.
7	Safety, beauty, friendliness, community feel
7	It is a nice place. Don't mess with it too much. Keep the 5 acre limit for new homes.
7	The small, quaint, and natural aspects of the village
7	Privacy
7	Historic charm. Small town feel with active village organizations (parade, Garden Tour, Flower Show, Christmas Eve bonfire, Easter egg hunt, etc.). Enforcement of cutting down trees so property owners don't turn the village into farm fields - maintain our wooded community and bird sanctuary.
7	Historic character. Volume of trees and privacy. Bird sanctuary. Low density of people in the village.
7	Natural beauty, enjoy living on the boulevard
7	Small town feeling, beautiful spaces, great services and community supports. The fact that I live on two beautiful acres, yet am five minutes from stores and the highway to go get to the airport and downtown Cleveland.
7	privacy
7	My great house and property the wonderful people at the library and the post office
7	Homes in a safe neighborhood that have larger lots to give space but have events for community opportunities.
7	The character, architecturally and rustic, scenic nature of the village.
7	Long-term vested residents create and help to maintain strong community traditions and resources creating a very unique and a special magical place to live
7	Small town feel but with easy access to stores and highway.
7	Safety
7	Green space, quiet, beauty, proximity to I-271, shopping, and restaurants outside of the Village.
7	The prestigious and safe environment of Gate Mills
7	The prestigious image and the sense of peaceful community we have.
7	Post office
7	The scenic surroundings of the Village.
7	I addressed this earlier in the survey.
7	The people, good government, it is quiet here
7	Nice place to live and very convenient to connect to the highways
7	Land and the Chagrin river
7	Natural setting and beauty of the village
7	Great natural and architectural beauty in an unexpectedly convenient location. Excellent public schools.
7	Proximity to shopping, freeway, and medical while still having the lifestyle of privacy and acreage.
7	Ambiance
7	Green rolling landscape, downtown charm, prestige.
7	Our family values the safe and quiet environment that Gates Mills provides for our family. We love living in an area with plenty of space around us and not feeling over populated.
7	Small community, wonderful greenery, most people are pleasant here.
7	Small town and friendly living environment. Proximity to shopping and other retail and highways. Overall green nature of the community.
7	It is a wonderful and beautiful community. We enjoy the many trees, the lots of at least 2.5 acres, the public services (police, fire, library and post office). We love the Mayberry feel to Gates Mills.....plus it is only five minutes from major shopping and intersections.
7	Rural, private, safe
7	We like the proximity to amenities while still having a private lot and nice yard for our children.
7	The quietness, the safety and the amount of green areas that surround us!
7	Tranquility and calm. At same time not far from work and commerce
7	small town atmosphere and friendliness
7	we have had numerous friends and relatives come visit us as they drive around they are so impressed in the town the streets the trees. We have a unique town lets not forget that.
7	Access to services- stores, freeway while feeling like country living.
7	Rural feel and quality of services.
7	The land of my home. My

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q26. Value most about the Village of Gates Mills?
7	Natural beauty, the trees, the river
7	Its unique sense of community, built of the mix of civic organizations, recreational opportunities, our village center, the Pink Sheet, and holiday festivities.
7	Its setting, geography and its size. it is a Village with an absolutely PERFECT location.
7	The privacy, exclusivity and safety. The character and historic charm of the village and surrounding area. The 'town and country' feel. The proximity to the river.
7	The small town feel and charm of the village. The historical homes in a natural environment.
7	Green space, individuality of property
8	Bucolic nature of a historic village with friendly people and beautiful natural surroundings
8	The high quality and stability of the residential environment.
8	Many opportunities to get involved in community activities.
8	Character as a small village
8	Privacy and natural surroundings.
8	The tranquility and abundance of nature with every amenity 10-30 minutes away.
8	the semi-rural nature, the down town village, the beautiful homes, pride in home ownership and upkeep, privacy
8	The people and the stunning nature of the Village.
8	Bucolic charm friendlycommunity, hunt club, police are dog friendly and help owners find their loose dogs. So charming and helpful.
8	County living close to town and services
8	Beauty and safety Neighbors
8	The focus on nature, neighborliness, beauty and history. Excellent services and police, fire and service department n workers.
8	Beautiful natural setting located just minutes from retail, restaurants, healthcare, and I-271.
8	The wooded lots and rural feel of the village, the security of the community, and the preservation of the historical characteristics of the Village Center. We also greatly appreciate the convenience of both the Post Office and Library.
8	atmosphere
8	It's beauty and New England Village ambience
8	Peace and quiet, walkability of the neighborhood, and the responsiveness of city services
8	Sense of community and friends we have made
8	Natural beauty, proximity to places we travel regularly and sense of safety.
8	Nature, beauty, peace and quiet
8	charm and integrity
8	Rural aspect and proximity to facilities, road networks, stores and hospitals. Low traffic volumes in most areas of Gates Mills.
8	It's natural beauty with many undeveloped areas, quiet environment, superior police and fire protection, a service department that cares about servicing its community, access to city water (at least in my neighborhood), easy access to the Hunt Club, the library and the post office, proximity to downtown Cleveland and eastern suburbs.
8	Natural beauty, quiet, friendly police officers and village staff, library, post office, road biking, river, birds.
8	Serenity
8	The bucolic nature of our community
8	Green space, charm, small size, country feel.
8	It is a safe, quiet, stable, and rural feeling community that is very close to transportation, shopping and other amenities.
8	The beauty of our Village and the surrounding area, the friendly nature of the people and being involved in all the various village organizations. I love the heart of the village and the people who work for the village.
8	Beauty and charm, not crowded.
8	The quiet peaceful environment
8	Sense of community
8	Privacy, schools,Village services and recreational facilities
8	The historic architecture and natural beauty.
8	AMBIANCE, WESTERN RESERVE ARCHITECTURE, COMMUNITY INVOLVEMENT, SMALL VILLAGE FEEL
8	the beauty, prestige, accessibility
8	No development
8	Ambiance and natural environment.
8	Green space, historic atmosphere.
8	Appearance and atmosphere
8	The intact historic village core.
8	Beauty, privacy, peacefulness

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Nd #	Q26. Value most about the Village of Gates Mills?
8	The setting and property values....beautiful area with a lot of quiet streets with many opportunities to walk, see the river, etc.
8	PRIVACY
8	Quiet streets, larger lots.
8	It's natural beauty and charm, safety.
8	The local school system. I have two kids in the elementary and it is an absolute gem.
8	pastoral quality and privacy afforded by the lot sizes
8	Rural character, privacy and quiet enjoyment, yet close to amenities
8	Housing values and appearance. Green areas. Overall "country" feel.
8	Tranquil setting but close to highways, shopping and hospital
8	historic character, quiet living and lots of trees
8	Bucolic, quiet, yet close to commercial areas and highways.
9	Feeling of community
9	Pastoral nature of the village. The Post Office. The library. The Hunt Club. The horses. Can't narrow it down to one thing
9	It is a quaint community
9	It's beauty.
9	The open, green spaces and semi rural character of the village. In addition, the strong sense of neighborhood community we have here.
9	Pastoral serenity
9	My home
9	Rural nature community with city services nearby.
9	The beauty and the peaceful nature of the village
9	quiet and beautiful
9	Rural nature of the community and lack of traffic in village center. Would not want GM to get overly crowded
9	It is a beautiful town with special natural resources.
9	It's natural beauty. It's interesting history. The community spirit in the Village. It's proximity to Cleveland and nice cultural assets.
9	It's natural areas and scenic vistas. It's Western Reserve architecture in the historical district. It's strong community spirit and civic organizations. The Hunt Club and the quaint Village center.
9	feels like HOME
9	The preservation of natural spaces alongside existing homes and public areas - The quality of services we receive in the village, esp the care of Village and emergency personnel
9	Gates Mills is an historically well-preserved, private oasis sandwiched between communities west and east burgeoning with suburban expansion and unfettered consumerism. The fact that Gates Mills has resisted such development is why I choose to live here.
9	The distinctive quality of life here since arriving in 2005.
9	Peace and quiet and the scenery.
9	It's historic preservation and land conservancy. Minimum commerce.
9	The location and the many green spaces.
9	It's proximity to the Chagrin River and other amenities located outside of Gates Mills -- the MetroParks, Hillcrest, shopping in neighboring communities, Mayfield Schools, I271, etc.
9	Character and village center and Hunt Club
9	Beauty, privacy, safety.
9	It is a such a joy, and a gift, to return home to the Village after a long day at work or a trip away.
9	The beauty of it
9	Not over crowded, quiet and very safe. The overall beauty of the area and the lot sizes.
9	Beautiful spot. New England village ambiance. Ability to get downtown easily. Convenient shopping options. Proximity to the Metroparks. The Hunt Club.
9	History, nature, and quiet charm
9	See prevoius note
9	I value a town where people know each other, talk to each other participate in events . I value our wonderful mayor, and our great community services . I value when dignity appreciation and respect are given to the so many people who deserve it in our community!
9	ambiance, beautiful, location, nice and quiet, safe
9	Beauty, safety, preserved areas.
9	Historic homes/architecture and rural feel.
9	Local library. Bucolic, pastoral nature of the village. Great architecture!

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q26. Value most about the Village of Gates Mills?
9	Quiet community with good, kind people
9	I value the cozy, quiet neighborhood street I live on. I value the beautiful trees and nature around me and the close proximity to various parks (Metro, Geauga county, village arboretum). The proximity to Cleveland and surrounding areas, but still feeling like you live in a park.
9	What I personally value most about Gates Mills is our house, our neighborhood and the overall beautiful natural environment of Gates Mills. That is why we moved here rather than other cities we considered like Lakewood and Cleveland Heights.
9	less density - must not ruin this.
9	Tranquility
9	views, no sidewalks,
9	The uniqueness! Sometimes people move to an area because they love it and then try to change it. Don't let this happen
9	The physical beauty is outstanding
9	Our beautiful quant village, quiet streets, amazing village activities that are not overly crowded.
9	Privacy within a picturesque, historic community with significant public services and community opportunities.
9	I love the natural setting, the river, walking down to the library and our post office. I love that we are close to 271 but cannot hear the traffic of it.
9	The historic and natural beauty, the river. It is a beautiful place to live.
9	Continued management of current and historical management nothing
9	the ambiance, the small town charm and the privacy/land/greenery
9	The existing architecture and lot sizes
9	the setting and ambiance, the safety, the friendly people, the local services, the nearby conveniences
9	Walking through it. It's a beautiful village.
9	Its walkability from my house on Old Mill Road
9	the beauty of the village and convenient location to business on som/mayfield the quaint 'downtown'
9	The existing architecture and lot sizes.
9	The physical beauty of the Village center
9	Lovely, friendly community and its quaint and quiet nature.
9	Love that GM is quiet and quaint. Leave the hustle and bustle of shopping and traffic in Mayfield and Chesterland. It is a retreat from all.
9	It's beauty, friendly community, ruralness w/ easy access to shopping downtown and the airport.
9	The quality of life in our small village...Our beautiful architecture and stately trees...The areas around us are full of apartments, townhouses and the like. We do not need to add them here. If we do, we will not be Gates mills .
10	Privacy , untraditional style of neighborhood layout
10	It's quiet and like being in the country
10	Just a good area to live and raise a family
10	The leafy, natural beauty, the lovely homes and pride of the owners' in their appearance, the accessibility of services and government, proximity of shopping, health services etc., access to Interstate system.
10	I LOVE seeing nothing but trees from my windows. No other houses are in my view. It's so peaceful. At the same time I value my neighbors. I greatly value our friendly and attentive police department.
10	There are some truly outstanding citizens who work tirelessly to make this Village a good place. In fact, community involvement is almost like a religion for some of our citizens. I don't know another east side locations that offers the range of involvement options that Gates Mills does.
10	I like the small town feeling, the community of people that surround us. The nature camp is such as great feature to introduce the kids to the surrounding parks etc.
10	The village character and the way this village is run
10	New England charm
10	The value placed on natural surroundings and quiet.
10	The park like properties, and rural feel.
10	The beauty of our green space, privacy, friendliness of neighbors. We appreciate the bird sanctuary.
10	Village gives residents feeling of safety and inclusiveness
10	Being able to live in a nature type setting. Modern amenities are not far away (Chesterland, Mayfield Village, etc).
10	Just the peaceful, secure feeling about living here
10	Inclusiveness: the opportunity for all community members to come together, participate whether in organizations or involved in open community discussions about community matters-like this planning effort, allowing all citizens to have a voice and to be respectfully considered whether they agree or not.
10	I value the historic calm of the village. It would be sad to see housing developments taking over the natural beauty of Gates Mills

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q26. Value most about the Village of Gates Mills?
10	Safety and privacy.
10	I value the quiet nature of the Village and the maintenance of that lifestyle. There are other communities in the "neighborhood" where cluster housing, townhouses, and apartments can be found. There is absolutely no reason that those need to be considered for Gates Mills. They will tax existing Village services.
10	We live in "the country", but only a 10 minute drive to anything you might need or want.
10	There are many things to value in Gates Mills. It's beauty, accessibility to highways and parks, architectural, small town feel, residents, Sara's Place, the Library, the Post Office, my neighbors, and more. I love living in Gates Mills.
10	It is a unique village maintaining the historical Western Reserve ambiance surrounded by the megalopolis. We need to be willing to pay any taxes needed to keep it that way
10	Near many stores and conveniences, it's beauty, it's diversity of organizations, it's residents, it's government.
10	location
10	Woodland setting, a community that is somewhat "under the radar" in terms of its not being something of a "tourist destination"
10	Preserve of river and natural beauty associated
10	Quality of life
10	Residential neighborhoods and village center. Overall village atmosphere-rural, but close to shopping amenities.
10	The open space and natural land surrounding the village and our home are priceless. I also could not be more grateful for Sanctuary on the Chagrin yoga studio. It has changed my daily life for the better, and I am so thankful!
10	I value the natural beauty and proximity to the Chagrin River, the historic architecture of the Village Center, and the ease of access to 271.
10	The volunteer involvement which creates a sense of community and, to a certain extent, a sense of family. The natural beauty is second to none!!
10	The caliber of lifestyle afforded by living in Gates Mills. Pastoral setting proximal to highways and shopping.
10	The opportunity to live in nature and yet be so close to all the amenities of modern life.
10	Historic, rural environment
10	Peaceful, feeling safe, beautiful, a little bit country and yet conveniently close to everything
10	LAND CONSERVANCY AND 5 ACRES MINIMUMS OTHER THAN WHAT IS GRANDFATHERED IN. ALSO, THE HISTORIC NATURE OF THE VILLAGE.
10	Pastoral quality, community events, natural spaces, large lots
10	The Village's green space and rural character. We are blessed with rural Village within close proximity to service of all kinds. We do not need further development or "new housing options". Ban deer hunting in the Village (except police led deer culls). Use birth control instead.
10	Its rural nature. Protect remaining green space. Redevelopment over new development (w/tax abatement)
10	Peace and quiet
10	Quaint

