

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CITY OF SOUTH EUCLID
ZONING AND PLANNING PUBLIC HEARING

----- :
:
In the Matter of: :
:
Ordinance 05-11 :
Oakwood Country Club Property :
----- :

South Euclid City Hall
City Council Chambers
1349 South Green Road
South Euclid, Ohio 44121
Thursday, May 25, 2011

CHAIRMAN: Edward Icove
CITY COUNCIL: David Miller, President of Council
Tony Caroscio (Arrived late)
Ruth Gray
Jane Goodman
Moe Romeo
Dennis Fiorelli

ALSO PRESENT: Keith Benjamin

1 PROCEEDINGS

2 MR. ICOVE: Good evening, again. I
3 just want to, briefly, introduce the council
4 people on the committee, Council President,
5 David Miller, who's on the committee,
6 Councilman Tony Caroscio isn't here right now.
7 He had a business matter that he had to take
8 of, but he will be here. To my left, Jane
9 Goodman, Ward 4; Ward 1 Councilman, Ruth Gray;
10 Councilman At-Large, Dennis Fiorelli and Ward
11 2 Councilman, Moe Romeo.

12 The procedures for the public hearing
13 regarding Ordinance 05-11 are posted and are
14 part of the handouts that are outside today.
15 Hopefully, you all got them. Over 25
16 documents regarding the proposed zoning change
17 are all on the city's website. So, please,
18 look at them for any ideas or questions you
19 may have and provide them to us. Also, future
20 documents will also be posted of the website.

21 As I indicated, the sole purpose of
22 this public hearing is to solicit and receive
23 public comment from members of the public
24 recording the application, the zoning change
25 by the owner of the property. At this time,

1 the public is also invited to comment on
2 various documents that are ancillary to the
3 application which include: the developers
4 agreement, the donation agreement, the public
5 benefit agreement and the easement. Those are
6 also on the website.

7 The law of the council is required to
8 follow is in our codified ordinance. It is
9 Section 763.01, which provides as follows.

10 I'm going to read it real quickly.

11 Recognizing the dynamic character of an urban
12 area, both the Zoning Map and the text of this
13 Planning and Zoning Code may be amended
14 periodically in order to keep abreast of new
15 zoning techniques; whenever a general hardship
16 prevails throughout a given zoning district;
17 whenever a change occurs in land use,
18 transportation or sociological trends either
19 within or surrounded the community; and
20 whenever extensive developments are proposed.

21 Review of the proposed zoning amendment
22 shall assure that any changes made will adhere
23 to the development plans and objectives of the
24 City; will not be detrimental to adjacent
25 property owners, structures or uses; and will

1 maintain the health, safety, and general
2 welfare of the community.

3 Therefore, it will be helpful to the
4 committee and council for those of you that
5 speak at this meeting to provide us with
6 further input regarding these factors.
7 Development issues of concern will be noted
8 for discussion and considered by the committee
9 and council.

10 So, without any further ado, we'll
11 start getting public comment. The process is
12 very simple. Each person gets two minutes to
13 speak. South Euclid residents will be able to
14 speak first. When we get to 30 seconds, Keith
15 will hold up a sign that says 30 seconds and
16 that will give you sufficient notice to wrap
17 it up. The only thing that we ask is that all
18 comments of course, be made to me as the
19 Chair, and that you come to the microphone and
20 speak into the mic. There is a recording
21 being made by this gentleman, over here, but
22 that's not the City's recording. Our
23 recording is the one that's on the mic. So,
24 what I'd like you to do is make sure you give
25 your name, your address and speak clearly so

1 that we can have it on our tape machine for
2 the record, number one, and also for anybody
3 who wants to ever listen to the public
4 comments, it will be here and available for
5 listening or it can be asked for on a CD.

6 I'm going to start on this side
7 (indicating the Chairman's right) and anybody
8 in the first two rows that would like to
9 speak, please do.

10 MS. ALBRO: Hi. I'm Joan Albro,
11 4500 Whitehall. This is going to be short and
12 sweet. Today's malls are tomorrow's slums and
13 we've seen it already in our area. Thank you.

14 MR. ICOVE: Thank you, very much.
15 Anybody else in the first row that
16 would like to speak? The second row is fine.

17 MR. JONES: Hello. Alan Jones,
18 409-B Princeton Boulevard. I'm here as a
19 South Euclid resident. I, actually, am in the
20 construction industry and I believe that when
21 you look at the development, you look at the
22 benefits of the development and the
23 sustainability of what they are trying to do.
24 It's only a benefit for us, as community, to
25 allow this to happen.

1 We have had a property that has been
2 non-accessible for the public for years. Now
3 that we have someone that wants to do
4 something with the property, to make it
5 accessible for us and to us, we need to not
6 push them away but embrace them. And this is
7 also going to bring jobs to the community, and
8 we're a community right now that we need, with
9 the foreclosures on homes and everything else
10 going on in the community, we need local jobs,
11 jobs that individuals can get to. So, I just
12 wanted to say I'm in support of this. Thanks.

13 MR. ICOVE: Thank you, very much
14 Alan. Anybody else second or third row on
15 this side?

16 MS. ELSWICK: I don't know if I'm
17 allowed to hand you a sheet of paper or not.

18 MR. ICOVE: Certainly. If you
19 give it to Jane, I'll make sure it becomes
20 part of the record. Okay? We'll put it in
21 the record and you won't have to read it.

22 MS. ELSWICK: Christina Elswick, 4505
23 Liberty Road. I went on the Internet
24 yesterday and on the Yahoo home page they had
25 the seven most in the people from things that

1 people look for when they are buying a home
2 and also the most desirable features that
3 people look for when they are buying a home,
4 especially married couples with children.
5 First was good school systems. Number two was
6 green space.

