

VILLAGE OF GATES MILLS
SPECIAL COUNCIL MEETING ON ZONING
SEPTEMBER 11, 2024

I. Context and Background (circa 1996-98)

Mayor Siemborski

- Village Growth Management Plan (circa 1996-98)
 - Goal 1 – Managed Growth
 - Goal 2 – Preservation of Natural Resources and Environmental Features
 - Goal 3 – Rural Public Services
- Village Growth Management Strategy (circa 1996-98)
 - a. Change the Minimum Lot Size for Developed Properties to 5 acres
 - b. Require a Wider Lot Frontage
 - c. Develop Open Space
 - Subdivision Design Standards
 - d. Develop Site Plan Standards
 - 1. Limits of Disturbance
 - 2. Architectural District Guidelines
 - e. Strengthen Environmental Regulations in the Zoning Code
 - 1. Hillside Protection / Riparian Setbacks
 - 2. Tree and Woodland Preservation
 - f. Acquire Sensitive Properties

II. Current Zoning

Todd Hunt, Law Director

- A. Government Regulation vs. Private Property Rights
- B. Zoning Use Classifications
- C. Area and Size Regulations
- D. Planning and Zoning Process
- E. Conservation Development District (Chapter 1160)

III. Future Considerations in Planning and Zoning / Discussion

Mayor Siemborski and Todd Hunt

RELATIONSHIP OF TECHNIQUES TO GOALS AND POLICIES

As an overview, the following matrices illustrate the way in which the implementation techniques of the Growth Management Plan relate to the Goals and Policies previously described. The relationship between the techniques and the Plan's "Goals and Policies" is important in order to maintain continuity throughout the planning process.

Goal 1. Managed Growth

Manage the location and aspects of growth in order to preserve the character of Gates Mills as a rural community of low density single family homes in a bucolic environment compatible with the equine uses in the Village.

Policies:

1. Preserve existing fields, open spaces and woodlands through land use regulations and the selective acquisition of properties or conservation easements.
2. Regulate new development in order to preserve the existing pattern of fields, historic fence lines and walls, wooded areas, and equine system of trails and uses.
3. Site new homes in such a way that they respect this pattern and take advantage of natural terrain so that structures are not visible from the public right-of-way, wherever possible.
4. Promote the preservation of historic buildings in the Village.
5. Develop design guidelines for historic districts.
6. Develop site plan guidelines and standards in order to provide the mechanism to ensure that development complies with this goal.

Implementation Techniques	
Minimum Zoning Density Standards	■
Minimum Lot Frontage	■
Open Space Subdivision Design Standards	■
Hillside Protection Regulations	■
Tree and Woodland Preservation Regulations	■
Site Plan Design Standards	■
Acquisition of Sensitive Properties	■

**Goal 2.
Preservation of Natural Resources and Environmental Features**

Preserve the environmental integrity of the area with particular emphasis on floodplains, steep slopes, mature wooded areas, and water quality affected by storm water runoff.

Policies:

1. Strengthen hillside protection standards in the Zoning Code to discourage development on sensitive hillsides as part of the Chagrin River watershed preservation effort.
2. Strengthen the tree preservation requirements in the Zoning Code to protect and retain existing mature wooded areas.
3. Establish minimum setbacks from environmentally sensitive areas such as steep slopes and floodplains in furtherance of the Chagrin River watershed protection plan.
4. Selectively acquire properties or obtain conservation easements on properties with substantial environmental constraints for development.
5. Develop environmental assessment standards through a site plan review process that ensures compliance with this goal.
6. Develop stronger regulations regarding the siting and design of on-site sewage disposal systems in order to assure adequate allowance for replacement fields as requested by the County.

Implementation Techniques						
Minimum Zoning Density Standards	Minimum Lot Frontage	Open Space Subdivision Design Standards	Hillside Protection Regulations	Tree and Woodland Preservation Regulations	Site Plan Design Standards	Acquisition of Sensitive Properties
			■	■		■
		■		■	■	
		■	■		■	
			■	■		■
	■				■	
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**Goal 3.
Rural Public Services**

Minimize the impact of new development on the level of services for existing Village residents.

Policies:

1. Recognize that the Village of Gates Mills is a rural community in an environmentally sensitive area and is not anticipated to be provided with community sanitary sewer services.
2. Develop zoning regulations that limit the amount of new growth and development to that which allows for the maintenance of the existing level of services.
3. Maintain and improve roadways for the purpose of traffic safety but minimize cut-through traffic.
4. Provide effective fire and police protection and emergency health services for residents.
5. Encourage the provision of public water services throughout the Village.
6. Continue to minimize the effects of stormwater runoff through sedimentation abatement regulations.
7. Require the submission of a Storm Water Pollution Prevention Plan to the Village for all new development, in order to control the pollution and sedimentation in the Chagrin River Valley.

Implementation Techniques	
Minimum Zoning Density Standards	Minimum Lot Frontage
	Open Space Subdivision Design Standards
	Hillside Protection Regulations
	Tree and Woodland Preservation Regulations
	Site Plan Design Standards
	Acquisition of Sensitive Properties
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