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q27. Value least about the Village of Gates Mills?
1	Idea that we cannot maintain the character of the Village while making needed revisions. Conserving open space is important, but needs to be available for the benefit of the community, not just a deterrent to development.
1	Likelihood of change! Amount the many groups I belong to, it is very difficult to get people to think outside the box. I respect the traditions in the Village but there is room to improve in order to keep up with the times and to attract younger villagers to get involved/interested in volunteering
1	Poor grocery choices. Mayfield Heinens is the worst of the chain.
1	the amount of Tax dollars it takes to fund this level of service - but well worth the price
1	That it is on the border of Mayfield Heights with all of its apartments and retail complexes. That our housing values have not appreciated in the same way that surrounding Chagrin Valley Communities have. I don't like how we allow signage to be posted all over the village. When we first moved here, you could not post signs anywhere, now they are all over and deter from the over all beauty of the village. I do not like that the Metro Parks added to the park at the bottom of Wilson Mills road as it is bringing people other than residents into the village near our homes compromising our safety
1	The roads
1	Paying as much as we do to Mayfield Schools without significant input from our community. They like our dollars, but our student count minimizes our voices.
1	The Brigham, Wilson and Mayfield Hill during a snowstorm! Although the service department takes a pretty good job of keeping them well salted.
1	Current mayor and her sneaky way of doing things that will, if not closely watched, will fundamentally change the village identity. Will someone PLEASE CONSIDER running to replace her? I, like many residents do not like having to watchdog our leadership like this.
1	High taxes.
1	I have only lived here for 1.5 years. I am grateful for the opportunity to live in Gates Mills. It is a beautiful Village and I hope it does not significantly change as a result of this comprehensive plan. Government should be supportive and efficient in providing services.maintain the unique nature of gates Mills and do not commercialize it like so many other communities. It okay to be what we are.
1	the taxes- public schools could be better management, better safety, better curriculum
1	Some kind of dining (like a quaint little pizza place) or coffee shop that is more affordable would be fun for families! Definitely no chains, but a nice local restaurant would be great fun!
1	I don't care much about the Village's reputation as a "prestigious" community; even though it still has a reputation as an expensive, exclusive community, that hasn't been our experience (aside from the lack of amenities).
2	Land Conservancy
2	Taxes are quite high, particularly the school tax and I'd like to see the Village ensure that we get good value for what we do pay.
2	I do wish the downtown was better utilized. The downtown area in the past has had a variety of offerings, such as a grocer and lodging. In the modern era, I'm not sure how much is necessary/sustainable in that area, especially when there is so much available in surrounding communities. I travel outside of Gates Mills for nearly everything except for the post office and library. Perhaps if there were more unique offerings that residents could utilize, like a coffee shop, ice cream shop, or something along those lines. It would be nice to make the downtown a destination where people could appreciate the historical and natural integrity of the village without giving up too much to make that happen. I do not think chain retail/restaurants belong in the village. Small businesses should be the only option.
2	Utilities (electricity, stormwater, cell service) could improve.
2	My garbage pick up expense.
2	do not want cell tower anywhere in the village.
2	Mayfield schools
2	The high taxes we pay.
2	Too car focused, seen as too aloof, only for doctors and lawyers.
2	Too isolated
2	The inclusion of realtors in our planning. Realtors are business people who make money by selling houses and really have no genuine interest in Gates Mills. Therefore, they should NOT be a part of this planning process!!
2	Not encouraging residents to keep up their property.
2	Govt put hi h through unnecessary projects. How about we improve our electric situation before adding more homes and cell towers?
2	Can't think of any
2	Lacking community engagement among young families.
2	dont believe village holds its value. Outside of safety, feel very little sense of community.
2	TAXES!!!!!! Valuation of homes when sold.
2	Electric service spotty, frequent power failures.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q27. Value least about the Village of Gates Mills?
2	Some of the snobby people.
2	Snobby people.
2	The roads
2	The constant loss of power during storms.
2	Gates Mills is not "user friendly" in that we cannot walk or bike around the area without risk of being hit by vehicles. We must start to create walking paths, bike trails.
2	Events geared toward interests of elderly
2	So many times with power outages. People don't take down dead trees near power lines. The roads aren't cleared of snow as early on Sunday as other days. Horrible internet connection.
2	TAXES
2	Cottonwood trees
2	Village governance has been dysfunctional and as I have mentioned, no one has been in it to truly serve Village residents, only their own interests. Hopefully this is changing. I question whether the Village elected officials understand they work for the residents. Their attitude does not convey this belief. Happy to see new blood this year. Hopefully they can effect change:
2	Lack of diversity
2	I am hoping to see senior/cluster homes so that I can stay to enjoy more of this beautiful community.
2	It does seem like we pay a lot in property tax.
2	Clubs don't seem welcoming to families with young children. Every club wants more money to be a member. I don't want to pay money, to volunteer my time to help a club succeed.
2	Not easy to walk or to ride bicycles
3	10 year plans
3	Low walkability scores outside of the village proper
3	taxes
3	The lack of sidewalks (especially by Wilson mills trailhead)
3	Power grid problems. Too many power outages. Village needs to work with power company to remove dead trees
3	I am exhausted by your questions. I love Gates Mills. I like a few things less than I like other things, but I'm not willing to end your survey (I presume this is the end) with a negative comment. Sorry. Thanks, though, for asking.
3	Motorcycles, fireworks
3	Homogeneity and traffic noise.
3	The bicyclist on Chagrin River Road.
3	Bicycles on Chagrin River Road.
3	We are less interested in community groups or events.
3	Lack of walkability
3	There is not much that we don't like about the Village, but perhaps more community involvement would help.
3	Lack of transparency by Village government and the small group of old long time villagers who feel they are entitled to make decisions as to how the Village should be run.
3	Lack of diversity, not as attractive for young professionals to live here
3	The lack of transparency of the management of the Village. There a Villagers who have lived in the Village their whole lives who feel they are entitled to make decisions regarding the business of the Village.
3	Traffic noise and speeding motorist on Chagrin River Road.
3	We feel that the Villages lacks behind on the consideration on some current environmental issues. Examples are the current ordinance severely limiting to access to solar installations. The lack of bike connections between parks and save bike lanes along the mayor roads to accommodate more young families and outdoor lifestyles.
3	Since we don't have kids, we value least the village's connection to Mayfield City Schools and nearby private schools, although we appreciate that the strength of the former is key to the village's welfare and continued status as a desirable place to live.
3	The desire of our leaders for Urbanization.
3	Intrusive government.
3	Motorcycles (not Harleys or Hondas) but the small motorcycles that race up and down River Rd and Mayfield.
3	whomever wants to change this Village. The world is moving at a pace non of us can keep up with. When we come to Gates MMills, it allows us to rest and hide in our perfect slice of Cleveland.
3	I can't get a radio signal! I had to get a whole house generator because of constant interruptions of service. Also, internet down a lot
3	more codes and/or enforcement how some properties should be maintained
3	traffic on wilson mills and chagrin river rd
3	people who are pushing for smaller lot sizes and retirement cluster developments!!

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Nd #	Q27. Value least about the Village of Gates Mills?
3	People trying to turn Gates Mills into a retirement community and destroying the zoning that maintains our green space.
3	All the bicycles along river road and the large trash dumpsters behind the service station.
4	Because the lots are large and privacy is high it doesn't feel like I belong to a community. This is also my own fault for not getting involved. For example, I would really enjoy belonging to the Hunt Club but don't know any members and wouldn't even know where to begin to explore that possibility.
4	Residents that don't appreciate what we have here.
4	Riding my bike on CRR is so dangerous. I try and stay in the park. Wish there was more for young families.
4	Taxes are a little high
4	The mayor.
4	The mayor.
4	New McMansions and loss of trees and valuable natural areas. The perceived pressure that we need 'more units' could lead to the community looking like any other overdeveloped suburb in America.
4	Many past and some current leaders who don't seem to have the best interests of the village in mind when making decisions.
4	tendency to miss opportunities because of they are new or require change. Case in point private schools nearby incredibly valuable while under attention to public school system. Signature brand value of hunt club to image while missing other history completely
4	The reputation of our school district is not as good as those of other nearby communities. It is unclear to me whether this is a matter of poor public relations, or a true reflection of the district. Delicately correcting the image, if appropriate, would be of distinct value to the Village. Another factor for me is the lack of diversity within the Village, which is possibly due to reputation and could be corrected if there were a will to do so.
4	The village center is not really attractive and it also implies the air of exclusion (ie. rich vs. others)
4	Lack of businesses in downtown area
4	I am uncertain that we are deploying our tax revenues properly. Does Gates Mills need its own fire department and ambulance service, or would it be better to join with Mayfield Village to share in the cost/benefit of these services?
4	I don't know a lot of people who live here, especially the young families. Wish taxes were a little lower like hunting valley.
4	Paying consultants to recommend change
4	Those that are trying to make this chagrin falls.
4	People who complain and are unable to appreciate what they have because they have been raised to simply want more and more and more, without having any legitimate reason for wanting it other than it is "more."
4	Complaining people who just want more and do not appreciate what they have.
4	High property taxes. Little or no participation of Village residents on the school board
4	The non historic type architecture homes being built. On lots that seem smaller then 5 acres.
4	See above comments
4	One-upmanship.
4	1. Historic homes 2. Taxes paid for services received (outside of the safety forces)
4	Noise of cars going up Brigham Road -
5	The lack of forward thinking about different types of housing. Very small minded. Lack of change
5	I am concerned about property values which have not increased substantially. I think this is due in large part to the poor public school system and to the rising crime in Mayfield Heights. Thank goodness Walmart closed. For years there has been a general sense of complacency in the service department and local government and the thinking that "everything is fine". It isn't and there is much to be done.
5	Mayfield schools face challenges just as every public school system in the area does. They need to put in place a process like this public outreach survey to assess their strengths and weaknesses. It's not business-as-usual today and hasn't been for some time. From the outside, the Mayfield school board doesn't seem to realize this.
5	Property taxes are high - not sure we are getting value out of them.
5	Lack of decent restaurants nearby.
5	Home values - lack of appreciation. A serious issue.
5	We don't like the noisy motorcycles that cruise up and down River Road.
5	Motorcycle traffic on Chagrin River Road. Too much noise pollution. Adding scenic spots to view the river will only increase it.
5	Small lot sizes and small homes along SOM Center. How were they ever allowed?
5	Taxes
5	Weak public school option past elementary school (and high taxes to pay for that weak option), lack of quality internet access.
5	High taxes

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Nd #	Q27. Value least about the Village of Gates Mills?
5	Pedestrian and bike safety (few sidewalks and tight roads)...makes raising children more challenging and therefore is less welcoming to young families.
5	Hard to find per plow snow removal, increasing landscaping costs.
5	SOCIAL EVENTS
5	Noise from 271
5	highway noise
5	Nothing
5	We need more community events centered around getting to know your fellow Villagers.
5	Speeding in 25 mph streets, no coffee shop, better web site, desire to view minutes of village meetings.
5	Taxes
5	The absence of walkways.
5	nothing. i love it.
5	Ineffective promotion of the quality of life and housing.
5	Lack of progressive leadership and transparancy. A small group of "village elders" seemed to have wielded most influence for decades as society changed around them.
5	Being stuck with corrupt Cuyahoga County. Wish we were in Geauga County.
5	Mayfield City School District
5	A certain attitude of aloofness and "not in my back yard" attitude about some alternative housing options and about adding more trails and access along the River.
5	Really enjoy living in Gates Mills overall. I would like to see in addition to the shredding, recycling, etc., services the village provides, a service for a free yearly collection of other refuse such as broken outdoor furniture, lumber scraps, other large items, etc. I know there are companies (Got Junk- Ohio Junk Force, etc.) that do this and charge, but sometimes I have only one or two items a year, so it is not worth the trouble. Also, would like to see re-instated, the paper recycling bins.
5	Contributions to Mayfield Village
5	no place else to move in community to down size when older
5	Wish we had a better school system.
5	Amount of land that has been designated as "conservancy" land
5	Local resistance to change
5	Some residents can be a bit "snooty".
5	Taxes
5	Horrible road conditions.
5	I really love living here and while there are some things that can be improved, there really isn't anything I would say I least value.
6	Unwillingness to enforce the rules regarding tree cutting.
6	No complaints at all.
6	Taxes
6	Depending on location, could be difficult to interact with your neighbors, especially for families with young children
6	The lack of a sense of true community as a whole village, beyond one's own immediate neighbors
6	development
6	Extremely disappointed that Gates Mills and Hunting Valley voted down the trail/bike path proposed to link North and South Chagrin. I was present for the public review and comments. Extremely disappointed in the selfish views expressed about not wanting to see people from outside the community on the path and residents not wanting paths if it would not keep all bicycles off of the road.
6	Sara's Place
6	cliques
6	Paying for individual community organizations. Why not one membership application? You check which you want to join and send your check.
6	Mayfield schools and the under utilization of the village.
6	Mayfield schools, lack of amenities (except Sara's) in the village, noise/speeding on Chagrin River Rd.
6	It appears that there is an attempt to create a problem, to fix it. We don't need additional amenities within the village, we're 5 minutes from everything you need. Restaurants, coffee shops, groceries, gas, dry cleaners, movies. Do we need these amenities to be housed within our 9 sq mile village? Ridiculous! And at what cost? Cluster housing? Move to Beachwood, Pepper Pike, Mentor, Twinsburg. You can find this type of housing all over. Do you know what you can't find all over? The quality of lifestyle that we have here in Gates Mills. DON'T SCREW THIS UP PEOPLE!
6	There isn't much I don't love about Gates Mills
6	The lack of quality restaurants and/or clubs for younger generations to join.
6	Limited broadband competitive options

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q27. Value least about the Village of Gates Mills?
6	Lack of walkability and the public school options could be better for how high the taxes are
6	Septic system. I'd love to not have to worry about it and have public sewers.
6	If I'm being really critical I wish that our trash pickup could be included in our city taxes.
6	Taxes
6	road maintenance on county line
6	Taxes!
6	Nothing
6	I love it here.
6	lack of housing for seniors
6	Would like to see more restaurants and more recreational facilities.
6	TAXES, Motorcycles and bicycles on River RD, Motorcycle Noise On River Rd, Traffic on Mayfield Rd, Truck and Motorcycle Noise on Mayfield Rd
6	No reason to go to the downtown area. However, I don't think you could give me a reason to go to the downtown area unless you put a grocery store in and that is not going to happen.
6	People who want to build cluster homes, condos or apartments. People who want to commercialize the village.
6	New arrivals who want to "change" Village.
6	Walkability is tough outside of the Village center, but understandable. Property taxes are quite high. It's hard to support local business and residents of Gates Mills if there aren't many businesses here, but it's also understandable space-wise and not wanting to develop more preserved land.
6	The concept that we are a "Village of Volunteers". We need to hire competent professionals to run our village and the Land Conservancy rather than relying on a few well-meaning but woefully unqualified and ineffective people who happily take up a seat at the table but simply don't have a clue.
6	I believe there are two groups of people; Those who believe they have the most say in how the Village functions, and those who know they have none. Mayfield Road is a divide that pedestrians are loath to cross. Life without a car is impractical: There are no senior services in a Village with more than 30% of the population older than 60. Government is not comfortable with debate and differences of style and opinion. Disagreement is taken as "contentiousness" Government needs to recognize that some residents are living on fixed incomes.
7	The cellular, internet, and power continues to be the most negative part of Gates Mills. Second to those infrastructure issues is the lack of garbage removal for larger items. We have spent thousands of dollars to have large garbage items removed or dumpster rentals.
7	Not being aware of services needed by elderly so they can remain in their homes. Also the breaking of the zoning with group homes.
7	Governance
7	Lack of sense of neighborhood community
7	Taxes paid to the school district.
7	No fall leaf pickup!!!!
7	Recent discord in local government
7	Nothing
7	The current councils misguided idea of development and the degradation of our village culture.
7	Taxes
7	Lots of snowbirds in our area so sometimes can feel like a ghost town in the winter, hard to meet neighbors on the boulevard, lack of amenities like a coffee shop or additional restaurant, lack of biking/walking trails.
7	We are extremely pleased living here. No real downside.
7	Few restaurants and stores especially outside the town center.
7	The sewer system needs to be improved. Also now that we are retired empty nesters, we would prefer a smaller property than our 2 1/2 acres.
7	Maintenance of sewage system.
7	Cut through streets
7	Kind of stuffy.
7	The yoga & personal training options
7	Flooding issues
7	Residents can appear to be pompous and unwilling to embrace change
7	It is not family friendly for children and families to bike ride or for strollers. Old money arrogance, no diversity. I was shocked to see that some people do not welcome the diversity at the elementary school. All people should be welcome in our community.
7	no services
7	high taxes low services
7	There is not much downtown besides the library that we utilize.