7 They said green space was very
8 important for communities. That's what people
9 want. They don't want shopping and big box
10 retail. They want a place to go with their
11 kids in a park. And people, in the article,
12 people want to live next to green space.
13 That's where people are going; that's the
14 trend of the country. And that's also the
15 reason why everybody moves out to Geauga
16 County, Lake County because they want to be by
17 nature. Thank you.

18 MR. ICOVE: Thank you, very much.

19 Anybody in the third row there who
20 would like to speak?

21 VOICE: I'm in the second row
22 but I live in Cleveland Heights. May I make a
23 comment, though?

24 MR. ICOVE: You certainly may
25 make a comment but not right now. We're going

1 to take South Euclid residents first, but I
2 promise you, you will be the first Cleveland
3 Heights resident.

4 VOICE: Thank you.

5 A May I ask a question, please? Is there a way
6 of turning up the sound in that room?

7 MR. ICOVE: I don't really know.

8 VOICE: It's really muffled.

9 MR. ICOVE: I am so sorry. We
10 will make sure that we speak louder. That's
11 all I can say.

12 Make sure you speak loud and everybody
13 else. Thank you ma'am.

14 MS. COVITT: Hi. My name is Janet
15 Covitt. I live at 1948 South Belvoir. I've
16 been a resident for over 40 years in South
17 Euclid.

18 I'm really afraid. We have a lot of
19 retail space in South Euclid that hasn't been
20 occupied. We don't even know what's going on
21 with Cedar Center, right now. It's been
22 curtailed several years. And they say, oh,
23 we're going to have wonderful retail space
24 there and I know there's one store being built
25 now and it's not going in, the other

1 property. So, do we really need more retail?
2 I would rather see if we could get some kind
3 of retirement community or condo homes for
4 people because there's the baby boomers who
5 are coming in of age and there's a real need
6 that and we really don't have that in South
7 Euclid. I think that would be a big push
8 because we are near downtown. We are near the
9 hospitals. We have all these advantages. And
10 I think there's a real need for that and I
11 would like to see green space done with it.
12 Thank you.

13 MR. ICOVE: Thank you, very much,
14 Janet.

15 Sir, I'm going to do this
16 systematically and finish this one side and
17 then the other side, the South Euclid people
18 and then we will start with the Cleveland
19 Heights people that want to talk. Okay?
20 Thank you. I'm sorry.

21 The next couple of rows.

22 MS. GREEN: Hello. My name's
23 Linda Green. I live with my family at 4651
24 Whitehall, I believe it 25 years this summer.
25 I've been a Lyndhurst resident the rest of my

1 life except when I went away to college. So,
2 I want to start by mentioning a few things,
3 essentially, in answer to what some of the
4 other respondents have said.

5 First of all, malls, short and sweet.
6 Here's my response: We've not had the luxury
7 of having a mall in the area to even be
8 closed.

9 Secondly, green space. One of the
10 reasons we've remained in this community is
11 because there are so many parks and green
12 spaces already. Within a two-mile radius, we
13 could just list all of them, whether it's
14 Lyndhurst park, whether it's Bexley Park,
15 Quarry Park, Cain Park, on and on.

16 I've been around the country. I've
17 been where my sister lives in different parts
18 of the county. Luxurious homes with no green
19 space. We've got plenty of parkland. Really.
20 Quarry Park. It goes on and on.

21 Thirdly, I want to mention the schools
22 and yes, one of the very major reasons why
23 people move to a community is schools. And
24 I'd like to say that I'm very proud that my
25 son will be a graduate of Brush High School

1 this week. We took him out of a private
2 religious school to put him in the public
3 schools when he was in 6th grade because I was
4 so impressed with the honor's program or
5 gifted programs they had at that time. I've
6 worked closely; I've watched what's going on
7 with our school district. I want to put a
8 shout out to Dr. Zelle and all the staff for
9 everything they've done. They need tax money.
10 They need it and this will give it -- jobs.

11 A lot of this protest smacks of what we
12 call environmental elitism. A lot of
13 environmental elitism is going on. We need to
14 have dollars, jobs for our residents, shopping
15 for our residents. We all can't afford
16 Legacy. Maybe the stores won't be like
17 Legacy, but there is no plan, as far as I'm
18 aware, to build another Walmart are large big
19 box store. We don't have the luxury anymore.
20 Thank you.

21 MR. ICOVE: Thank you, very much,
22 Lynn.

23 Yes.

24 MS. KRONICK: My name is Ruth
25 Kroneck; I live on Hinsdale Road. I've been a

1 resident for 21 years. I grew up in South
2 Euclid, a mile away from where I last seen the
3 neighborhood changing --

4 MR. ICOVE: Excuse me, just for a
5 second. Give us your address.

6 MS. KRONICK: I'm sorry. 4163
7 Hinsdale.

8 I have had the pleasure of working with
9 Mitchell Schneider from First Interstate
10 Properties -- not with First Interstate
11 Properties -- but he was a chair of a board
12 that I worked closely with and I truly believe
13 that anything that he does and First
14 Interstate Properties does will be done with
15 careful thought and integrity.

16 MR. ICOVE: Thank you, very much,
17 Ruth.

18 Yes, come on up.

19 MR. FIKARIS: Hello everybody. My
20 name is Marco Fikaris. I live at 4344 Elmwood
21 Road. I've been a resident of South Euclid
22 since December of 1978 but never been involved
23 with city matters because it was somebody
24 else's business, not mine, even though it was
25 my backyard.

1 Anyway, for the past two or so years
2 since the Playground of Possibilities started,
3 I've been involved with the city and what I
4 have come out to find out is that it has been
5 proven to me that City Council and the Mayor
6 have done their homework. Just because City
7 Council and the mayor have done their homework
8 that doesn't mean I have to accept it.
9 There's plenty of opportunity to see and hear
10 what's going on. So far, so good. So let
11 city council do its thing. We need to move
12 forward, slums, malls, etcetera, etcetera, but
13 we do need to move forward so, I support this.

