

City of Seven Hills

Record of Minutes of

SPECIAL COUNCIL MEETING HELD July 5, 2016

This *SPECIAL* Council Meeting was called to order by President of Council Matthew A. Trafis at 6:05 p.m. with the Pledge of Allegiance.

ROLL CALL

Present and accounted for were Mayor Dell'Aquila, Director of Law Pignatiello, Councilman-at-Large Kraynak, Councilman-at-Large Trafis, Ward 1 Councilman Biasiotta, Ward 2 Councilman Fraundorf, Ward 3 Councilman Kukral, Ward 4 Councilman Petro, and Director of Public Service and Properties Lovece. Absentee was Building Commissioner Moro.

(ONE COUNCIL-AT-LARGE SEAT CURRENTLY VACANT)

OPENING STATEMENT

Council President Trafis made the following comments:

“Before we proceed with the one item on the agenda, I’d just like to explain what we’re doing today. Over the past number of months a number of parties have been working together to draft a Planned Unit Development ordinance. What we’re doing tonight is simply to refer this ordinance to our Planning Commission for their review and recommendation. The vote tonight is certainly not passing this PUD – it is just referring it to our Planning Commission. Between the time that the Planning Commission gets it and its final passage with Council, there will be a number of public meetings and a public hearing which will afford everybody in the City an opportunity to ask questions and make recommendations as well.”

Council President Trafis continued, “So we’ll begin this agenda with audience participation.”

OPEN TO THE AUDIENCE ON LEGISLATION ONLY

There were no questions or comments from the audience.

ORDINANCES AND RESOLUTIONS

Resolution No. 43-2016 – A RESOLUTION TO MEMORIALIZE COUNCIL’S ACTION IN AMENDING PROPOSED ORDINANCE NO. 58-2016, ENTITLED “ROCKSIDE ROAD SOUTH PLANNED UNIT DEVELOPMENT DISTRICT”; REFERRING PROPOSED AMENDED ORDINANCE NO. 58-2016 TO THE CITY OF SEVEN HILLS PLANNING COMMISSION FOR REVIEW AND APPROVAL; AND DECLARING AN EMERGENCY.

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MOTION by Mr. Fraundorf, seconded by Mr. Petro, to read Resolution No. 43-2016 by title only for its first and final reading.
Roll Call: all yea **MOTION CARRIED**
Resolution No. 43-2016 was read by full title only for its first and final reading.

MOTION by Mr. Fraundorf, seconded by Mr. Petro, to adopt Resolution No. 43-2016 as an emergency measure.
Roll Call: all yea **MOTION CARRIED**

RESOLUTION NO. 43-2016 IS DECLARED ADOPTED.

OPEN TO THE AUDIENCE

Martha Whitmer, 6100 Crossview Road, made the following comments:

“I really haven’t collected my thoughts, but I wanted to ask about the two homes down on Crossview that have been vacant and have not been rented. I think they’re probably not in very good shape. I just wanted to know what was going to happen with those.”

Council President Trafis replied, “I’m not certain exactly which homes you’re speaking of. Are they on the Eastern side of the street?”

Ms. Whitmer answered, “They are about the fourth and fifth house up from Rockside on the East side.”

Council President Trafis responded, “LSB Seven Hills, the company that has the larger of the parcels, purchased those houses. At some point those will be knocked down, from my understanding.”

Ms. Whitmer asked, “Okay. We briefly emailed a little bit – there are going to be two Crossview entrances? Is that correct?”

Council President Trafis replied, “As of right now the proposal is to have two separate entrances off of Crossview. The first one would be closer to the O’Donnell house, which is basically across the street from Dairy Deli. That would be emergency access only. It would be gated, and only police and fire vehicles would be able to get in and out. The second one would be access for the residents that will live in that development.”

Ms. Whitmer continued, “And the traffic survey – has that been completed and discussed. I haven’t been to any meetings recently.”

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Council President Trafis answered, “To my knowledge I don’t think it has been completed yet.”

Ms. Whitmer asked, “The value of the homes that are going to be built – do you have an idea of what that will be? What they’re going to be selling for?”

Council President Trafis said, “No I don’t. Not yet.”

Ms. Whitmer questioned, “No idea?”

Mr. Fraundorf stated, “We’ve had no plans submitted. All the talk has been in general terms – not anything specific.”

Ms. Whitmer asked, “Okay. And that would go again, also, with the approximate rental price of the apartments above the retail? No idea? Is that correct?”

Council President Trafis stated, “From the presentation they gave us at the Holiday Inn a number of months ago, I believe they said for the one bedroom it was low-end \$1250.00 a month, two bedroom \$1650.00 a month. Again, this is all preliminary – nothing is set in stone yet.”

Ms. Whitmer continued, “So, of course, that one street is nearly across the street from me. And I guess I’m concerned about all the pass through traffic that happens. The two nursing homes that are going to be built back there – Independence is also involved with that – is that correct? Is part of it on Independence’s property?”

Council President Trafis responded, “There are two land owners there – Glenn’s Landing and LSB Seven Hills. Both developers have hopes to put in senior living facilities. From the latest proposal I saw, I believe there could be upwards of six total, possible senior living facilities – i.e. nursing home/assisted living type facilities. Chris, correct me if I’m wrong (*referring to Assistant Law Director Christine Tobin who was seated in the audience*). Possibly?”

Ms. Whitmer continued, “So I guess I’m concerned about all the traffic that might be cutting through all that back there and onto Crossview. I don’t know if they could evaluate that.”

Council President Trafis stated, “That will be evaluated. That’s a big concern of ours as well.”

Ms. Whitmer concluded, “Okay. I just thought I’d start with that. Thank you.”

Council President Trafis thanked Ms. Whitmer for her questions and comments.

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OTHER BUSINESS

Mayor Dell'Aquila had no miscellaneous.

Service Director Lovece had no miscellaneous.

Law Director Pignatiello had no miscellaneous.

Council President Trafis had no miscellaneous.

Mr. Fraundorf had no miscellaneous.

Mr. Petro had no miscellaneous.

Mr. Kukral had no miscellaneous.

Mr. Kraynak had no miscellaneous.

Mr. Biasiotta commented:

"I just want to thank Martha Whitmer for attending today. She reached out to me earlier today, just about an hour ago, with these questions that I didn't have answers to. Thank you for your involvement. We're going to work real hard, and as soon as we get this information, I promise I will share it with you."

There was no further business brought before Council.

MOTION by Mr. Trafis, seconded by Mr. Kraynak, to adjourn the meeting.

Roll Call: all yea

MOTION CARRIED

The July 5, 2016 Special Council Meeting was adjourned at 6:16 p.m.

Matthew A. Trafis, President of Council

Attest: _____
Carol L. Sekerak, Clerk of Council

Date: _____