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Nd #	Q27. Value least about the Village of Gates Mills?
7	Home values have not appreciated as they would in other parts of the US and relative to other Cuyahoga County areas.
7	Please do not make exceptions for lot density and permits buildings of no historical or architectural style. Gas wells need to be cleaned up, and existing property owners as well as the gas company needs to pay for it. It can be a ticking time bomb for property values as well as health of residence health and safety
7	The Village is not enforcing its building and conservation codes, and not improving the ones that are inadequately drafted.
7	The ridiculous isolationist attitude coupled with the deference to a small coterie of influential families
7	No senior living option within Village. Absence of commercial/industrial base means increased taxes and limited services.
7	The lack of community events targeting young professionals - most events target children and retirees
7	Lack of high-speed internet infrastructure.
7	Schools
7	The traffic noise that comes from Mayfield and I-271.
7	I don't get the feeling that Village government has all of it's Residents' best interests uppermost. It feels like a "caste system" at times. It is as if certain areas of the Village are not equal, sort of like the proverbial "stepchild".
7	I live next to Gilmore School, on school grounds 4 vaults of water sit under ground. They empty out the vaults to check on them, my front yard is under water when they do. I have called, and called, nothing is done.
7	Cell service
7	Little or No cellular access
7	Utilities including phone, power, and broadband.
7	Lack of 21st century quality electrical grid, broadband, and cellular services.
7	Lack of diversity
7	Paying for trash removal
7	Am a little perplexed as to why property values have not kept pace with the rest of the country throughout 2020-2022.
7	Lack of speed bumps in our neighborhood.
7	Some neighbors are not always nice and like to interact, overall most are great.
7	lacking options for senior living opportunities. Size of homes and maintenance greatly reduces options for remaining in Gates Mills in senior years without the ability for major upkeep and cost of house and required acreage.
7	As noted earlier, there are a couple of homes in our neighborhood that are eye sores and I wish the village would do something about citing the owners and causing them to improve the looks of the home and landscape.
7	The heavy handedness of the the quasi- / governmental structures.
7	I would like sidewalks on the streets especially Dorchester and Chartely. Snow removal could be improved in the Winter.
7	I know it's supposed to be a quiet place but again I'd love to have more opportunities to be within the village to shop, eat and have fun!
7	"Village for old people only". Even cultural events are designed for senior community only- or their grand children
7	taxes going to schools
7	filling out this survey the taugt of adding apartments adding retail stores adding smaller homes adding more concretethis sscreams WHY!!!!
7	Little sense of community, spread apart neighbors, limited access opportunity for a variety of activities in the village, especially with families.
7	Nothing
7	My taxes
7	The ever higher property taxes (but that is largely a County issue), lack of a proper bike path. Reliance on septic systems rather than a sewer system, but that is hard to change.
7	Rush hour at GMB and its lack of SPEED CONTROL.
7	The school system and the GM Apartments that are within the city limits.
7	Nothing really.
8	Non residents parking in the village in order to ride bicycles and fish
8	There is no housing stock for retirees who want to downsize and stay in Gates Mills.
8	Safe biking lanes
8	Architecture that is not consistent with Western Reserve.
8	I can't think of anything specific at the moment.
8	The bicyclists and the lack of a dog park and walking trails.
8	The power outages!!!!!!
8	Lack of senior services may require us to move at some point

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Nd #	Q27. Value least about the Village of Gates Mills?
8	We need to provide for senior serviceds and optins so as to stop losing our long time residents to Pepper, Orange and other municipalities
8	My street is not very friendly.
8	The School System
8	Option to downsize to a more senior friendly home and stay in the village
8	Average age of its citizens.
8	Have no major dislikes
8	motorcycles and weedwackers
8	The absence of real village center.
8	Terrible cellular coverage and lack of competitive options for cable service.
8	Lack of sidewalks at busier roads, lack of restaurants in the village.
8	Lack of interaction with neighbors
8	Advocacy for denser housing
8	I vale everything about Gates Mills-especially it's wide open and untouched spaces.
8	It seems to depend on who you are and who you know as to whether an ordinances regarding property rules are enforced! There should be certain rules in place that enforce property and home maintenance so the run-down look does not have to be endured by the other residents and so it does not harm the reputation nor the property values of Gates Mills residents.
8	How expensive it is to live here.
8	Property values of late compared to some other east side communities.
8	Few options for downsizing
8	Its all good.
8	Lack of downsizing options
8	NEED MORE ACTIVITY IN VILLAGE CENTER, NEED ABILITY FOR HOMEOWNERS TO DOWNSIZE AND STAY IN THE VILLAGE
8	diversity
8	The quality of education at our grade school is very poor
8	Road condition of Berkshire.
8	Gradual loss of services such as dispatch, trash pickup.
8	Expense
8	The lack of a dedicated recreation center is a non-issue with all the other recreation options available.
8	Taxes, especially since we receive few services living on a private lane. Anyway to change that?
8	The lack of a strong sense of community and limited areas to congregate / socialize. The inability for electricity to be restored quickly after an outage from a storm and the lack of strong cellular service from Verizon / Spectrum.
8	I DO NOT KNOW I THINK I VALUE ALL OF IT BUT THE TAXES !!!!
8	Too new to tell. Population seems to be aging. Not enough businesses "in town" - could stand a coffee shop or ice cream shop -draw folks to walk into town.
8	It's reputation/importance put on prestige and wealth. Lack of inclusiveness.
8	The Hunt Club. This organization has limited grow of the down town and stands as a symbol of how closed this community has become.
8	a few neighbors with barking dogs at all hours of the day, particularly when having a quiet evening with friends on a summer evening
8	Speeders!! Woodstock Road is a MAJOR cut-through for Cedar traffic. The 25 MPH speed limit is rarely adhered to.
8	public schools
8	Frequent interruptions to electric power, cable, phone land lines (yes, we have a generator, but that won't fix cable and phone outages).
9	Mayfield City Schools
9	That there is not more enforcement of codes relating to the condition of homes
9	It's rather exclusive.
9	Our overall electric grid reliability and the lack of internet service provider options.
9	Uniformed citizenry
9	Insular and unfriendly nature of many residents
9	Neighbors do not reach out to neighbors.
9	The thing I think least about is what our image is. Modifying things to improve others opinions of our "image" is to me a distraction and could also make things less pleasing to our own residents. Sometimes overthinking leads to disappointing ends
9	bikers and motorcycles
9	Lack of diversity.

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Nd #	Q27. Value least about the Village of Gates Mills?
9	The heavy commuter traffic through the center of the Village. The lack of a maintained trail system for hiking and access to North Chagrin Reservation.
9	It's lack of public school options and a publicly supported preschool offering. It's difficulty in attracting families with young children to purchase homes here.
9	people who move in and feel the need to change everything. Yes, everything is open to improvement.
9	Those who would seek to undermine the current peaceful coexistence of natural spaces and residential areas by promoting unnecessary changes to lot sizes and/or adding businesses which would inevitably alter the 'landscape' in dangerous ways
9	Residents generally pick up and dispose of dog poop as required, but horseback riders have no such restraints.
9	The new "SELF APPOINTED CORPORATE EGOTISTS" that present themselves as having pure motives. The nerve to criticize and bad mouth the phenomenal place where we live is DISGUSTING. This is only being done by a few over the hill corporate types, that think they "KNOW IT ALL!!!"
9	The lack of diversity and poor pedestrian infrastructure.
9	The extent to which Gates Mills, through its formal actions and interactions with individual residents, seeks to set its self apart from neighboring communities and Cuyahoga County.
9	Public education
9	The Hunt Club
9	The idea that the Village is a snobby enclave.
9	High real estate taxes
9	Lack of dining and care options.
9	Not sure how to answer this question. Do you mean what do I dislike about Gates Mills? If so, it is the other side of the coin of having such a well-preserved community: reflexive resistance to change and lack of imagination.
9	Negativity, from our new counsel. We believe our present counsel can better move forward without casting aspersions on our past Counsel's wonderful efforts and contributions!!!!
9	please see my previous note concerning the adversarial and unjust approach ,some new counsel members are using in our village.
9	traffic and the cyclists getting in the way on river rd
9	Feels/appears exclusively homogeneous.
9	I dislike the cold, exclusionary undertone that runs through many facets of the community. Ex. Messaging on signs, high barriers to joining clubs, the connotation of keeping people "out" with land conservation instead of conversing for increased enjoyment and access. I don't think people feel welcome here, esp the BIPOC community.
9	I do not value any reputation or branding for Gates Mills that paints us as a country club/elitist place to live. I do not think that is a selling point that appeals to younger generations of homebuyers--and I especially am thinking of younger, college-educated homebuyers who are wealthy.
9	Some developments could have been better or not at all. Like streets off County Line Road, Chartley.y
9	Lots of transient traffic along Mayfield Road.
9	I am annoyed that if you live within walking distance (less than 2 miles) and you have children, and you are an OWNER of your home, that the HUNT CLUB, out of courtesy and spirit of community, does not automatically invite those new and or esiting home owners to join the club, for the social aspects, another option for dining out, and the pool/riding programs.
9	High taxes.
9	the bicyclists on Chagrin river road, the new modern houses being built and how our government officials have been in office for more than 15-20 years, there should be term limits.
9	I really can't complain about the negatives because I appreciate living here. I think it'd be better to offer a sidewalk and bike path along River Road, but widening the road probably means cars drive faster and we have more traffic.
9	The entrenched, knee-jerk conservatism that stymies constructive change.
9	Concern with those who want to change the character of our quiet and quaint Village.
9	It's seeming desire (with this survey request) in becoming a mini Chagrin Falls!
9	I like it as it is.
10	Taxes which get harder to pay on a retirement income
10	I dislike how often bicyclists hog the road on river rd. I greatly dislike how often it seems Wilson Mills/Battles rd seems to be closed for repairs necessitating detours. I am also disappointed that house values have not really appreciated in the past decades compared to other communities.
10	There is a certain stodginess about the Village with its focus on history and legacy and replicating events that always have occurred in the Village. Our residents are older by and large and I think we could benefit by activities aimed at young families like movie and pizza nights or board game nights. Since we don't have traditional neighborhoods, activities that being younger families together could create that sense of neighborhood.
10	The motor bicyclers that make so much noise and the traffic on Old Mill Rd in morning and evening traffic.

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Nd #	Q27. Value least about the Village of Gates Mills?
10	Lack of Chagrin River walking access.
10	The exclusivity.
10	The amount of taxes that get paid for a school district that the majority of children don't even go too.
10	Loud speeding traffic. Old Mill Road is apparently the only venue for full throttle high performance vehicles.
10	When community matters are not dealt with openly-transparently by the governing people, entrusted with the wise use of taxpayer's funds. Likewise, that citizens are kept informed from the outset of any proposals especially if the plans may affect their homes or neighborhoods directly or other decisions that affect the use of their tax funds.
10	I am disappointed in the governance that we've seen in the Village over the past several years beginning with the conceptual cluster housing development for River Road pushed through by a few members of Council, including the commercial involvement of family members.
10	Enforcement of codes, some buildings properties could be better maintained
10	This community is very vibrant and there are many successful, intelligent, and talented people that live within it. I believe we all should work together to keep this community the gem that it is today. We need to stop the political stunts and personal agendas that focus on only the Village negatives. We have a great opportunity if we are able to realize we are all after the same goal, and that is to preserve and add value to Gates Mills.
10	Residents who don't participate or even know where the village center up is.
10	services and opportunities for seniors
10	The heavy traffic on Mayfield Road, and the lack of services provided for the senior population in the community. Many of us have lived here for decades and I know a number of villagers who were tremendously impacted by the Covid shutdown with little or no outreach. It's time to take a look at that strata of the population. Being sensitized to any needs members of the community who are handicapped and might benefit from additional support is also suggested.
10	Nothing.
10	I would love to have more food and gathering spaces in the Village center - a cafe/coffee shop with breakfast/lunch, pastries/bread, and ice cream would change the Village for the better!
10	I wish there was more cultural/ethnic diversity in the Village. I also wish there were more gathering spaces in the village - specifically restaurants/coffee shops/bars - to help foster a sense of community among neighbors. Lastly, I wish there were more walking paths and running trails. I enjoy running into the Village Center but find the way in and out (either coming down Berkshire or Old Mill) to be treacherous.
10	Rates for garbage and recycling pickup and the necessity of having to bag garbage instead of putting it in large receptacles that can be hoisted by the truck like in most communities. We have a 150 foot driveway and I would rather drag the garbage can to the curb than have to bag everything for backyard pickup.
10	The enormous property tax burden on Gates Mills to support Mayfield Schools when the majority of villagers don't send their children to Mayfield, but choose private schools. It makes it very difficult to support any tax increases when the majority of my property taxes are going to support a school system and not the Village of Gates Mills.
10	Lack of housing options for empty nesters.
10	IT WOULD BE NICE TO HAVE ONE OR TWO MORE APPROPRIATE RETAIL/RESTAURANT ESTABLISHMENTS IN THE VILLAGE.
10	That the smaller lot size and cluster home issue keeps coming up - can we put this to bed?
10	The downtown area and the Village. Government which is antiquated. Houses which are not well maintained. Favor re-development of existing developed space over new development of existing green space. "Close minded" council
10	Downtown. Government behind closed doors, "in crowd" control
10	Walk ability