14 And also because this is America and if
15 we don't like something in the process, I
16 think, they going to give us an opportunity to
17 sort of hear it and talk about, right? Yes?
18 Okay, good. So I think these steps, this
19 first step, I support it so, there you go.
20 Thank you.

21 MR. ICOVE: Thank you, very much,
22 for coming up.

23 Anybody else from South Euclid on this
24 side would like to speak? Take your time.

25 Just so everybody knows. If there are

1 people from South Euclid that are standing
2 outside, those people from South Euclid will
3 get a chance to speak before the Cleveland
4 Heights people.

5 MS. DALLAS: Mr. Chairman and
6 Council, I have been in South Euclid -- my
7 name is Tula Dallas, 34532 Laurel Road -- for
8 55 years. I came as a baby, almost.

9 This was a very, very nice suburb. We
10 had a Woolworth's here with a seat-in counter
11 for eating. We had A&P; we had Kroger's; we
12 had a Howard Johnson's. I mean, this was
13 really, an ideal city and I have been here
14 long enough to see it going down, which really
15 upsets me.

16 We have too much empty space on
17 Mayfield Road and I think that the new ideas
18 on Cedar Road will probably come to fruition.
19 However, I would like to see high-end -- not
20 too high -- but I'm looking to move because
21 I'm going to become a senior and I would like
22 to stay in this area because it's a very nice
23 area, however, we don't have anything for
24 senior citizens, any kind of a residency.
25 Almost all the other suburbs do but I don't

1 think that South Euclid has for us. So, I
2 would like to propose that instead of building
3 all those retail stores, keep some of the
4 green space and put high-end, senior
5 apartments. Thank you.

6 (Applause.)

7 MR. ICOVE: Thank you Tula.
8 Anybody else on this side that wants to speak,
9 from South Euclid?

10 MR. FRY: Hi. My name's Bob
11 Fry, 1299 South Green Road. If I ask a
12 question or anything that is easily answered
13 on the website, you would have to forgive me.
14 I have not spent a lot of time on Oakwood.
15 I've spent more time trying to find out what's
16 going on at Cedar Center.

17 I read here, it says that the
18 development would create 700 jobs and \$1.7
19 million a year to support city services and
20 libraries and county services and Cleveland
21 Heights - University Heights Schools. And it
22 says the Cleveland Heights - University School
23 System will receive 64 percent of all the
24 property taxes from that, and we're getting
25 some green space that we are, I believe, going

1 to be responsible for taking care of? Is
2 that, then, going to be the City's
3 responsibility to keep up that green space?
4 That is one question. And if that is a yes
5 answer, are we generating, out of this 1.7
6 after we pay all these other city, library's
7 and county's and Cleveland Height's School
8 System, are we generating enough money to make
9 this sustainable decision on it's own?
10 Because, I know, recently, we've been reading
11 in the paper that we don't have enough money
12 to collect our own trash, as it is.

13 I would really like to see some
14 information as to how much this is going to
15 cost us. Can I find that on the website?

16 MR. ICOVE: All the information
17 regarding this matter is on the website.

18 MR. FRY: What I just asked
19 about?

20 MR. ICOVE: Some of those
21 questions are questions that Council is going
22 to discuss at future meetings but I'll refer
23 the website.

24 And also, the developer happens to be
25 here tonight. You can feel free to talk to

1 him about it.

2 MR. FRY: Okay.

3 MR. ICOVE: I'm sure he'll be
4 more than happy to talk with you after the
5 meeting.

6 MR. FRY: Okay. That's it.

7 MR. ICOVE: Thank you, very much,
8 Bob.

9 Anybody from the back?

10 Yes, Marty.

11 MR. GELFAND: Good evening

12 Mr. Chairman, members of the committee. My
13 name is Marty Gelfand. I live at 3954 Eastway
14 Road about half-way between Cedar Center North
15 and Oakwood -- in the neighborhood of Oakwood.

16 I've been an environmental advocate for
17 25 years. I've been a lawyer for the last 13
18 years and I strongly support this. At first,
19 when I learned about that Oakwood Country Club
20 was leaving, merging with another country
21 club, I was thrilled to learn that Trust for
22 Public Land had taken out an option on this
23 property and I thought, wow, wouldn't that be
24 great if a private organization, such as
25 Oakwood, would sell this to a private

1 organization like the Trust for Public Land
2 and turn it into a green space, turn it into a
3 park. But, the Trust for Public Land never
4 exercised the option. So, for a lemon, I
5 think this development becomes some lemonade
6 for South Euclid because I know, my
7 councilwoman in Ward 4, where I live, Jane
8 Goodman, has been working very closely with
9 the developer to get some environmental
10 amenities in there, some land preservation,
11 about 22 acres, the size of Cain Park in
12 Cleveland Heights. That would be a
13 preservation and a park for the people of
14 South Euclid.

15 On the other part of the sector would
16 be development but it would be green certified
17 so it would meet a lot of environmental
18 standards and it would be just a great place
19 for my family and me to walk to, to go to
20 restaurants, to do shopping to really enjoy.
21 Plus all that income tax comes to South
22 Euclid. The part of South Euclid we live in
23 is in the Cleveland Heights-University Heights
24 school district, which is what that is, so our
25 schools would be supported. So, I think this

1 is a good idea and I support it.

