

Village of Gates Mills
MINUTES OF A SPECIAL MEETING OF COUNCIL
ZONING WORKSHOP
September 11, 2024

A special workshop meeting of the Council of the Village of Gates Mills, Ohio was held at the Community House on Wednesday, September 11, 2024, at 5:00 p.m. with Mayor Siemborski presiding.

Councilmembers present: Atton, Broome, Deacon, Press, Steinbrink, Turner (via Zoom), Welsh.

Other Village officials present were Treasurer Dixon, Clerk DeCapite, Finance Administrator Mulh, Village Engineer Courtney (via Zoom), and Law Director Hunt.

At 1:57 Mayor Siemborski stated purposes for this meeting:

- When we went through the various recommendations in the Comprehensive Plan, we split those between items that were operational and would be handled by the Mayor/staff and items that were strategic and would be handled by discussions of Council over the following year. Zoning was one of the strategic items.
- To get Council/Mayor on the same page and increase their awareness of individual zoning regulations.

- I. Context and Background (circa 1996-98) by Mayor Siemborski starts at 5:15
 - Village Growth Management Plan (circa 1996-1998) (Goals 1,2,3 attached)
 - Goal 1 - Managed Growth
 - Goal 2 - Preservation of Natural Resources and Environmental Features
 - Goal 3 - Rural Public Services
 - Village Growth Management Strategy (circa 1996-1998)
 - 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 presentation by Law Director Hunt attached and starts at 13:40
 - A. Government Regulation vs. Private Property Rights
 - B. Zoning Use Classifications starts at 21:20
 - C. Area and Size Regulations starts at 22:47
 - D. Planning and Zoning Process
 - E. Conservation Development District (Chapter 1160) starts at 34:44 - 51:52
 - Village Engineer Courtney insight/yield plan discussion starts at 38:57

- At 51:53 Law Director Hunt asks for additional questions

At 58:00 Councilmember Press stated that in the Comprehensive Plan there were at least two suggestions relating to Chapter 1160 - 1) consider lowering the 25 acres to a lower amount and 2) remove the first step (the yield plan) of the two step process. He does not agree with either modification. We ought to have some discussion and dispose of it one way or the other.

At 1:09:43 the Mayor suggested that the sense of Council was that they've considered the Comprehensive Plan suggestions of less than 25 acres and adjustments to the yield plan and decided that the current provisions and language of Chapter 1160 remain appropriate and adjustments are not necessary. All Councilmembers advised their agreement. This satisfies Agenda Item III D. Potential adjustments to Chapter 1160.

At 1:12:36 the Mayor asked Council to discuss and consider adjustments to the required frontage, side lot and set back in the downtown commercial district as suggested in the Comprehensive Plan.

At 1:23:22 Treasurer Morgan asked when were the historic districts established and Councilmember Press said great lead in to the Comprehensive Plan suggestion to reconsider the historic district and what's in and what's out. It's something we should talk about.

At 1:31:27 the Mayor suggested in regards to front, side, and setback requirements in the downtown commercial district that Council has considered potential changes and believes that no changes are required, and items of this nature can best be handled by P & Z. All Councilmembers indicated agreement. This satisfies Agenda Item III A. Potential adjustments to required frontage, side lot and set back in the downtown commercial district.

At 1:32:13 the Mayor suggested that Council considered comments on the historic district and believes it's best to be further informed by referring this to the Historic Subcommittee for future review and presentation. All Councilmembers agreed. This satisfies Agenda Item III C. Potential adjustments to historic district.

At 1:32:56 Councilmember Steinbrink asked for some thought on the state preempting local rule and local law. He has concerns with some of the larger village properties and a possible State mandate that you can't have single family housing anymore. Deed restricting properties is a solution.

At 1:39:00 the Mayor requested discussion of the Comprehensive Plan suggestion for changes to walking paths, bridal trails, and bike paths. Councilmember Press noted there was a bimodal distribution with the Comprehensive Plan results - there was a group who thought it was a good idea and there was a group that thought it was a terrible idea. Following more conversation, the Mayor summarized that Council has considered the suggestions in the Comprehensive Plan and finds the potential use of walking paths, bridal trails and bike paths as unnecessary. All Councilmembers concurred. This satisfies Agenda Item III B.

There being no further business, it was moved by Councilmember Deacon, seconded by Councilmember Broome, and unanimously carried, that the special council meeting be adjourned at 6:45 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Beth DeCapite". The signature is written in a cursive style with a large initial "B".

Beth DeCapite, Clerk

Approved:

A handwritten signature in black ink that reads "S L Siemborski". The signature is written in a cursive style with a large initial "S".

Steven L. Siemborski, Mayor