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Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
1	Maintain the peaceful, community character of the village. Being innovative in addressing environmental impacts, diminishing/restricting use of harmful chemicals that enter the watershed, preserving the riverbanks and ravines. Forward thinking and innovative solutions to provide services and maintain infrastructure.
1	To remain a small village.
1	Draw in new residents who want to be part of the community. Also, to have some type of housing for current residents to be able to "downsize" as they age and cannot take care of larger homes/properties
1	Preservation of nature and sharing access to the beauty this environment.
1	The community continues to have the small quiet feel. I do not want to see developments put in on smaller lots.
1	A see a town where neighborhood areas facilitate ways to get to know the neighbors and host area "block" events. Develop greater communications/connections for new families to get connected. A little more diversity in the community. Continue to celebrate the historical heritage as well as enhancing the beauty and accessibility of the River.
1	To regain some of the prestige it once had so that our property values can begin to rise with other CV communities
1	I like the small town feel and that it's not overly commercialized. I appreciate some growth and progress, but would like to preserve the village feel.
1	To maintain our character, our distinct architecture and remain a safe place to live.
1	Don't change a thing. Just maintain. I love living here!
1	Wife is a 60+ year resident. I. 30. Cemetery plots already purchased.
1	I would like to see a coffee shop in the village center area and easier access to the river.
1	Keep it safe.
1	See answer to prior question. Be efficient, friendly and maintain the unique historic charm of the Village.
1	expand nature opportunities- walking paths, river access, dog park- stuff for young families to enjoy and use in village, bring more young people to village center
1	I'd love the Village to become more of a community center. I've discussed this before, but I would love to see more restaurants and shops at a lower price point, that would appeal to younger adults and families with less discretionary funds. I think this could be accomplished while still maintaining the rural, small-town feel of the Village by encouraging only independent shops and restaurants (no chains!). Cyclists might stop for a coffee after their bike rides, and a few more sidewalks and parking spaces would encourage people to stay and linger for a time.
2	None specific to GM
2	I'd like to see the village center offer more options. I don't think it should look like Chagrin Falls, but it would be nice to have a few more stores/restaurants in the village center.
2	Conservation and preservation of historic and natural elements while retaining the Western Reserve feel.
2	To continue preserving its cultural, historical, and environmental legacies.
2	to keep the community safe for our children and all residence.
2	Continue to preserve exclusivity of the Village through home value maintenance
2	Hope it is kept the way it is with individual homes on larger size lots without a lot of businesses and traffic.
2	A balanced community with space for people from all social classes and income levels.
2	That Gates Mills community will maintain its natural beauty, with large lot zoning and no multi dwelling unit houses. No "cluster houses". Safety – our surrounding communities of Chesterland and especially Mayfield Heights had a significant crime increase in the past few years. A community with no cell towers. A community where our Village business district doesn't expand too much (a little expansion is fine). We have no space for parking. All amenities (coffee shops, etc.) are located nearby in Mayfield Heights.
2	Maintain the quality of services, volunteer organizations open for membership, and rural nature.
2	Become more involved
2	To continue to be a place for someone who love to live in quiet safe place
2	I leave all aspirations to the younger generation.
2	That we strategically think about ways to attract young families to want to be a part of this community.
2	A goal to keep this community aesthetic, green, great services and caring people who are involved with their community and will do almost anything to preserve this precious gem of a village.
2	More inclusive community.
2	Welcoming community.
2	Continue to be viable and maintain what the Village is know for
2	That the town maintains its current beauty.
2	Maintain the community in a manner which preserves its natural beauty, historic architecture, large swaths of open land

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Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
2	Create a more vibrant "downtown" with additional stores, restaurants, etc. Offer more recreational opportunities for families with children. Develop walking/biking paths throughout the village.
2	Get a bike path along river road. People drive around bikers on a curve and do not look for oncoming traffic. I have almost been hit head on.
2	That it remains a friendly community village with no increased commercial commerce and traffic.
2	Try to keep it the way it is as much as possible.
2	Don't change it too much.
2	Keep trying to be the best
2	It would be great to have some bike/walking trails that go through the village along with a coffee shop or some retail in the heart of the village
2	To be a premier community "make a best of list".
2	Diverse young families who will engage with and contribute to the community
2	Cluster homes for aging members of community. Perhaps a bit more in terms of dining locally in Gates Mills.
2	I think an ice cream shop in the village center would be amazing. I like the idea of a dog park, dog parks seem to get people talking and meeting other people.
2	I hope they retain the small elementary school with these incredible teachers. The elementary school is the heart of the community and one reason we stay in this community. I wish there were more clubs for families and not just holidays...although the events like the parade, Halloween and Christmas parties are great, I wish there were more ways to get to know everyone in the neighborhood.
2	We need a Village center with more small town feel like stores, coffee shop and at least two more restaurants
2	To have a unique personality to serve its unique concept and address.
3	Maintain its charm, character and community activities
3	very high
3	Thoughtful change that enhances the beauty and peacefulness yet provides community support and comradery (when desired).
3	Maintain as is
3	Keep the small town feel. No cluster homes or developments
3	I'd like to know five hundred people by name. I'd like them to know that if they needed something I'd be there. I'd like to be a part of the achievements of the village, even if in some unnoticed way.
3	Remain unchanged, River flood And water quality control
3	A diverse population of community oriented people who gather together as easily as walking outside
3	That the village does not change.
3	Keeping town as is other than maybe adding a small local owned coffee shop in village center.
3	We do not want to see the Village become over developed which would add traffic and decrease green space. We would like to see the Village maintain safety and its character in the future, it would be nice if amenities were added to downtown like small restaurants and maybe a coffee shop.
3	I would like to see the Village improve some of the amenities for its inhabitants without becoming an end-destination. A coffee/pastry shop would be a great place to meet friends.
3	Preserve the Village for future generations as is. If that means paying more taxes to preserve the Village, and not for new "amenities" such as bike paths, I am willing to support increased taxes. I do not wish to see high density housing introduced into the Village in order to increase the tax base.
3	I would like to see Gates Mills preserved as its unique self. Cluster homes, etc would diminish Gates Mills.
3	Keep the appearance of the village largely as is, without additional development. Increase diversity and attract young professionals to move and stay here.
3	Maintain the village atmosphere and history. Progress is overrated.
3	Modernization but keeping the important parts of the Village character in tact. Understanding the needs for younger families and considering the changes of US society in regards to diversity of the population and the resulting needs to stay relevant as a Village.
3	We'd like to enhance the village center with some added dining, retail, and service options, and at the same time preserve the natural environment and semi-rural feel of the community, which set it apart and make it a truly special place to live.
3	I would like to see the storm drains covered and side walls built so that we can safely walk instead of walking in the street. I also think that maybe in the future we should have public sewage instead of septic tanks (though not sure what is better)
3	I hope that Gates Mills will keep its park-like setting and protect the land and the Chagrin river.
3	An active, safe, rural, residential oasis close to the conveniences and amenities of modern life that is dedicated to resisting internal and external financially-driven pressures to industrialize and urbanize the valley.
3	To be able to walk safely down River Rd.

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Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
3	To continue on the path that all of the previous home owners in the Village have created with the loveliness of this community and the simplicity of it.
3	To continue to grow and thrive while adapting to the diverse needs of young families - while keeping a sense of history and quaintness.
3	To stay as beautiful and peaceful as it is.
3	Development of Cluster housing as noted above near the village center
3	keep it quaint
3	I always thought a walking train on the east bank of the Chagrin, north of downtown make sense. The state should offer funding.
3	keep it the way it is. 5 acre minimum lots, goods services, a strong architectural review process, and a commitment to preserving the great small community atmosphere we have.
3	My aspirations are for a community with young working families along with long term residents and residents stepping up for the wonderful organizations within the village. Continued good financial oversight to ensure good services and roads. A congenial working environment for city government.
3	Preserve how things are now and possibly increase or at least maintain the sense of community.
3	I would like to maintain the Village of Gates Mills like it is. It is a gem.
4	To continue to be a safe and beautiful place for my children to live among the natural beauty of the Chagrin River Valley.
4	That the Village remains economically viable and retains the environment that so many of us enjoy.
4	To attract more young families and to let them know the quality of Mayfield Schools.
4	Minor tweaks to the status quo
4	Nothing. Oh, maybe one thing. If you want to change something, consider burying the electric lines. I would definitely consider paying an assessment for that.
4	Preserving it.
4	Maintaining the character while carefully improving on the infrastrucure.
4	Real strategic planning that is based upon feedback from residents instead of the opinions of a few who claim to be stewards of the village.
4	To attract and retain a new generation of homeowners.
4	retain and even improve environmental character and awareness. Encourage renewal of housing stock as necessary
4	The natural attributes of the Village, along with the communal offerings are our greatest assets and need to be protected and enhanced. Acreage zoning protects these natural resources and needs to be tinkered with under great scrutiny to make sure we don't lose one of our most valuable assets. Enhancements to access to the river and activities on it, bike/walking trails contribute to this aspect of Village life. Some of the housing stock is dated and could benefit from a facelift or overhaul; projects to encourage this could be accomplished. Our Village organizations are another Like almost all organizations, ours find the same people doing all the work, suffering from a lack of new blood to keep them running smoothly. Outreach to all villagers to participate has been good, and needs to be pushed once again. Perhaps a "Welcome Wagon" approach could enlist more participation and encourage a sense of belonging. Belonging to the Mayfield School district is currently not an asset in drawing people to live in Gates Mills. Exploration of the obstacles to the district's reputation and remedying them are important steps to enhancing property values, as well as the value of the Village.
4	To be one of the top 10 cities in Ohio that everyone is attracted to in terms of city charm, friendliness, and as an opened-minded community
4	To maintain its current beauty and standard of living
4	Finding ways to make cluster homes or housing with smaller lots an option for those who want to live in this area.
4	More community togetherness.
4	To preserve the quality of life here as much as possible
4	To keep it small and intimate. Yes, a coffee shop or diner would be nice but not necessary. Too much development would increase traffic, increase the need for parking and or road width decreasing the green space and trees. We have enough speeding cars. If I want sidewalks or cars parked in front of my home, I'll move to Chagrin Falls.
4	For it to remain as it is while being surrounded by growth.
4	For it to stay the way it is.
4	Keeping the character that already exists in the Village.
4	Improved ambulance services for an aging community. Preserving the historic nature under the political pressure by our city elected officials to allow further development!
4	Don't rock the boat

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Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
4	Increase recognition that this Village is welcoming to diverse families and not just those who can afford to, or want to, join a Hunt Club.
4	A garden sanctuary for all to enjoy, created by the community
4	1. Lower taxes per household 2. More downtown services 3. Greater/easier river access
4	Leave it alone! I've lived here for over 50 years and love it.
4	Keep it a Village.
4	The Gates Mills Community Survey is a great idea, but this particularly gigantic one was poorly conceived and horribly executed. It would never have received a passing grade in the programming and management classes I taught. You can't back up the survey; so how can you review & share it with your spouse or anyone else in your household. It's impossible to complete the survey in 20 to 25 minutes; 60 or more minutes is required to turn out a product that would be of value to GM politicians. Busy GM citizens are probably overwhelmed by the survey's breadth & complexity; they will just put it aside and GM politicians will get nothing. But the "survey" is a great management tool if used in smaller more tightly focused "chunks" spread over a longer span of time. Imagine a single survey sharply focused on the GM Village Center; later, one focused on GM's Community Services & Infrastructure; or another survey focused on the Future of GM. That's how you'll get creditable input.
4	Remain the same
5	Cluster homes for Seniors.
5	My husband and I have agreed that this house will be our forever home. I want GM to maintain its reputation as an affluent and safe community. We should be welcoming to those who will be good neighbors and keep their property well-maintained. Major upgrades to the Village Center are necessary and it should be a place that residents visit every day. Increased walkability, beautiful landscaping, a bakery, coffee shop, additional restaurants, hiking trails, increased access to the river will make it a destination. Also, lovely senior housing needs to be built to keep older residents here.
5	I would like to live in GM for the rest of my years. The challenge will be appropriate housing. A denser, more walkable village center could meet that need for my wife and I.
5	I would like the village to remain safe and have a reputation for being a safe place to live. I think where home are not occupied some pressure should be put on the owner to sell so that the neighborhood does not become rundown. I know of one home on Gates Road and one on Gates Mills Boulevard that have been vacant for several years. Something should be done about those homes. I want the village to thrive and be a desired place to live.
5	Maintain its current character and country feel as opposed to developing into an uptight suburb
5	Maintain its low profile, unpretentious character and avoid changing into an uptight suburb
5	Lower taxes
5	Support improvement projects and ensure that the natural beauty is not disrupted.
5	Total maintenance of current character. Maintain lot size requirements. No condos, no apartments. No multi-family zoning.
5	We like the Village just as it is. Mayor Karen Schneider has been stellar in developing the Village center and refreshing the Community House. She has secured grant money and donations to further her vision. Younger families bring vitality to the Village, and encouraging them to participate in Village life is important. They will be the future leaders for Gates Mills. Possible activities: outdoor movie nights in the park or Feller Field during the summer, badminton tournaments on the Village Green or at Feller Field, create a soccer field at Feller Field.
5	Keep Gates Mills just as it is.
5	Keep its rural setting.
5	Lower Taxes
5	Keep the village small and neighborly.
5	I hope that all homes/ yards will be required to upkeep their properties. We value it very much! Ours is typically immaculate and we wish that everybody felt the same. I hope that Gates Mills will not develop into "just another suburb." We've done that and we hoped that living in Gates Mills would be a place that we can continue to raise our teens and eventually retire.
5	Maintain its current character
5	More young family friendly / welcoming.
5	At this time, I do not have any future aspirations for the future of Gates Mills.
5	CONTINUATION OF SERVICES AND FRIENDLINESS
5	More walkability, a little more action in "downtown"
5	I would like the country charm to be maintained with the possibility of some cluster homes/condominiums being tastefully built.
5	To stay the same as it is and has always been but always striving to improve & branch out to new ideas.

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Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
5	I would love to see a monthly stream of events and activities bringing village neighbors, and their guests from outside the Village, together to better know and appreciate each other. These could be recreational, cultural, social and varied year-to-year based upon the success of the individual endeavors.
5	Keep it cozy.
5	If the current status of our community can be maintained, I would be the happiest.
5	Maintain and preserve its pastoral environment.
5	Maintaining its pastoral environment.
5	More inclusive, more housing choices, adopt a climate friendly policy for wind and solar and attract some base of tech enabled residents
5	Attract more young families and create some beautiful housing options for one floor senior living.
5	Keep improving existing homes and keep Gates Mills a great place to live.
5	I would hope the village stays as it was intended and is, a small, quaint New England type village.
5	Financial stability. Maintain Village atmosphere.
5	Maintain it's values as a small town historic village with modern amenities with an old fashioned feel.
5	I would love to see the downtown/heart of Gates Mills grow with restaurants and access to the downtown area be more readily available by a bike or walking trail.
5	Retain character, continue to manage the Village's finances responsibly and attract more young families as residents.
5	Improved real estate values that can result following this well thought out Comprehensive plan
5	As Gates Mills has been doing very well for many years, I can only think of minor adjustments as improvements. Among these are my comments for question 14, about adding some smaller lot sizes.
5	Its own school system
5	To regain a competitive position in the real estate marketplace.
5	Staying a quiet village atmosphere
5	Improving road surfaces. Avoid commercialization of this amazing community.
5	My aspirations for Gates Mills is that it continues to be a unique, welcoming community and to offer the many services and opportunities to enjoy where we live.
5	That it will continue to develop in a way that is reflective of its origins but could expand to be a smaller version of Chagrin Falls
6	Keep the integrity of the village in tack.
6	To keep what we have and preserve it for future residents. Just a little tweaking if done in good taste.
6	Keep it small
6	Historic preservation plus not sacrificing the attributes listed above about what is most valued
6	To be a beacon for a return to respect for nature and each other
6	Retain privacy while increasing amenities in the village
6	To attract young, forward-thinking families who will want to raise their children here.
6	The the Village Council truly takes resident's opinions into account.
6	maintain the natural environment and enhance stormwater management. Create more conservation district housing and fewer McMansions in the middle of five acre lots with all the trees torn down around the perimeter of the house.
6	Maintain privacy and create opportunities to downsize into smaller, but new homes for seniors and youth. All ages want less maintenance responsibilities.
6	Preserve the historic ambience but allow development if it's done right.
6	Keep its historic character, but modernize with more housing options and improve retail in the village
6	That it remains the same as it has for the last 200 years.
6	That Gates Mills would be unaffected by the pressure and demand for change. That the village would recognize its great strength and interest from the outside, comes from the unchanging preservation of the land, the community and great history. It is what everybody dreams about.
6	That we embrace younger generations and create welcoming spaces for such.
6	Having a walkable/bikeable clear safe path to the village center that has more amenities like a coffee shop, dog park, and other food options is appealing
6	Maintain current lot sizes, don't increase population density, but add some amenities like walking paths, a coffee shop, and improved school options
6	To preserve the open green spaces we currently have.
6	Better use of the village center for recreation and commerce but always keeping the preservation of the village's natural beauty a top priority. I'd also love to see a composting program and some more focus on reduce/reuse/recycle to help preserve our environment.