2 MR. ICOVE: Thank you for coming
3 out, Marty.

4 Anybody else from South Euclid on my
5 right side? Anyone who would like to speak?

6 Okay. What we'll do is we'll go to the
7 first row. Steve, you had your hand up.

8 MR. PRESSMAN: Mr. Chairman,
9 Committee, my name is Steven Pressman. I live
10 at 2010 Miramar Boulevard here in South
11 Euclid. My business is called Aniline
12 Environmental. I've been an environmental
13 consultant and worked in industrial hygiene
14 safety and environmental work since 1988.

15 We need to look at basic impacts of
16 this development. Cuyahoga County is built
17 out. In Cleveland Heights they have housing
18 with seven years of tax abatement that has
19 gone wanting. We have difficulties selling
20 homes within South Euclid and we have empty
21 retail space.

22 I also have a degree in urban studies.
23 My best advice is that the Oakwood properties
24 be maintained as a recreational venue, be
25 developed with as little expense and impact on

1 the environment as a private golf course and
2 have other recreational activities such as
3 cross-country skiing during the winter. The
4 reason for that is, in South Euclid, we have
5 invested, up until the early 1990's, \$110
6 million dollars in drainage. There is no
7 place for the animals to go and Marty, with
8 due respect the animals can't hire a lawyer or
9 even call one.

10 Then, the construction is going to
11 cause a lot of respiratory distress. I can
12 tell you from my own experiences, I spend \$136
13 for Clarinex for 30 pills. Thank you.

14 MR. ICOVE: Thank you, Steve.

15 There's another gentleman here that
16 wants to speak.

17 (Applause.)

18 MR. KLINE: Hello, Mr. Chairman,
19 members of Council. My name is Michael
20 Kline. I live at 13789 Cedar Road and I have
21 been a resident of South Euclid for 11 years
22 and prior to that, of Cleveland Heights.

23 I think that we are very fortunate to
24 have this wonderful environmental resource and
25 I think that we should use it to our best

1 advantage. Once it's developed, and it seems
2 to me it's quite clear that the commercial
3 development is unnecessary, there will be an
4 irreparable degradation of the character and
5 the beauty of the city. I believe the city
6 can be greatly enhanced if this area were used
7 in an environmentally conscientious way,
8 possibly a smaller public golf course, nine-
9 hole golf course, a larger park, and then, as
10 the other lady had mentioned, senior housing.
11 I think that would certainly better serve the
12 environment of South Euclid. Thank you.

13 (Applause.)

14 MR. ICOVE: Thanks for coming
15 up.

16 Anybody else in the first row?

17 MS. LUXENBERG: My name is Laura
18 Luxenberg and I live at 4222 Hinsdale Road.
19 I'm not a very good public speaker but I do
20 need to say that I'm very much against the
21 covering of Oakwood with asphalt.

22 In particular, I'm very, very sad about
23 the prospect of big box retail and the quality
24 of retail that would go in.

25 I do think that we do have a lot of

1 empty retail space in the city. I can't help
2 but feel: How is this going to benefit the
3 quality of life of living in South Euclid?
4 More asphalt, more water run-off, more light
5 pollution, more car traffic, more truck
6 traffic, more garbage dumpsters, more rats. I
7 don't feel it's going to improve the quality
8 of my life nor will it, in particular, will it
9 help the taxes. Will taxes go to South
10 Euclid-Lyndhurst School System? From this
11 document, it won't.

12 I haven't seen enough that convinces me
13 that it would be a benefit, that it will only
14 be a detriment to the quality of my life
15 living in South Euclid. Thank you.

16 MR. ICOVE: Thank you, very much,
17 for coming out.

18 (Applause.)

19 Anybody in the second row -- Oh, I'm
20 sorry. Bill, come on up.

21 MR. SCHEUMANN: Good evening. My
22 name is Bill Scheumann. I live at 1591 South
23 Belvoir where I have lived for the last 35
24 years. It's amazingly wonderful to look out
25 the window and see the closeness of God in the

1 presence of a beautiful deer family come to
2 our backyards and experience the loveliness of
3 the property that we have. This is what life
4 is all about. Life is not about just making
5 money, because I think a lot of us (applause)
6 (inaudible) -- it's very sad because we have
7 to leave it all behind. The only thing we can
8 take with us is the loving memories of this
9 beautiful God-given world.

10 Another thing about this business of
11 shopping. If I wanted to go shopping, I would
12 have no trouble going over to Legacy Village
13 or University Square over there, buying nearly
14 anything I want. I have no trouble in
15 shopping. It's not that we need more. Over
16 at Cedar Center, when I drive by there, my
17 heart skips a few beats thinking maybe
18 something really great is going to be
19 happening and we an hardly wait to see it and
20 it will probably sell about all the shopping
21 needs we're going to need.

22 The idea of putting more money into
23 more shopping facilities is more akin to
24 transporting great amounts of water to the
25 Atlantic Ocean. (Applause.) How much

1 difference would it possibly make? How much
2 more could we shop? The problem is not where
3 to go shopping. The problem is the money to
4 go shopping with. (Applause.) That's all I
5 have to say.

6 (Applause.)

7 MR. ICOVE: Thank you, Bill.
8 I'll see you on the street soon. We live down
9 the street.

10 Anybody in the second or third row?

11 Yes.

12 When we come close to the 30 seconds,
13 if you're in the second or third row if you
14 could sort of get on deck or get ready to get
15 on deck it would probably facilitate that.

16 MS. SISSON: I'm Carol Sisson and
17 I live at 4639 Wilburn Drive. I'm new to the
18 discussion and I'm not a good public speaker
19 so forgive me. I just heard the gentleman
20 talk about shopping at Legacy and shopping at
21 Target, and as my husband can attest, I do
22 plenty of that. But, it would be really nice
23 to be able to spend my money in South Euclid.
24 (Applause.) For that money to go to the
25 school systems and to go to the city that is

1 my home. I would enjoy shopping in South
2 Euclid.