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Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
6	Continuing to improve the existing housing and possibly provide some type of cluster development. To date, council has done a very good job of keeping the village finances in line. However there will be challenges ahead and strategically increasing the real estate tax base will be critical.
6	It should stay exactly the same as it always been for the last 200 years. I like the small village feel.
6	That they maintain the western reserve atmosphere and keep development at bay.
6	Maintain the charm and intimacy of the village
6	Keep it the way it is!
6	Preserve the wildlife and beauty. Don't destroy the attributes of the city by trying to grow/expand. Focus on what we have by building the sense of community through activities and small new businesses and providing more access to the nature right at our fingertips. Maintain the educational advantage offered through the Gates Mills Elementary School and expand their specific services (this is a point of differentiation in an area surrounded by private schools). We did the math when it came to savings from sending our kids to a fantastic public elementary school vs. a private school if we lived elsewhere.
6	Maintain most of its current characteristics
6	Provide a comprehensive plan to include smaller building sites with larger green space.
6	Remain a quiet, safe, friendly, beautiful country community
6	Can we get some sewers out here?
6	Maintain the quality of life we enjoy now.
6	Improve roads. Renovate kitchen in the community house.
6	That it remain practically unique in the United States; certainly an amazing Western Reserve Village in flat, industrial northern Ohio.
6	1) Make caring for our green space the top priority. Hire OUTSTANDING professionals to develop and implement a reforestation and stormwater management program for the Village, Land Conservancy, and for private residents.
6	I would like Council to act in the best interests of all Villagers. I would like Council to demonstrate a real willingness to entertain different opinions and styles of others. I am convinced this would encourage all Villagers to engage in all Village matters both social and political. I sincerely hope this would lead to all elections being contested and all Council/Committee meetings well attended.
7	To maintain the beauty and prestige of the village.
7	Keep as is.
7	Use our taxes wisely
7	Affordable housing for young families, less vacant homes and property being taken care of. Better internet and cellular signals. Fewer power outages.
7	Remain the same
7	Increase in home values. More neighborhood and community events
7	I would like to get more involved and fully enjoy all the community has to offer. I would love to see more community building options, both at the Village wide level, and within the individual neighborhoods. Oh, and better cell phone service. :)
7	Status Quo
7	Stay basically the same, but keep pace with housing and upkeep.
7	Expansion of housing options and further development of village center
7	More thought and information needed to answer.
7	A stronger sense of community, and a village where my kids want to raise their own children. More inclusive to other races and cultures.
7	Limit population via lot size requirements. Limit interference with bucolic landscapes via trails, Metroparks etc.
7	Keep up its excellence.
7	Fix the sewage system.
7	I plan on living in or near Gates Mills through my retirement. I look forward to becoming more involved. I Gates Mills continues to be safe neighborhood that does not become overcrowded.
7	Keep it as it is. Fix it up a bit.
7	Remain as is and continue to preserve the beauty of the community
7	Keep the small town, historic community we have today. Keep apartments and townhouses out.
7	Keep historic and small town atmosphere. Keep people density low - no apartments, townhouses, etc.
7	More family friendly opportunities. Bike Lanes & Walking paths on the Boulevard City Sewers to continue to minimize our environmental impact More diversity of people
7	Keep the small town feeling and services, but make the village people more community minded. Create more opportunities to meet fellow villagers in casual settings.
7	maintain privacy and integrity of the village
7	Add a coffee shop

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Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
7	Be able to age in place within the confines of the Village.
7	We need to offer incentives to attract authors and writers to live in this community because they create enormous value both in terms of quality of life and monetarily as well. Additionally a suitable business would be a small family office hedge fund
7	A Village that is liveable for all generations.
7	Well thought out multi family housing
7	Increasing local racial and socioeconomic diversity of the Village with lower price point housing, increased mobility options that do not require automobiles.
7	Bring more small restaurants and retail space to enjoy in village center
7	Continue to be a wonderful, safe, beautiful community.
7	Allow contemp architecture and smaller lots and better school system. Also continue to expand support to elementary school and summer programs camps.
7	I would like to see home values increase - which is a subject that has a larger context than just Gates Mills.
7	I want to see the Village retain it's current make up with all areas being included and respected. Overall I want to see a local government that respects all Residents equally and operates in a completely transparent fashion.
7	If you're not satisfied with the type of housing presently available her in Gates Mills – perhaps you should consider living in another community.
7	No changes. Keep it the same
7	That it continue to provide the peaceful life that exists here.
7	Controlled development of recreational activities along the River, to promote health and wellness of citizens and visitors and make GM an inviting community for all ages.
7	increased village center vibrancy while maintaining character of GM.
7	I would like to see a more inclusive, sustainable, and progressive attitude while still preserving the history and charm of the Village.
7	Larger option of housing arrangements
7	Retain rolling green and wooded countryside; manage the bicyclists so that they are not competing with car traffic on winding, narrow roadways. A few coffee shops or restaurants downtown would be nice.
7	We hope to see downtown Gates Mills flourish with more access to the river, more restaurants, and “food truck Fridays” for fun dinner plans during the summer!
7	Open dialogue with our representatives, things change over time, like having a coffee shop in the village.
7	Keep pace with the times in making the Village appealing for younger families that want to move in to the area. It seems as if outdoor activities and ease of access are important considerations for younger families.
7	Maintain the small town atmosphere. We love that we know the police by name and they are just so respectful, nice and make us feel very secure. Mostly, keep doing all of the great things.
7	Rural character, retaining exclusivity. Growth in housing value by allowing a simpler approval process. We scare away too many people who wish to invest in their homes.
7	To continue to be a safe, well maintained village to raise a family.
7	I'd love to see more younger couples moving to our neighborhood
7	A community that loves and preserves nature, that respect neighbors by keeping their homes pristine. A village with walking paths and bike paths. A village un which cell phones work! There is a way to bring modernity and conserve our essence.
7	keep government out of residents business
7	Eliminate cut thru traffic thru Gates Mills Blvd.Slow growth on housing lets put up quality over quantity. no Metroparks why bring in possible trouble.Keep this village unique for the next 100 years or longer.
7	To be more welcoming of all families/ residents, more sense of community, especially in neighborhood pockets. Have more opportunities for residents with aging families, not just young toddlers and early childhood, and senior citizens.
7	More business in heart of the village.
7	Stay ahead of trouble.
7	Where possible, publicly owned right of ways should be developed to connect to existing bike paths in other communities. Why should Gates Mills residents miss out on this? Especially Gates Mills Boulevard, SOM Center Road.
7	Retain the unique character of the village while offering the things that modern young families need in a community.
7	For it to continue being what it is. A Village which apart from being a HAVEN for wildlife is also a HAVEN for its residents!

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Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
7	To retain it's charm and privacy while enhancing a few services for the community but not to draw a lot of outside visitors that make the village overrun with people and thereby limiting access for it's residents. Would love to see a few little retail shops (gift shop, coffee shop, lunch cafe). If we add anything else downtown, then we need to address parking. The shops needs to be accessible and their presence needs to be a positive thing, not a detriment to the community (for example, downtown is now so busy you can't find parking to run into the post office or library, etc.).
7	I would prefer that new housing construction follows standard zoning for the village. I would like to see an additional restaurant or retail store in the village.
7	Making too many changes in such a small area will change the whole face of the area.
8	To grow modestly with the addition of a coffee shop and of a few well planned cluster homes (an example. - the top of the hill in the nursery)
8	Diversification of housing options to attract broader and/or younger demographics
8	Access to housing that is "down sizing"
8	Maintain as is today and maintain property values.
8	To remain as natural and beautiful as it is. Adding a few tasteful amenities such as a coffee shop/specialty market and or unique gift shop. Expand community gatherings.
8	to maintain rural, private, upscale nature of the town and avoid over development.
8	Walking trails and a dog park.
8	Stay focused on safety, nature and beauty
8	Sustain the beauty, charm, attention to nature and culture.
8	Modest tasteful development both for more options in the village and more high quality housing life style options. Better access to public lands and facilities. Also, keeping our post office!
8	change with the times slowly
8	I hope they can improve their fiscal position and cushion by doing some strategic cost benefit work. I think this planning work is a good first step
8	Keep the small village feel while allowing limited luxury low maintenance cluster home development targeted toward seniors as an option to stay in town...
8	I'm a firm believer in not fixing something that isn't broken
8	To stay mostly a quiet, historic village
8	im not worried. It's a fabulous place but the darn erosion from clear cutters and overdevelopment in the west side of village. We need plant gurus to educate some of the owners.
8	Preservation of the recognizable architecture and upscale feel of housing coupled with the expansion of the village center. There is a greater choice of home sizes to attract larger diversity of demographics.
8	Preserving our natural, quiet, well-protected neighborhood.
8	I would love to see it stay the same as it is, but it would be nice to have a cleaner river.
8	I like it like it is
8	To maintain the historic nature of our casual country setting
8	Continuation of the feel and charm of the village. Would hate to see overdevelopment.
8	We hope it can maintain its character as a wonderful wooded haven near the city and other suburbs for many decades to come.
8	Keep it green and friendly.
8	Different low maintenance housing option. Not necessarily low cost.
8	Remain community orientated
8	Maintain good schools and current lot size for development.
8	Strict enforcement of housing codes for both older homes and new construction.
8	MORE ACTIVITY IN VILLAGE CENTER CLUSTER HOUSING / TOWNHOME OPTIONS IN CAREFULLY RESTRICTED AREAS
8	I'd like the Village to continue as it has been. That's why we chose Gates Mills as a place to live.
8	continued improvement and conservation
8	Safety first
8	Better playground. Regain status of being the Premier community near Cleveland.
8	Continuity, semi-rural atmosphere, conservative populace.
8	Preservation
8	That it stay the same as it is as much as possible with a little tweaking if needed to balance the village finances.
8	Maintain the beauty and privacy. Offer a recreation facility in the village with a pool would be great!
8	Address the previously noted concerns. Increase the number of engaged residents who care about a sense community and want to take advantages of opportunities.
8	KEEP IS GOING