3 Also, about the green space. It's not
4 green space. It's an overgrown golf course
5 that nobody wants. If somebody wanted to turn
6 it into a golf course or if somebody wanted to
7 turn it into cross-country skiing, somebody
8 would have bought it and done that. Nobody
9 wanted to do that so we should be glad that
10 there is somebody that wants to invest money
11 it and it's not going to be a slum. The
12 people who are investing the money in it are
13 the people who built Legacy Village and Legacy
14 Village is beautiful. I would want a little
15 bit of Legacy Village in South Euclid.

16 (Applause.)

17 MR. ICOVE: Thanks for coming
18 out.

19 MS. HOLTZ: I'm Barb Holtz, 4620
20 Anderson Road. Best case scenario, is that
21 this green area would remain green. But the
22 fact of the matter is -- and I'm sorry I
23 forgot the developer's name -- Mr. Interstate,
24 bought it and it's his right to develop it.
25 That's what the U.S. Constitution says. We

1 have the Constitution to thank for that.

2 My question is though, is it -- since
3 we've learned it's either going to be retail
4 or residential -- if it's residential, can we
5 count on the planning commission to exercise
6 the ordinance that allowed them in planning a
7 residential development, not to allow the
8 developer to develop it to it's boundaries?
9 Can we count on them to do that? My
10 experience has been absolutely not. They have
11 no idea on how to do that. So, unfortunately
12 -- I can't believe I'm standing up here saying
13 this -- is I think the lesser of two evils is
14 this development.

15 What I would like to see, more than
16 anything in the world, and what we always, in
17 this City miss the point at is we come here
18 like this, over and over again, but why has
19 Council not passed a green space plan that
20 includes a conservation development plan.
21 (Applause.) It was in the budget. So we need
22 you guys to step up and be proactive and do
23 this. I'm so sick of this fight with you; so
24 sick of this fight with you. Please do your
25 jobs for us, those of us who are sitting here

1 that really want to see green space, ecovalue
2 green space in this community, not turf rats
3 (Applause.)

4 MR. ICOVE: Barbara, thanks for
5 your input.

6 Anybody else -- yes.

7 MR. PEARLMAN: My name is Fred
8 Pearlman, I live at 4164 Bexley, been here
9 about 27 years.

10 According to what's written here, this
11 lofty green space is beautiful. You know
12 what? We don't own that property. They do.
13 We don't have \$10 million to buy that
14 property. They did.

15 Now, they're going to put something up
16 on it, whether you like it or not. If they
17 don't put a shopping center in, according to
18 this, they're going to put something else in.
19 Now if they put homes in, who's going to buy
20 them? But you people want them to put homes
21 in and make green space and all this. Be
22 realistic. It's not your money. They're
23 spending their money, not our money. It's not
24 costing us a nickel. It's their money and
25 it's their property and they're just saying if

1 you don't give it to us this way, we'll put up
2 that way.

3 You're going to have traffic any which
4 way. So, for God's sakes, let them build the
5 thing and hope to heck that we can make some
6 money off of it, instead of letting it sit
7 there idle. It won't sit there idle. They're
8 going to take their \$10 million investment and
9 do something with it. This is not your money.
10 It's theirs. Thank you.

11 (Applause.)

12 MR. ICOVE: Thank you, Fred.

13 MR. HAHN: Michael Hahn, 4175
14 Lambert Road. I just want to elaborate on the
15 gentleman who spoke about the golf course. I
16 think South Euclid could use a private golf
17 course which would bring in a lot of people in
18 the area here. It will bring in more shopping
19 and we don't need more and more stores. I
20 think, being in winter time, they can convert
21 it into an ice rink like they do in Rochester,
22 New York where people ice skate all winter
23 long. It would be a recreation for everyone
24 in the area and would bring money into the
25 area and the area would be good for everybody

1 in South Euclid. Thank you.

2 (Applause.)

3 MR. ICOVE: Anybody else from
4 South Euclid in this row or the next row?

5 MS. REHMAR: Hi. I'm Marie
6 Rehmar, 4121 Hinsdale Road. I, obviously,
7 would have liked the conservancy approach but
8 that didn't work. So, I guess one has to have
9 a little trust that some of the positive
10 aspects of Legacy can turn into positive
11 aspects for South Euclid and people might be
12 encouraged to go to and from there. And I'm
13 hoping it's not like cannibalizing other
14 places like Walmart at Severance, etcetera.

15 I am concerned about some safety
16 aspects and school aspects. Across
17 Warrensville, most of the homes are smaller,
18 one or two stories. A lot of pedestrians and
19 people with their bikes and dogs and kids
20 etcetera. So, crossing Warrensville Center is
21 something that one hopes can happen easily.
22 And walking around, there's a pedestrian type
23 scale to Legacy and I'm hoping that any
24 development here can have a personalized
25 approach as well.

1 Cleveland Heights tends to be the same
2 type of place where the majority of the city
3 is a smaller scale pedestrian-friendly
4 environment. So, I thinks that's one of the
5 aspects that helps in our greater community.

6 I'm hoping for quality and if we don't
7 have standards as far as shelter from tornados
8 or winds or things like that, that gets into
9 other aspects. And get concerned about
10 parking spaces getting too small so that that
11 makes things too difficult.

12 So, thank you for this opportunity to
13 add some thoughts.

14 (Applause.)

15 MR. ICOVE: Thank you, Marie, for
16 coming out.

17 Anybody else from South Euclid in this
18 row or the row behind? Take your time. I'm
19 going to take the people from South Euclid
20 that are waiting here, patiently, before we
21 take the people from Cleveland Heights. Thank
22 you.

23 MR. MARUNA: Good evening. My
24 name is James Moruna. I live at 1309 Winston
25 Road. I've lived there for close to 60 years.