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
8	Fun walkable/bike friendly - small town destination where you can see friends and neighbors- need more small local businesses.
8	I would love to have the city center take on a little more flavor similar to Chagrin Falls, but smaller.
8	An inclusive community where I feel welcome by my neighbors.
8	Don't try to fix things, you might destroy the character of the community
8	maintain or improve housing values, appearance, and services
8	More housing options like townhomes, cluster homes
8	Aspiration for the future include: (1) maintain its historic character, (2) further incentivize land conservation and (3) tackle infrastructure projects that will also have the greatest positive impact on the environment. Attract young families who buy into the commitment to conservation by committing to the three aforementioned aspirations.
8	To maintain city services without increasing taxes.
9	Keeping our residents here and keeping the sense of community intact. To keep our residents here, as we age,, think we need to consider some cluster homes / condos near the village center.
9	Would like to see cluster housing. Something appropriate for retirees Increase number of homes to increase the tax base
9	Not sure. Little has changed in 40 years...
9	I hope to see the Village's strengths maintained and improved.
9	Resist development. Maintain environmental jewel on land and in the Chagrin River.
9	To be a more diverse and welcoming place
9	I like Gates Mills now. I do not want any further development. I would like more trails to hike and walk on.
9	To be much like the present. I am not opposed to progress but need good reasons for change other than attracting other people to the village or allowing landowners to sell to developers. I would like to know where exactly the perception that we need change came from.
9	Maintain status currently living conditions
9	It would be nice to have more amenities in the village center, though I don't know where that could be. It would also be great to be able to attract younger families with a broader variety of housing options (I don't think we have to compromise quality to do this).
9	To maintain its abundance of natural beauty and open landscapes. Improve the value of our public school taxes, possibly by offering new, high quality preschool options for young families.
9	To improve its appeal to families with young children. Improve public access to hiking and riding trails that are integrated with North Chagrin Reservation. To strengthen the commercial district.
9	keeping it similar to the last few hundred years. too ambiguous of a question.
9	I know change is the only universal constant, but preservation of the serene nature and historic preservation are quintessential are a must.
9	Hopefully this Survey will be helpful in silencing the ego's of the new idiot sector that has arrived.
9	Vibrant younger community with lots of activities for young families
9	That it remains quiet and secluded.
9	I wish the village had a reputation as a eco-conscious, forward-looking, inclusive community.
9	Gates Mill should be a leading example of a primarily residential community in an urban county that respects and celebrates the environment, while implementing practices to reduce the community's (the Village and individual households) energy consumption and ecological footprint.
9	maintain charm
9	To keep it as the welcoming jewel it always has been, and hopefully attract many of the young professional people who grew up here to come back & raise their families to become part of GM's continued legacy...
9	To maintain and enhance beauty of Village center and all along River Rd
9	For it to maintain its charm and to improve the downtown area with more amenities.
9	I would like to see a vibrant central village, housing options that meet the needs of snowbirds and millenials, more public access to our natural beauty, and a more inviting culture
9	Maintain its relevance for future families
9	Small additions to the Village Center (e.g. coffee shop) without changing the character of the village from a traffic or density perspective
9	We want to continue to Appreciate and Participate in all the efforts, our Mayor, Chief of Police, Chief of the fire Dept, Service Department, and Sarahs Place, put forth to make this Village such a wonderful Place to live ! We also have an amazing Summer Nature Camp we have been priveleged to be part of with our grandson!
9	keep the village small, careful about growing the services provided/costs while planning careful sustainable housing options that help with the tax base
9	A welcoming place that provides access to walking, biking and enjoying the natural beauty of the area.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
9	Retain rural feel and equestrian roots.
9	Maintain its small village feel and local services without raising taxes.
9	Continue to attract residents who are interested the the historic charm
9	I hope GM makes changes in their attitude and openness to their own community and the communities around us. That we embrace our location near the park system and connect to it more and not use it as a way to insulate ourselves.
9	I would like to see Gates Mills become a more welcoming community to our neighbors, a place that embraces and shares its amazing natural resources with residents AND visitors, and looks to the future to anticipate what homeowners want now and in the future.
9	I have 77 years now. More of the same - few changes probably needed.
9	Maintain historic feel. Consider smaller housing retirement options.
9	To perhaps plan for more types of housing so that seniors who have lived here for years have choices for transitioning to age appropriate housing.
9	More family events, no engine break signs and speed ticketing in Mayfield road to cut down on noise and traffic. Preserving the peacefulness of our special village.
9	Maintaining the historic, picturesque community that has been carefully preserved over the years.
9	I hope it continues to value the larger lots to keep development from overwhelming our community. I would like a coffee shop over by Marston Park or the Livery, so we can have another food/social place to visit.
9	To maintain the ambiance, and not let it get over grown.
9	To see it's continuing as it has
9	To remain the same for our future generations to enjoy. You don't get Gates Mills anywhere else in the world.
9	To retain the charm and feel of a New England and "horse country" village
9	We get to know one another and support each other through the school, community events, and village government. I hope it remains a safe, idyllic place to live, as it is the gem of Cleveland's east side.
9	Keep its present character
9	continued preservation of the its beauty and simplicity
9	Maintain Gates Mills as a small New England village her win northeast Ohio
9	I want the Village to plan for investments in landscape, tree-scape, and electrical service improvements in the western portion of the Village center.
9	Not to change too much.
9	Leave much of it alone.
9	Continual upkeep of the city properties and to remain the pristine quaint village that we presently are. I have q
9	Keep it like it is.
9	Keeping Gates Mills unique - keeping the green space in village center -not turning it into a concrete city
10	More land Conservancy
10	Have more nature activities like with the metro parks Bike paths etc
10	Don't try and make it into Chagrin Falls. It's fine the way it is. Don't try and add too many things.
10	I hope that Gates Mills remains a refuge from "urban sprawl" and an oasis of green and water inside the metropolitan development. I hope an aging population will be replaced by a broader range of ages that will enjoy and support this shared vision in a safe and well-run community.
10	I would like to see the village center to get more commerce - coffee shops, restaurants etc.
10	Develop residential opportunities for seniors to continue to live in Gates Mills
10	see above answer
10	I like the way it is. I am concerned with the addition of track homes, apartments more restaurants etc.... I don't want to lose the small town feel.
10	Hope it stays with the character it has now, don't commercialize it
10	No radical changes.
10	Would like to see it grow just a little in terms of offering more shops and walking paths.
10	Newer homes, reducing minimum lot sizes to say 2 acres for building and attracting more tax payers. More resturants in the village center, better bike lanes along river road connecting the the metroparks. Affiliation with another school district or revamping the villages contributions to the Mayfield city schools.
10	That we maintain our green space, keep our Village safe, easy to traverse.
10	It remains a quiet nature preserving enclave.
10	To sustain the tranquil beauty of our community, welcome and encourage the open participation of all citizenry in community matters, engender a sincere friendliness within our neighborhoods/Village that nurtures a caring attitude among all of us and towards all human beings, and in being good stewards of our environment.
10	Gates Mills can retain the character and charm of the Village that it's known for. Gates Mills has a neighbor to the south in Hunting Valley to which Gates Mills can aspire.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q28: Aspirations for the future of the Village of Gates Mills?
10	The village looks the same in 2032 as it does today. I think there is a certain type of person that wants to have open space around them and we need to do a better job of attracting them.
10	To preserve, improve, and adapt.
10	Keep the same zoning. Keep pressure on improving internet and phone services.
10	Stay just the way it is.
10	maintaining status quo
10	A community that reflects the needs and concerns of ALL villagers as well as respect for the environment and green spaces vital to this area in the years ahead.
10	Accept change that doesn't compromise current long term quality of life
10	Continue current village atmosphere, but allow for a restricted number of small lot housing units to accommodate older residents who don't need large housing options now.
10	As said above, I would love to see more gathering spaces in the Village, most notably a daytime cafe with coffee/tea, light food, and possibly bread/pastries and ice cream. Could also do gourmet-style prepared foods (reheat at home) type options.
10	Please see response above - more diversity, more gathering spaces in the Village Center (bars/coffee shops/restaurants), and more walking/running paths.
10	To enhance our brand image of being a role model for environmental sustainability that other communities can respect and duplicate.
10	More dining and shopping options consistent with the Gates Mills vibe; houses with smaller lots-perhaps 2 acre minimums.
10	Maintain the emphasis on living in nature while enhancing the Town Center with coffee shop/lunch restaurant and adding single level housing that could support aging in place, smaller lot sizes to the downtown village area, similar to downtown Chagrin or Hudson and making the downtown village more pedestrian friendly.
10	Maintain community flavor.
10	Letting the personality of Gates Mills stay the same. The beauty and the prestige that it has had
10	PROTECTING ITS HERITAGE, WITH BOTH HISTORICALLY AND WITH LAND CONSERVANCY (I.E. CURRENT LOT MINIMUMS)
10	Maintain the current look and feel while keeping up with the times (eg - put in fiberoptic)
10	Leave it alone. Run more efficiently; Protect remaining green space. Raise taxes if necessary to protect what we have. Redevelopment vs new development! Merge with Hunting Valley. Leave Mayfield School system, go elsewhere. Preserve and expand 5 acre spacing
10	Keep it small

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
1	Old thinking and money.
1	Revenue.
1	No one wants to invest/spend the money to make change
1	Insulation versus inclusion.
1	Maintaining the historical look of the village.
1	not sure..
1	Those on this committee that want to bring Cluster Homes, Town Homes and smaller lot sizes or God Forbid Apartments to the Village
1	Managing the financial needs for strategic projects.
1	Bad ideas like smaller lot sizes, cluster homes, town homes and the like.
1	Change of leadership. This is home. We don't need to grow Gates Mills.
1	Poorly thought out planning by the government. PRESERVE, PROTECT, and DEFEND our way of life needs to be the mantra. DON'T BREAK what is a unique and desirable community for a few extra estate tax \$\$.
1	Village politics and residents fear of change
1	Not sure.
1	It's really not my vision. I support maintaining the status quo because that's what attracted me when I moved here less than 2 years ago. The Village is a gem and I support maintaining it as good stewards and trustees of our natural and financial resources. I oppose commercial growth and property development for personal gain. This is a wonderful residential area.
1	money and convincing the elder generation who has lived here in Gates Mills for many years that things for young families is needed to draw more families here, smaller lots so people can actually build home and bring families to live here. Cant depened on 5 acre lots forever. We need residents to help fund taxes and schools.
1	I think parking space, walkability within the Village, and finding businesses that would be willing to take a chance on a quiet location will be the biggest hurdles.
2	People
2	I'm not sure where things can go. What properties can actually be developed.
2	The biggest hurdle in my opinion, would be trying not to get caught up in what is trending in other communities. In many other communities, I see excessive development and destruction of whatever remaining greenspace is left. To me, it feels as if they view their greenspace as wasted space that could be home to dozens of new houses. Also, older homes tend to be the first properties to be considered for demolition when communities want something new. I would like to see people get away from the notion that old equals bad and that there is no considerable loss when a historic structure is demolished. Those structures have likely stood for 100+ years, and when they are gone, they are gone for good. I would like to see the village retain the remaining historic structures and to strongly discourage the demolition/severe alteration of them.
2	Money. It's always about the money.
2	hopefully the village will keep strict residential codes.
2	Less and less people can afford homes in Gates Mills which causes downward pressure on prices and creates motivation to want to reduce lot sizes, etc.
2	The desire/need to raise more money (from property taxes) might persuade community leaders into letting more housing be built on smaller lots and/or bring more businesses to the area.
2	Too many vested interests, too many people seeing it as a money making opportunity rather than a community building opportunity.
2	Many residents favor cluster homes, etc. It might be difficult to preserve our 5 acre, single home dwellings. Safety – improving our police budget, etc. might be a problem.
2	Letting outsiders "dictate" how we should "change" when everything is about "as good as it gets" now.
2	To continue to be a safe, quiet place
2	Getting more young people interested in helping
2	lowering property taxes and development of senior housing.
2	Need more new people involved.
2	Some of the people.
2	Financial as it is for most
2	I think that we need to keep it all single family housing with good size lots. I totally oppose the instillation of a cell phone tower at the horticulture center or anywhere else in Gates Mills!!!!!!
2	Finding a way to live within its means without commercial development
2	Willingness to change rather than continue the status quo.
2	The inability to make a change. Our government prides themselves on voting down things such as a bike path. They don't want "outsiders" in our village. Fortunately, Mayfield Village has beautiful facilities and paths that we can use. They welcome "outsiders"

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
2	Development
2	Keeping people/government from trying to make it a Chagrin Falls or Moreland Hills or a magnet for those seeking condos or cluster homes.
2	Too many people seem to want to allow small properties, cluster homes, condos etc.
2	Inevitable leadership transitions
2	Getting most people on board with change.
2	A strategy to get there. A plan without a strategy is doomed to fail.
2	Having young people fail to see anyone like them here and wondering if they will fit in. I heard on the local Public Radio Station an ad from the town of Shaker Heights advertising themselves as a great place to live. Maybe Gates Mills needs to think about an ad campaign.
2	Deciding how to accomplish cluster housing.
2	More organized play dates, more flexibility from the older generation to be more accommodating and welcoming to the younger generation and families.
2	I believe that there are opposing views about how to improve the village and I believe this can be achieved without minimizing lot size
2	To not be tempted to allow cluster homes or the like to exist in the Village.
3	Maintenance costs
3	Unwillingness to consider change.
3	Zoning
3	We centered on village life when it was almost everything that we had- a community that thrived because we helped each other. But work elsewhere and the choice of schools and, I guess, political differences, have taken us away from each other. But if we are known as a place where the residents matter, where their opinions count, where they have agency, when their participation in community affairs and organizations is welcomed, people will choose to live here because Gates Mills is different from other places in this important way. We need to be more than a bedroom community. I think we are, but we can do more.
3	History, tradition, and unconscious bias.
3	Proper management.
3	Pressure to develop more homes.
3	Providing sufficient customer base for businesses such as a coffee/pastry shop which primarily serve local residents. In general, we will not be able to provide safety service protection and infrastructure support for residential and commercial development --- which itself has dubious "benefits."
3	Preventing those who would overdevelop the Village.
3	Lack of honesty from the decision makers. If more revenue is needed, the Village government should be upfront and increase taxes rather than increase revenue by putting up cluster homes and apartments.
3	Reluctance to change and wanting to do things the way they have always been done. Inability to see things from different perspectives. Becoming beholden to business interests at the expense of villagers.
3	A potential lack of willingness to bear the necessary costs for the changes needed. More facilities would mean more "traffic" from the outside of the village and we believe this would not be appreciated by the current village majority. Without these changes we do not see a successful plan being established which would bring this Village forward.
3	We suspect that, in respect to the village center, it may be that the market doesn't demand and can't support much more than currently exists. In respect to keeping lot sizes the same and increasing open land, it may be that increased taxes are necessary—but we're not sure about that, given the current good state of village services and finances.
3	Finances
3	All villagers should be asked to follow the guidelines that are already in place (Maintaining their properties, fences, etc.)
3	Leadership that has a different vision.
3	Right of way
3	whomever is coming in and wants to change this village.
3	Balance.
3	Pressures for development.
3	finding the right location for rezoning
3	greedy businesses
3	people who want to bring more development to Gates Mills
3	Residents who want Gates Mills to be a retirement community.
3	Attracting younger or new residents willing to purchase the larger properties that become available as older residents move on.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
4	Balancing preserving what makes the village great and the desire to continue to grow the village by exploring development options.
4	so little of our property taxes go toward supporting the economic infrastructure of running the Village. Perhaps the only long term solution would be a more regional approach. Our elected officials may want to consider a merger with surrounding communities like Hunting Valley or Mayfield Village or others to create a more stable financial future.
4	People who have a hard time with change and are unable to see the benefits of it.
4	The minority voices who want change. Hopefully, the majority will fill this survey out. But I had to email the committee to even receive the postcard. If they want to change something, they need to change their way of communicating with the residents. Why realtors had the opportunity to weigh in their opinion about this town when most of them don't live here, I'm still scratching my head over that one.
4	Money. Pressure to build by monied interests. The need to support the village through taxes etc. Transparency in the process, so people see the value of where their money is being invested in the community, can overcome the latter.
4	The old boys' network and inept leaders who don't really have a good vision for the village's future and are just trying to line their pockets or give out favors in order to get favors later.
4	Many of the Village organizations are aging and need to attract the next generation.
4	willingness to grasp value for the whole and look past change or fears. Successful case in point city water was opposed loudly but in retrospect very successful This is leadership problem ... organisations in village should tend to work through difficult and complex problems and take a position on important issues
4	Changes in the lot size need to be failsafe or the entire ambiance and reason most people move to the Village could well be devastated.
4	The unclear vision of the village led by the council members. I have observed the divisiveness among themselves. They are not in a mood to compromise for look out for the entire community; They are in a power struggle
4	Grumpy old people
4	Creating housing options that are built on smaller lots or foot prints is a challenge given that so many are not in favor of these options in their neighborhood.
4	My generation (Millenials) may not be as interested in knowing their neighbors or prioritize getting to know their neighbors. I grew up in Rocky River, and since Gates Mills doesn't have a high school and uses Mayfield City Schools, it may be difficult to create the same type of tight community I grew up in.
4	Government hostility to suburban housing and development pressures
4	This committee.
4	People who think "more" for the sake of more is better. They cannot appreciate what they have.
4	The current council.
4	Taxes
4	People seeking overdevelopment
4	status quo thinking -- "Don't try to fix it, if it ain't broke."
4	Engaging the community into participating in this.
4	1. Managing the expenses 2. Too many people caught up in the historic homes whilst not seeing how they detract value, 3. Too few people wanting to change the river access or town center to improve the desirability of GM to younger families.
4	Politics, money and change. Everything changes with time.
4	Population growth
5	The Village lack of interest in growth has halted our real estate values in comparison to other communities. It appears there is a group of people who do not want change and therefore we lack growth in our community.
5	Inaction. The old guard and their outdated and unimaginative view must be replaced by an expanded and visionary approach to the problems we have. Please don't let the time that I and other residents have spent completing this survey go to waste. I'm not sure what to do about the public school system and that is a very difficult hurdle. It is affecting our property values as well as our proximity to public housing (Gates Mills Towers) and Mayfield Heights where the crime is increasing dramatically.
5	The biggest challenge will be stasis. In every community that I have been a part of, there is a cadre of residents that want no change. For GM, no change would be a grave mistake. A forward looking vision can meet the needs of current and future GM residents. If well thought out and executed it could be transformative. Transformative vision comes with a cost. The leadership must be prepared for the no-change-ever group to raise their voices and lead past the objections.
5	Making sure that the village remains safe.
5	Government officials failing to govern within a reasonable budget

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
5	Public officials' failure to share our vision, and their willingness to Negotiate with profit driven property developers
5	Mayfield Schools.
5	Don't allow poorly thought out housing projects to devalue the Village!
5	Younger families have many responsibilities to the children and older parents who may live nearby. Making free, family friendly activities close to home possible will be a goal. Mayor Schneider had an ice cream social not too long ago for young families.
5	People who want to develop townhomes, apartments, small motels, etc.
5	Don't know . . . this survey has been too long
5	Avoiding grand plans for expansion, especially as residents of inner suburbs flee high tax rates and rising crime.
5	Keeping the land values by not allowing townhomes, condos, smaller lot homes, and apartments as was discussed in the previous questions. In addition, do not allow chain stores and restaurants.
5	Pressure from developers, finances
5	I suspect there are folks that enjoy the privacy and history of the Village, and want very little to change to attract younger families with small children.
5	RETENTION OF THE VALUES OF THE VILLAGE
5	Getting voters to agree.
5	Different opinions amongst the different age groups living in GM.
5	Good communication is key and we will need to overcome many people desire to stay at home and not try new endeavors. This might be pushed forward with funding for free food or prizes to get the reluctant villagers out.
5	Developers
5	The inevitable tax increase.
5	Multi-family and cluster housing and commercial development.
5	Developers.
5	Progressive leadership and funding, partnerships with developers.
5	Older, "legacy" residents willing to create some change within the community.
5	Dumb governance and bad ideas.
5	The previous city council and mayor.
5	Already mentioned "unwelcoming" attitude to Metroparks trails and tasteful housing alternatives for seniors.
5	Progressive thinking and money
5	Cost and protection of land
5	people willing to change for the better
5	The mentality that things have to change or we will be left behind, while very true in business, does not always apply to a community that has never been heavily reliant on local businesses as a meaningful tax base. While some changes are prudent and should be made, maintaining the character of the Village is important. Growing our resident count is not something that we value or something that would bring dramatically positive changes. The school system is another hurdle, but it is improving with time.
5	Financial resources needed to improve roads and control traffic
5	New housing, smaller lot zoning, creative sanitary sewer districts, better cell phone coverage, more vibrant downtown district.
5	Keeping g h e status quo
5	Obtaining funds for new road construction. Continue to allow the residents to provide guidance for future developments.
5	As new people move in and homes/land sells I think some of the history and tradition of this area could be lost/forgotten but I don't think that is a major hurdle - more of a concern
5	Attracting other businesses/restaurants to here in order to build up accordingly
6	Those who want to encourage development of multiple housing units.
6	Shouldn't be a problem if we continue to have good leadership and resident participation in community events and governance.
6	Building more houses will end the advantage of a quiet hideout near the city. The request for more services. Sell this community to people who want their privacy and want small local government with minimal services but a strong police force to feel safe in our piece of paradise. Attracting young residents with the aging population to care for Gates Mills housing stock.
6	Changing demographics, different desires of new residents, budget challenges
6	The greed of developers and real estate agents with no regard for the people of the village or the environment
6	Lack of commercial space
6	Not identifying and communicating a Vision for the Village.
6	Working with developers to promote this conservation district housing to prospective residents.