1 I'm retired from the South Euclid Fire
2 Department and I've heard compliments about
3 the education. I've heard compliments about
4 the safety forces and I notice in the paper
5 where our safety forces are having difficult
6 times, financially. Where our school system
7 is having difficult times financially.

8 The City of South Euclid has never
9 allowed, nor have they had a good tax base,
10 other than residential. Our taxes are one of
11 the highest residential in the area and I
12 think First Interstate has a track record that
13 is very enviable and they do a very good job
14 in every undertaking they have. I think the
15 tax revenues, although they may not be as
16 great as we would like, certainly would
17 produce more than any other possibilities that
18 we've heard so far. Thank you, very much.

19 MR. ICOVE: Thank you for coming
20 up, James and thanks for your service to our
21 city. We really appreciate it.

22 MS. SCHAEFER: Kathy Schaefer, 1172
23 South Belvoir Boulevard. It's a beautiful
24 residence. I'm thinking about putting a
25 conservation easement on it so Walmart doesn't

1 get built. (Laughter.)

2 This area should be used to attract
3 people to South Euclid to live, not to repel
4 them. This area has historic context. This
5 will devastate the residential areas.

6 I'm a leader for Sierra Club Inner City
7 Outings program. We take nature deficit kids
8 into natural areas. Eighty percent of our
9 participants are from South Euclid.

10 No to rezoning. This is risky
11 business. Look at Euclid Square Mall, Randall
12 Park Mall. Don't open a pandora's box with a
13 a big box. It's getting too crowded and
14 congested in South Euclid. We're all boxed
15 in. Think outside the box. No big box.

16 (Applause.)

17 MR. ICOVE: Good evening.

18 MS. MANDEL: Hi. I'm Karen
19 Mandel, 1049 Avondale Road. I've been in
20 South Euclid 21 years. I grew up in Cleveland
21 Heights behind Severance Center, or what was a
22 beautiful farm before it was bulldozed. And
23 now, it's been bulldozed twice and I suspect
24 we're going to have to bulldoze it a third
25 time because, I work with a lot a younger

1 people. They're all between their
2 mid-twenties and mid-thirties and a lot of
3 them are looking for their first homes.

4 They've been shopping around on all
5 sides of town and they're not sure where they
6 want to settle. And what most of them have
7 said about Cleveland Heights and South Euclid
8 and I'm thinking, Lyndhurst, the reason they
9 don't want to live here is because of the
10 empty stores and the empty houses, so many for
11 sale. And they want an area that has the
12 stores filled and houses filled and green
13 spaces in between.

14 I've even heard that the Walmart
15 employees at Severance were told that they're
16 going to be working locally. So if Walmart
17 moves from Severance to Oakwood and maybe Home
18 Depot will want to go, then we'll be left with
19 an empty space like it was before with no one
20 moving in. There's a reason not to live
21 there. If you owned a store, would you want
22 to put it in Severance or Cedar Center when
23 you've got competition at Oakwood? Stores are
24 going to be moving out. No stores will want
25 to move in. They'll all want to go to Oakwood

1 and then we'll have all those young people i
2 work with saying, we don't want to live there.
3 Look at all those empty stores. Look at all
4 those bulldozed areas.

5 I want to support the schools and the
6 library and I think a nine-hole golf course
7 and assisted living could bring in enough
8 money.

9 MR. ICOVE: Thank you, very much.
10 Appreciate it.

11 Anybody else from South Euclid?

12 MS. DiJULIUS: I'm Anna DiJulius,
13 3760 Eastway Road.

14 I feel that whatever we're saying here
15 doesn't matter because City Council already
16 made up their mind. (Applause.)

17 I really think everything is already
18 decided. No green spaces, just big-boxes.
19 And they say it will be green space, it will
20 be park, it will do things. The buffer zone
21 from the kids that are here. I think that the
22 federal buffer zone is 200 feet. So, it's a
23 little bit different. And I don't think this
24 creek will be viable and liveable after that.
25 And it will be a lot of damage to

1 neighborhoods and to everything. And it will
2 be more damage than good thing. Thanks.

3 (Applause.)

4 MR. ICOVE: Thank you for coming
5 out.

6 Anybody else from South Euclid? Yes.
7 Take your time. Then I'm going to start down
8 the row here.

9 MS. HAMPTON: Good evening.

10 MR. ICOVE: Good evening.

11 MS. HAMPTON: My name is Joan
12 Hampton, 4656 Macfarland Road. I'm kind of
13 betwixt and between. I think it makes a
14 difference as to what types of stores that
15 they -- as we said before, they type of stores
16 that you have depends on they type of people
17 that you going to attract into South Euclid.

18 If you read the Sun Press all the time,
19 you look at the stealing that's going on at
20 Richmond Mall, at Severance and all of those
21 stores. I really don't want that mall there,
22 but if you do have stores, make them upscale
23 stores.

24 I think the idea of assisted living is
25 a very good idea and that would bring in

1 revenue. So, whoever the owner is -- I don't
2 know if he's here -- I hope he is listening to
3 what is being said and will abide by what
4 we're saying. Thank you.

5 (Applause.)

6 MR. ICOVE: Thank you, Ma'am.

7 Just for the record, the owner, Mitch
8 Schneider is here and he's taking notes and
9 sitting in the second row on my left.

10 Anybody else from South Euclid? Yes.
11 Go ahead. Come on up.

12 MS. BURROWS: Frances Burrows, 1134
13 Hilrock. I've been listening to everybody.
14 We need jobs. We need people to fill the
15 empty homes.

16 Nothing that has been considered -- why
17 don't we consider office condominiums in the
18 area? People like to live close to where they
19 work. That would bring in revenue. We need
20 revenue in South Euclid. Thank you, very
21 much.

22 (Applause.)

23 MR. ICOVE: Thank you.

24 Anybody else on this side sitting from
25 South Euclid? Okay.

1 I'm going to go to the left here.
2 Let's start with that.

3 MR. GOLDMAN: I'm Avi Goldman. I
4 live at 1799 South Belvoir. I've been a
5 resident of South Euclid for 31 years and I've
6 enjoyed living in South Euclid for most of
7 those years. I'll tell you, the last two
8 years have been a heartbreaker in South
9 Euclid. Walking through some of those
10 streets, seeing the for-sale signs and
11 unoccupied homes hurt me.

12 I would love to turn Oakwood into a
13 nice green space. I would like to knock every
14 house that has a for-sale sign and build a
15 playground, but, ladies and gentlemen, they
16 don't pay the bills here. We have a city that
17 needs support financially. I voted for every
18 school levy here in town. My kids graduated
19 from Brush (applause) and all the other
20 schools.

21 If we want to maintain the integrity
22 and quality of that city, we need jobs. Jobs
23 are not by a golf course, or a playground.
24 You need to realize, University Circle is the
25 biggest employer in this area. If people that

1 live in the University Circle area want
2 housing and you are not giving them the
3 opportunities for shopping and recreation,
4 they are going to move somewhere else. Those
5 houses are going to be empty.

6 Streets without traffic is a dying
7 community. We need traffic in South Euclid
8 and I bless the developer for buying the area.
9 He's local and hopefully, he'll do the right
10 thing. It's not someone that comes from
11 out-of-town that wants to turn a buck and make
12 a profit. He would not invest all that money
13 in that property and those companies that are
14 buying into moving into that property are
15 going to make money also. When they might
16 make money, we have a better tax revenue here.
17 I mean, you have to understand that. We need
18 to pay for living in South Euclid and we can
19 maintain the quality of fire and police
20 departments. Thank you.

21 (Applause.)

22 MR. ICOVE: Thank you, very
23 much, Avi.

24 Yes, ma'am.

25 Anybody else from South Euclid in the

1 hall? Just hang in there. I'm going to get
2 to you. I promise.

3 MS. PAGON: Linda Pagon, 684
4 Parkside. I'm a psychologist, former
5 administrator for board president.

6 I don't think you have enough
7 information to make a decision on zoning nor a
8 comprehensive plan yet.

9 I'm only opposed to the increased
10 density of housing with children because that
11 will increase taxes; that's a fact. I'm
12 opposed to big-box.

13 You have to decide what your priority
14 is. You're going to either support big-box or
15 you're going to support local independent
16 retailers. The two are incompatible.

17 I think you have not conducted an
18 economic impact study in terms of what I've
19 read about that. You've done a few pieces,
20 therefore, your fact sheet is somewhat
21 misleading. You're trusting. Your consultant
22 group was a rubber stamp. You didn't see the
23 red flags. They said values of property would
24 not go down. You can't say that. Common
25 sense would say you can't say that. So much

1 for that. Sometimes, it goes down. That's
2 what the research says.

3 Okay. One out of three attempts to put
4 in a big-box is being met with organized
5 resistance. Why are there resistance? The
6 first study -- the first one I found -- was a
7 1940's. He was fired. He was with the
8 agriculture department and his department was
9 disbanded. Why? This is what they found out
10 and this tends to be true of most or all the
11 research. You will get fewer jobs in all
12 likelihood. If you break even, you're not
13 going to be breaking even. The jobs coming in
14 will be at lower pay and lower benefits.
15 Therefore, you will pay more money into
16 Medicare and all that good stuff. You will get
17 a lower standard of living, lower median
18 incomes, more poverty. You will have less
19 stability. More people will be moving because
20 of this, more people changing jobs, higher
21 crime and lots of illegal things by big-box.

22 They are repeatedly violating rules
23 throughout the country through multiple stores
24 in any one state regarding hazardous
25 materials, for risk of fire and risk of

1 pollution.

2 They pay \$1 million one year

3 (inaudible)

4 (Applause.)

5 MR. ICOVE: Thank you, Linda.

6 MS. GEORGE: Good evening. My
7 name is Rosie George, 3794 Grosvenor Road. I
8 lived in South Euclid for 23 years my children
9 were raised there and moved on to do other
10 things.

11 First of all, I think this is almost
12 like a moot point. The man has already
13 purchased this property, so we should have had
14 this meeting when the deal was on the table.
15 (Applause.)

16 Secondly, I can't see where putting in
17 another retailer is going to help and I'm just
18 echoing everyone else who has come up here,
19 because if you don't have money to sustain or
20 shop to begin with, what makes you think they
21 will buy something in a new store? If you
22 don't have money to buy something already at
23 the stores that are already here. In light of
24 the economic situation at this point, I just
25 think it's a bad idea. Again, however, the

1 man has already purchased the property so I
2 think it's a moot point.

3 (Applause.)

4 MR. ICOVE: Thank you, very much.
5 Any people from South Euclid? Yes.

6 MR. BRUCATO: Excuse my appearance.

7 MR. ICOVE: No. You're fine.

8 MR. BRUCATO: My name's Alan
9 Brucato. I've lived in South Euclid 55 years.

10 MR. ICOVE: Could you give us
11 your address Al?

12 MR. BRUCATO: 3838 Merrymound,
13 before that, 1360 Dorsh, before that, 4129
14 Ellison. I was born here.

15 Everybody's articulated the fact that
16 having more retail is really pretty silly and
17 we're really just going to, basically, take
18 retail from Severance and move it over to
19 South Euclid, which is great if you want to
20 stick a knife in the eye of Cleveland Heights.
21 But other than the impression that we were
22 suppose to be voting for a Cuyahoga County
23 wide government type agency, a more holistic
24 perspective, as opposed to trying to take
25 whatever retail from one city, shift it to

1 another. My argument is, is this the best
2 possible use for this land? Is this the best
3 use?