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Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
6	Those fearful of any change. They will be surprised 10 years from now when they have missed an opportunity to accommodate young professionals and seniors.
6	The school system. Making Gates Mills elementary a better school.
6	People set in their ways envisioning everyone living on 5 acre lots. Also, being in the Mayfield school system.
6	Developers and an over zealous council who wants Gates Mills to become all things to all people.
6	That the assessment of these questionnaires will be thorough and without bias. That any recommendations moving forward will be at the discretion of the residents, whose ideas and interests will be heard.
6	Finances - adding amenities without raising taxes or increasing the population
6	Politicians.
6	Funding.
6	If a piece of land could become available for cluster or townhouses the communication to villagers will need to be done by a committee of villagers that is representative of the entire village - not just the council.
6	People thinking that we need to improve when it is perfect as it is. Everyone loves it here - we don't need to be an "up in coming" neighborhood. We just need to continue being ourselves.
6	Members of local government see financial gain in pushing for development.
6	Implementing some of the proposed ideas regarding housing, bike paths, added retail, etc. i'm fearful that this comprehensive plan will truly change the complexion of Gates Mills for the negative.
6	Newcomers to the village who don't appreciate what makes the village special and want to change it into something else.
6	Most likely financing.
6	Some people want change that won't add to my life as a resident
6	Convincing the residents that smaller lots with open green space will actually be beneficial to the future growth of the village.
6	Development
6	Money
6	Too much growth and development
6	Priorities.
6	Resisting Government coercion to conform with less attractive communities
6	Ignorance, apathy and backward thinking.
6	Resistance to new/different ideas. Very limited engagement with events/institutions outside the Village, e.g., Mayfield City Schools, Governments of Hunting Valley/Mayfield Village, etc. A 'Lake Wobegon' attitude that suggests everything is fine, everyone agrees, all the men are handsome, all the women are strong and all the children are above average... Having a target for questionnaire responses of 500/1750 = 29%, in my view inadequate and therefore an unacceptable target
7	Enough tax revenue to support the maintenance and infrastructure of the village.
7	The keeping of our infrastructure in the future
7	Tree lines, support from local government
7	Politicians
7	Attracting younger homeowners to achieve better home values
7	Compromise.
7	People not understanding what can and can not be done with zoning.
7	Residents who want no change
7	More thought and information needed to answer.
7	Willingness to change from the way it's always been.
7	Taxes.
7	Financial
7	Money.
7	Limit housing, limit small property plots Keep Gates Mills City a desirable place that is not so easily moved into - no condos, no apartments, no multiple living homes
7	Developer's. They want a quick buck for destroying all of the beautiful acreage we have.
7	The pressure to develop more within gates mills.
7	No hurdles. Just maintain what we have - it's why we all invested here. Gates Mills is a very special place. Keep it that way.
7	Just keep things the way they are. We all moved here because we like it the way it is. There are no other communities like Gates Mills. Don't change it.
7	Attitude change among residents
7	Development of housing that few seem to desire.
7	increase services

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Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
7	Resistance of allowing cluster homes or senior living facilities.
7	Just reach out to communities and indicate great natural beauty as well as quiet enjoyment of life with access to global transportation and networks
7	Inadequate housing stock for seniors looking to downsize and live on one level.
7	Isolationism, unexamined privilege
7	Overcoming social and racial stigmas.
7	Space in village center
7	Trying to add a bunch of things that are not needed and pulling too many resources away from what already makes and keeps this community great.
7	Changing school system
7	Economic forces outside of Gates Mills.
7	This question will require much more thought on my part.
7	It seems like every 5 years or so, our "Enlightened Politicals" think its time again to change the zoning laws to permit cluster housing, etc.
7	Outside people will try to change Gates Mills so they can make a profit.
7	Changing the zoning to allow for quaint senior living places to retain the senior residents.
7	Recruiting the right kinds of businesses that share our values and can generate enough profit to endure in a small market.
7	I responded to this regarding village center development.
7	The age and views of the majority of the population.
7	Close minded residents
7	1 and 3 should be easily achievable. Installation of bicycle lanes require infrastructure and community support, which are more difficult.
7	I think the biggest challenge in accomplishing my vision would be finding tenants. Also finding available parking.
7	Old school attitude.
7	Balancing history and what has make Gates Mills great over the past years with also moving forward to keep pace with change. How to manage an aging housing stock and perhaps the general desire for smaller homes and properties.
7	Handling of finances. GM is running a deficit but no one is acting on it.
7	Stay true to its values and do not succumb to developers' interests for profits.
7	It's a challenge, but we need to modernize the way we manage our village.
7	Lack of appetite for smaller, incremental changes (sidewalks, street light, road maintenance). At same time considering radical changes like creating multiple smaller homes while not having any of the infrastructure to supporting them: our streets are not well maintenance, they are narrow and too few (traffic will become a problem), Communication services are very, very poor (cell phone coverage, 1 operator for Internet). We are not ready to increase our population. Let's make Village better with smaller, but more decisive steps. Let's make Village Center more attractive.
7	people that cannot see what they are looking at.
7	Residents and officials sense of superiority, lack of exploring and committing to other options for recreation and opportunities in the village.
7	Convincing businesses to open up there without a proven track record of potential visitors.
7	Crime !!!!
7	Negative attitudes from adjacent property owners.
7	Money; it would help not to overengineer some of the recreational enhancements.
7	Avoiding pressures for « growth » which are driven by personal and professional greed.
7	I don't know how the broader community views the addition of businesses downtown or if they appreciate the quiet community the way that we do. I hope so.
7	Increasing taxes while still keeping it green and quaint
8	The inability of the village council to to embrace change, ie. sensible development of cluster homes
8	Not in my back yard attitude
8	Large lot zoning
8	Pressure to develop.
8	Proposals to divide pieces of property to create "developlopments" that lack quality of construction and style.
8	the financial attractiveness of allowing more building, too many houses (apartments, cluster homes, etc)
8	Money
8	Educating new residents on the village culture and getting their buy in.

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Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
8	About 50 houses change hands each year bringing in new residents who need to get involved in Village activities and organizations.
8	I worry about resistance to any changes.
8	Revenue generation that stays within the framework of the communities character.
8	There will be lots of resistance from residents who are not willing to see any increase in density
8	spreading population
8	people who dont respect bicycle riders. I feel like they need a reality check as bike riders tend to be healthy and respectful individuals.
8	The financial viability of village center without undue burdening of taxpayers.
8	There are always pressures (financial and otherwise) to more intensively develop the available land. We have already seen an effort to try to create an artificial link between the North and South Chagrin Reservations which may serve people outside the community, but is not needed for our community. Will MetroParks try to force access ways onto us? I hope we will have leadership that pushes back hard on that.
8	A financial commitment to cleaning the river, this goes beyond Gates Mills, of course.
8	Keeping it safe.
8	The pressure for denser housing
8	People with aspirations of "big better best".
8	Put the right property ordinaces in place so owners are required to maintain the appearance of their homes and property. Also, it will be important, even if a suitable retirement facility is allowed, to make sure that it is properly sited and and maintains the Gates Mills look and feeling.
8	Zoning
8	Staying true to it's origins.
8	Those wishing to develop smaller cluster complexes.
8	Resistance to change
8	RESISTANCE TO CHANGE NOT IN MY BACKYARD FEAR OF TOO MUCH DEVELOPMENT IN THE VILLAGE
8	The encroachment of builders who want to greatly increase the density of our Village by adding cluster homes, townhouses and apartments.
8	current city leaders
8	Funding
8	Getting a consensus of opinion within the village to take action. Recall how long it took to rebuild the village center after the Red Fox fire?
8	Pressure for development outside central area and preservation of large properties.
8	Pressure to develop and innovate
8	Developmental pressures which could make it more like everywhere else.
8	Money
8	Community support...I suspect there will be push back on ideas that will attract visitors (more traffic) and condo/cluster development ideas.
8	MONEY
8	Locations for new small businesses- enticing them/making it affordable for them to thrive here.
8	public buy in -
8	Wealth gap. If your not rich here you really are actively excluded from participating in government, joining many of the village organizations (its invitation only after all...), etc.
8	Finding the resources. Taxes are already very high
8	Giving into development such as condos
8	Zoning
8	money
8	Five acre lot minimums will prevent the population from growing (which would increase the tax base).
9	Resistance to change.
9	Those who feel 5 acres/residence imperative
9	Good question.
9	The lack of flexibility in building codes to some extent, but I do support a clear focus on maintaining overall architectural standards. I think sometimes our architectural review and zoning committees can be overly rigid and unable to work with people in a constructive way.
9	Poorly examined "quick fixes" to increase revenues.
9	See question 27
9	Those who want to capitalize on development.
9	The hurdle I think is overthinking. Everyone I know is quite pleased here...at least until we found out that we shouldn't be!

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Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
9	It seems like there are space limitations to development. Also, I think that in some ways our reputation prevents some of the development I'd like to see (people talk about the acreage rules, zoning restrictions, and Mayfield Schools, for example, as reasons to not consider Gates Mills—we may have a bit of a PR issue and need to make sure good and accurate info is out there).
9	Working out a win-win formula for new schooling options with the Mayfield School District.
9	Achieving a shared vision for the future. Finding creative ways to support the Mayfield School District while offering more public school options for Village residents. Using tax abatement tools to encourage redevelopment of old and tired residential properties.
9	Angry residents who feel compelled to disrupt the natural flow of steady progress.
9	The biggest hurdle is fending off consumerism and those who wish to turn Gates Mills into another boring indistinguishable victim of suburban sprawl.
9	Leaving what is IN PLACE, IN PLACE. If you want to be divisive, move to the United States Congress where that crap is RAMPANT. Both sides.
9	Cost for most families.
9	People who want to bring more commerce and public access to the village.
9	People seem obsessed with five-acre lots and squirming out of paying whatever taxes they can (a bad look in a community as affluent as this one!)
9	Helping folks to see that the smart investments in access to nature and enhancing the pedestrian/bicyclist experience will improve quality of life AND property values.
9	Cleveland's future
9	Real estate taxes
9	Formation of the right Village plan
9	Finances
9	Older NIMBY residents with limited imagination who want nothing to change. Resistance to change has served the village well in some respects but it is a big barrier to positive change right now.
9	Hesitancy to change
9	resident consensus
9	negativity in counsel
9	I am worried our new counsel is going to be breaking down valuable assets of our village out of ignorance or just out complete disrespect .
9	of course politics lot's of senior residents wont embrace any changes at all
9	Lack of consensus within our community about whether or not we want to be more accessible - and fear that those who work toward this goal will burn out trying to achieve it.
9	Budgetary discipline.
9	In these times, the historic charm does not appeal to broad swaths of people
9	NIMBY-ism, the idea that a few changes isn't going to turn us into Chargin Falls or Mayfield Heights. An aging community that isn't as concerned with resale or plans for further down the road (global warming, etc).
9	My biggest concern as a younger homeowner in Gates Mills is that the community is too resistant to change. I do not want to change or ruin the things that make our Village so incredible. But I also worry that if we do not change at all or consider the wants of younger generations, in 10-20 years when many of our current homeowners are no longer residents, we'll end up with properties that are not desirable and property values that are decreasing. It would be very wise for us now to make changes from a position of strength for the future rather than wait until later when things may not be as good. That is something that concerns me.
9	It is all done - 5 acre minimum but not much land left. That hurts big landowners like us and my wife may be mad at my view as she grew up here.
9	Change/buy in, in general. Many different viewpoints among residents.
9	coming to a consensus on what types of housing are acceptable to maintain the feel of the village
9	Hopefully all those who live in gates mills want to preserve the village but do was it to evolve. I think trying to evolve in a way that doesn't bring more traffic, crowds is essential to preserving all that we love about this wonderful place.
9	Housing development.
9	I am willing to attend meetings, which I have not in the past, nor through COVID, to become more involved if that is necessary.
9	To insure it maintain historical values and in assurance to do sso
9	People wanting to make money off of developing and housing
9	We cannot satisfy everyone. The Village of Gates Mills cannot be everything to everyone. If the leadership believes that growth and change will solve problems, they may find that this only creates new problems. For those that seek other living/working situations, there are many other places to live around here.

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Nd #	Q29. Village's biggest hurdle in accomplishing your vision?
9	Outside pressure
9	change. change is inevitable
9	The race to make Gates Mills accessible to all will destroy the uniqueness and value of the existing village.
9	Building consensus around the importance of these investments and elevating these investments within the list of all Village planned capital expenditures.
9	Not sure I see a hurdle. Lets see what comes out of this survey. Many of those I associate with from GM, feel the way I do.
9	Keeping developers out! We are an absolutely beautiful little village, we are not broken and do not need fixing!
9	Trying to keep it as it is rather than a community of apartments and townhouses.
10	Change
10	People who are obsessed with growing the Village. That's not why most people moved here.
10	attracting successful younger people who will sustain Gates Mills' semi-rural character.
10	We need more young people moving into our community
10	NIMBY people who resist any development in the village
10	the agreement of all parties
10	People not wanting it.
10	Changing the minds of the long standing government members, changing the culture.
10	nothing!
10	Decisions will be made to develop a rare nature setting. We are surrounded by developed cities.
10	The honest, sincere goodwill of the people who govern to be inclusive and open in the process of governing with the desire to listen carefully and represent the will of the citizenry of this community.
10	Financial reality.
10	Losing \$1MM/yr in inheritance revenue in 2013 and impact on village finances. Village hasn't gone to taxpayers for a tax increase and I think there is going to have to be one at some point. GMLC needs to be self funding as there are greater demands on village finances
10	Council. We need more cooperation and meeting of the minds. Personal agendas and egos need to be checked at the door. Realize we elected you to work together and make progress, not stand still.
10	Pressure from developers
10	Residents who want changes made.
10	recognizing residents' opinions and concerns
10	Trying to be all things to all people! Striking a balance between evolving as a community and maintaining those aspects making the Village unique is vital.
10	Political alignment for the better good ht the villages . Look to the future without compromising the past and traditions .
10	Zoning that makes most residents happy.
10	The idea might take a lot of spearheading from an individual vendor (or maybe more than one). Nonetheless, I think sourcing options from already existing entities would be ideal. For example, could do On the Rise bread/pastry outpost, Mitchell's outpost (like in the Heinen's downtown), Hungry Bee/Metropolitan market/Lemon Falls or similar style prepared foods would help. In addition, I think finding Gates Mills residents who are passionate about food would be helpful - they may be able to help with sourcing and even providing some of these options.
10	I think the biggest hurdle will be a) resident interest in expanding the ethnic and cultural diversity of the Village b) resident iinterest in supporting higher taxes to finance this vision.
10	I don't believe the current mindset is willing to take such a necessary step.
10	Hostility to change; failure to recognize that many people don't want huge houses on huge lots. Standards can be maintained for quality. Also, additional retail would deflect some of the tax burden from residents.
10	Villagers who wish to limit growth, who are afraid of diminishing property values with smaller homes, who don't embrace change and lack the vision to understand that by making Gates Mills an even more desirable destination, everyone wins.
10	Money.
10	Bad decisions
10	GROWING BOTH COMMERCIALY AND RECREATIONALLY WHILE PROTECTING THE CHARACTER OF THE VILLAGE.
10	We need to get past the issue of smaller lots and cluster homes. We are not and do not need to be all things to all people - we need to focus on our strengths.
10	Better government and better financial management. Mayfield School system blocking exploration/implementation of better school options. "Close minded" council
10	Leave it alone
10	Pressure from Developers

Question 30: How likely or unlikely are you to support higher property taxes to increase/improve the services and/or amenities available in Gates Mills?

	Very likely		Likely		Don't Know / Depends		Unlikely		Very unlikely		Total	Skipped
Q30: How likely or unlikely are you to support higher property taxes to increase/improve the services and/or amenities available in Gates Mills?	6.5%	33	13.9%	71	37.5%	192	19.5%	100	22.7%	116	512	30
Q31: How likely or unlikely are you to support higher income taxes to increase/improve the services and/or amenities available in Gates Mills?	7.1%	36	14.9%	76	35.9%	183	20.6%	105	21.6%	110	510	32

Question 33. How much longer do you plan to live in Gates Mills?

Answer Choices	Responses	
Under 2 years	0.6%	3
2-5 years	8.8%	42
6-10 years	18.3%	88
11-20 years	32.1%	154
21-30 years	15.8%	76
More than 30 years	24.4%	117
Answered		480
Skipped		62

Question 34. Do you own or rent your home?

Answer Choices	Responses	
Rent	1.0%	5
Own	98.0%	499
Other	1.0%	5
Answered		509
Skipped		33

Question 35. What percentage of the year do you live in your Gates Mills home?

Answer Choices	Responses	
75% to 100%	88.8%	460
50% to 74%	8.3%	43
Less than 50%	2.9%	15
Answered		518
Skipped		42

Question 36. Including yourself, how many people live in your household?

Answer Choices	Responses	
1 person (myself)	11.8%	59
2 people	53.4%	267
3 people	12.4%	62
4 people	15.2%	76
5 or more people	7.2%	36
Answered		500
Skipped		42

Question 37. Please indicate the number of people in your household that are in each of the following age groups:

	1		2		3		4		5 or more		Total
0-10	46.2%	36	35.9%	28	10.3%	8	6.4%	5	1.3%	1	78
11-17	66.2%	47	29.6%	21	4.2%	3	0.0%	0	0.0%	0	71
18-29	64.1%	41	28.1%	18	3.1%	2	4.7%	3	0.0%	0	64
30-54	22.0%	36	76.8%	126	1.2%	2	0.0%	0	0.0%	0	164
55-69	39.1%	90	60.9%	140	0.0%	0	0.0%	0	0.0%	0	230
70+ years	47.6%	88	51.4%	95	1.1%	2	0.0%	0	0.0%	0	185
Answered											493
Skipped											49

Question 38. What is your age?

Answer Choices	Responses	
18-24	0.2%	1
25-34	2.8%	14
35-44	12.2%	60
45-54	14.0%	69
55-64	22.5%	111
65+	48.4%	239
Answered		494
Skipped		48

Question 39. Include any additional comments below.

Answered 66
Skipped 476

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Nd #	Q39. Additional Comments
1	Thank you for doing this survey and taking into account all of our concerns
1	Thank you for the opportunity to share our thoughts.
1	We are the second generation in our house. We hope our children will choose to move here when our time is up.
2	Thanks for asking us about all of this. We know it took a long time to create this survey and get it out to everyone. We appreciate the work you are doing to try to improve our community
2	no cell tower at Mayfield School Enviromental Center on County Line Rd
2	Thanks for your time and diligence in this matter.
2	If the Village is going to pursue development. the Architectural Review Board will need to meet more than once a month. I've heard horror stories about the length of time it takes to get things through the Board and how difficult the Board is to work with.
2	Right now I am concerned that a cell phone tower is NOT built in Gates Mills!
2	While I support additional amenities, our taxes are very high considering what the Village currently has to offer.
2	My husband lived here 6 years before passing away. It has been a safe place for me. I am in favor of putting up a Cel Tower on County Line Road.
3	Congratulations to the people who put this questionnaire together. You've done a wonderful job.
3	Higher taxes will drive us out. We would like to retire here, but the taxes for what you get are high.
4	There are plenty of other places on the map for families to go to if they wants sewers, .5 acres, townhomes, and sidewalks. We came here from a cluster home community seeking a better location, larger lot sizes, and privacy. I/We actually planned that this will be our forever home. We tore down and built a home conducive to aging in place. Was it a fun process? No, but I now realize and respect the reasons behind the strict building review board codes. It's called planning and forecasting for aging in place. Besides, let's not act like most of the seniors who live here don't have second homes in FL, where they will most likely live long term for estate planning reasons. Preserve Gates Mills as is, but maybe consider burying the utility poles.
4	Thanks again! And I hope my responses are kept confidential because I fear retaliation should I want to get anything approved like a new shed or any type of home addition.
4	dont remind me
4	It would have been nice to have a place to make suggestions for how to meet our goals for the Village. Not all suggestions require significant funding, e.g. there are many talented people who live in the Village and might be willing to volunteer their particular expertise, for instance, being a grant writer.
4	We moved to Gates Mills in 2020, and have been loving it.
4	This "survey" asking for our opinions seems, in the end, to be announcing goals of a committee that may not be in the interests of the citizens of GM.
4	I would support more taxes to support what we have now and to keep it that way.
4	We need change, but not at greater expense. Evaluating public/private partnerships, the sale of village land, and additional housing options are all net-negative to taxes on a per household basis and can fund some of the required change to keep GM attractive.
4	The Gates Mills Community Survey is a great idea, but this particularly gigantic one was poorly conceived and horribly executed. It would never have received a passing grade in the programming and management classes I taught. You can't back up the survey; so how can you review & share it with your spouse or anyone else in your household. It's impossible to complete the survey in 20 to 25 minutes; 60 or more minutes is required to turn out a product that would be of value to GM politicians. Busy GM citizens are probably overwhelmed by the survey's breadth & complexity; they will just put it aside and GM politicians will get nothing. But the "survey" is a great management tool if used in smaller more tightly focused "chunks" spread over a longer span of time. Imagine a single survey sharply focused on the GM Village Center; later, one focused on GM's Community Services & Infrastructure; or another survey focused on the Future of GM. That's how you'll get creditable input. ONE MORE THING: HOW DO I KNOW THAT YOU HAVE ACTUALLY RECEIVED THIS SURVEY RESPONSE? PLEASE CONTACT ME SO I CAN BE ASSURED THAT YOU HAVE INDEED RECEIVED IT.
5	We raised three children here. 2 have moved away and one is in college
5	Re the question about taxes. I would love to see some visionary thinking here too. Our property taxes are high and our services are low. Raising taxes is not always the answer. Combining services with other nearby communities and eliminating wasteful spending should be considered. Also increasing the number of residents thru construction of senior townhomes/tasteful apartments would help.
5	After completing this survey it impresses upon me the significance of the choices to be made in the next 10 years are vital to the future of the village. I hope decisions are made with a long-term perspective in mind. Crime and safety should be a priority.
5	After I submit my suvey, I would like to have a way add-in further thoughts and ideas. How would that be accomplish?
5	Thank you for offering this comprehensive survey. Please provide results to the community.

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Nd #	Q39. Additional Comments
5	I assume that all residents will be kept notified about information regarding the Comprehensive Plan. Thank you and good luck with the process.
5	Gates Mills is wonderful. Used to be a bit better. We do not need to grow; we do not need to change. We need to keep our quality of life, as is and not consider business growth, nursing homes, apartments, or cluster housing.
5	thank you for your good work
5	While we are very much not in support of a tax increase of any kind, if we did have to raise taxes, it should be based on property as that would impact all residents / owners while an income tax would impact only those generating W-2 income.
6	Let's make sure this effort, including the work of the Community Advisory Board, yields meaningful results.
6	Please leave the village the way it is!
6	Why would we consider apartments and townhouses? There are many communities where those exist today. Gates Mills is different - keep it that way
6	It's disappointing that this survey is silent on issues like climate change and inclusiveness and is so obviously pro-development.
7	The services that we have are limited for instance we pay for trash removal, and the streets are plowed and grass cut. Yes we have police protection and fire services but what else compared to Mayfield Village or other surroundings communities
7	My hesitation on committing to higher taxes is based solely on the fact that a substantial part of my taxes go to the school district. It seems to me like Gates Mills residents foot a huge portion of the school tax, when many of us do not use the schools. I appreciate the use of Mayfield busing and pools/recreation and am happy to pay a fair share of taxes, but I'm not sure that nearly 70% of my property tax should be going to the district when my own village needs those dollars. Feel free to reach out to me for further discussion of my responses. We're happy here and look forward to contributing in ways that can make a difference.
7	Thank you for the opportunity to participate, I look forward to seeing and hearing the results.
7	How about expanding the Gates Mills cemeteries? Ban or restrict/regulate VRBO or airbnbs.
7	There has to be some incentives with income otherwise the village will lose estate taxes as people who relocate to Florida Just like the Tour de France you can have the Tour de Gates Mills and you can use that as the major fundraiser for the village
7	It's a privilege to leave in such a beautiful village and we are happy to decided to move here! I just wish we can find a way where we can use more frequently the community spaces that we already have and to increase the way to get the neighbors together enjoying the beautiful spaces that we have. Thanks for making this survey happed !
7	I would stay in Gates Mills forever, but I can't do that and downsize to a property designed more for my stage of life (one floor, less upkeep and maintenance.)
8	I have owned a home in Gates Mills where I raised my family and have downsized and renting.
8	We maintain our house so that children and grandchildren can stay with us when they come home to Cleveland.
8	Gates Mills needs better signage and painted lines on Gates Mills Blvd. to indicate that it is a one-lane road. We also need better signage at the intersection by the Green Bridge/Chagrin River Road/Old Mill Road - it is dangerous for drivers, cyclists and pedestrians.
8	I would like to cut down a few trees on my property blocking my view of the valley. I have heard this isn't possible and would like to have this option.
8	This survey is too long.
8	Housing options creating higher density creates more tax revenue without raising tax base rates.
8	I like that Gates Mills is conserving chunks of land but I am concerned that removing too much land from the tax base by making it non-taxable could threaten the long term fiscal solvency of Gates Mills village. This should be explained when discussing the future of the village. What is the optimum amount to be preserved in public and private ownership.
8	Thank you!
8	Like the idea that this questionnaire was considered and professionally done
8	Using the Pink Sheet to educate residents on property maintenance - i.e. Not blowing grass clippings and leaves into culverts, streams etc. Educating residents on evasive plants (what they look like and how to get rid of). Having more speed reminders or more speed traps.
8	Current renter would like to be a property owner in the near future
9	Is the implication that older people are predisposed to not want change? And only the young are pRogressive?
9	I hope ageism doesn't jade this survey.
9	Some people need to get a Hobby instead of imposing their myopic opinions on an entire community. Option 2, please contact Psychiatry, Cleveland Clinic Hospital. Just because someone has an IDEA, does not mean it is a good one or the right one.

Gates Mills Comprehensive Plan - 2022 Community Survey

Nd #	Q39. Additional Comments
9	I wish Gates Mills would be less known as an enclave of snooty folks and work on building a reputation as an open-minded, inclusive community that cares about the environment. Would love to see community incentives to add solar panels, more thoughtful consideration about how + what gets developed and where, and greater community willingness to acknowledge both privilege and the obligations of privilege—less focus on doing things for Gates Mills, and more focus on how we as a village contribute and give back to our wider community.
9	A real challenge for Gates Mills is its lack of diversity among the overall population and in representation of clubs/groups. Friends and family members that are Black or Brown do not perceive Gates Mills to be a welcoming community, and have told me that they don't feel safe visiting. Allowing people to put political flags on utility poles (particularly Women For Trump immediately south of Mayfield Road which is a gateway of sorts to the Village) is absurd, and negligent for anyone wanting to create a welcoming community. First Energy says that there should not be political signs on utility poles for safety purposes. When a community allows them (particularly with what is understood to be a hateful message) it creates an impression that takes years to change.
9	I applaud Council and Chip Auwerter for rolling up their sleeves and putting together a village plan. These surveys are helpful in testing which way the winds are blowing but the committee should understand that respondents are giving knee-jerk reactions and their opinions will be heavily biased by what is rather than what might be. This should be a partial democracy--careful consideration of the thoughts of current residents but an entrepreneurial interest in what FUTURE residents will value.
9	we need to carefully evaluate the village center, improve cyclist flow on River rd. work with the Hunt club going forward it is a large lot 19 acres lots of possibilities both for the club and the Village.
9	It is late at night - I favor the lowest possible taxes for the survival of the Village. We want people to come here and bid up our house prices. Cleveland Heights and Shaker heights keep raising taxes.
9	Great place to live.
10	I agree with improvements to the village as long as the use of the improvements are restricted to members of this community.
10	I know at a recent council meeting it was mentioned that a cell tower was being considered for placement in the Gates Mills Environmental schools. I am VERY OPPOSED to this idea. It would lower property values in that part of our community. I am opposed to this since it appears to be mainly for the purpose of \$\$\$\$\$\$. There is a tower on the Chester land side of county line road (north of Mayfield) and it is very unsightly.
10	We have two historic houses in Gates Mills and I value the wooded and quiet lifestyle.
10	I oppose significant changes in zoning approved by council with going to the ballot