4 I don't think you'd find any resistance
5 if American Greetings or some company like
6 that decided they were going to move into
7 Oakwood Country Club and put 1,000 or 1500
8 employees in there. I just don't think you'd
9 find any resistance there. I think you're
10 finding resistance because everybody knows the
11 last thing we need is more retail. As nice as
12 Legacy is, there's vacancies there and it goes
13 into the same school system I live in, anyway.
14 So, it's just not the best use.

15 The fact that it's owned by this
16 gentleman means it's the only use. And that's
17 the only argument is, yeah, you have a right
18 to do whatever you want with the property you
19 buy, but the city also has the right to change
20 the zoning or not change the zoning if it's in
21 their best interest or if it's in the
22 population's best interest.

23 So, think about it because once you
24 make this decision, it's done and you can't go
25 back. You're going to have another paved area

1 that you can't touch for 50 years.

2 (Applause.)

3 MR. ICOVE: Alan, thank you for
4 coming up.

5 Yes.

6 MR. WELO: Hi. My name is
7 Carter Welo, I live at 1359 Victory Drive.
8 I've been a resident of South Euclid for 53
9 out of my 55 years.

10 For starters, I'll tell you I've never
11 been on the property formerly known as Oakwood
12 Country Club. I'm an avid golfer; still have
13 never been there.

14 I have seen every city surrounding us
15 develop with none happening in the City of
16 South Euclid. I hope it does develop in
17 whatever way you deem fit. I trust in your
18 judgment.

19 I also know that in America, when the
20 people of Oakwood decided to sell that
21 property, they're gong to sell it to whoever
22 they deem to be the highest bidder and this
23 city council, nor anyone else, has anything to
24 say about this. Just like you can't say who
25 your neighbor is going to be in the house next

1 door, when their house goes up for sale. It's
2 against the law. And we have a developer
3 that's coming here and purchased this property
4 and given the proper guidelines, I trust our
5 city government officials to do what is proper
6 and right in that area. And I welcome the
7 development of that country club. Thank you.

8 VOICE: Mr. Chairman, there
9 are seats over here. Sir.

10 MR. ICOVE: Yes.

11 VOICE: We have seats over
12 here.

13 MR. ICOVE: Oh, there are? Why
14 don't some of you people that want to sit down
15 feel free to do that.

16 Thank you. I didn't see them all back
17 there. Thank you.

18 Gary. We'll start in the back. Gary,
19 you want to come up? You can be in the hole.

20 There's a few seats over on the right.
21 Thank you, ma'am.

22 MR. NEMECEK: Jack Nemecek, 1620
23 Sheridan Road. I just want to say I am for
24 the development.

25 I think a lot of things have been

1 brought out that prove that this is good for
2 the city. The people who live in the city are
3 moving to do their shopping.

4 I'm also a small business owner. For
5 those of you who think there's a lot of retail
6 opportunity here, there's nothing that
7 interests me as small-business owner right
8 now.

9 I would like to see something new.
10 Development brings proponents and opponents
11 but it's usually good for the whole. So, like
12 I said, I'm for this development.

13 (Applause.)

14 MR. ICOVE: Jack, thanks for
15 coming out.

16 Yes. Gary.

17 MR. BLOOM: Good evening, my
18 name is Gary Bloom, I'm at 4513 Mackall Road,
19 a South Euclid resident. With all due respect
20 to some people who spoke before and I'm good
21 friends with some of them, I do disagree with
22 the proposal or the idea of rezoning this
23 property to enable commercial development.

24 VOICE: Speak up.

25 VOICE1: We can't hear you.

1 MR. BLOOM: I do oppose the
2 proposed zoning amendment to rezone this
3 property for commercial development.
4 Basically, it's been stated by a number of
5 people here. I do believe, also, that there
6 is plenty of retail around here. We don't
7 need any more. I also think we're missing an
8 opportunity to, perhaps, preserve this land as
9 park land and/or recreational land in
10 perpetuity, something that would be really
11 unique in Greater Cleveland. Really set our
12 two suburbs apart as something great.

13 Having said that, I do know that what
14 people have said, the builder has purchased
15 the property, he does, in fact, have the right
16 to do with it what he pleases as long as it is
17 within the law.

18 My question would be just to go back a
19 step, however. I think I would be willing to
20 take a second look at the project if I knew a
21 little bit more about what had happened prior
22 to the purchase of the property. Is there
23 anyway for a citizen of South Euclid to find
24 out if there were good faith efforts made by
25 the administration or council or other public

1 officials, to work with or talk to land
2 preservation organizations, conservation
3 organizations, Metroparks, other parks or
4 anything, or was this, essentially the
5 primary, priority to start with, the
6 commercial development of property? If there
7 is anyway, would it be on the website as you
8 mentioned or in city hall? Could you let us
9 know if there is any documentation that we can
10 take a look at to see what efforts were made
11 prior to that?

12 MR. ICOVE: Yes. I'll talk to
13 you later.

14 Thank you. Thanks for coming out.

15 (Applause.)

16 MS. HICKS: My name is Edith
17 Hicks and I live at 4038 Stonehaven Road.

18 I just move back from college and I'd
19 agree with some of the statements that there
20 aren't a lot of things to do in South Euclid.
21 There aren't things to do for young people.

22 When I moved here 5 years ago, I hated
23 being here and I wanted to get out because I
24 wanted to go back home. There was nothing to
25 do to interest me and I really loathed being

1 in this city. I love the people but I can't
2 stand it. There's nothing for me to do.

3 I think that it would be really nice to
4 have something at Oakwood, but I don't want it
5 to become the asphalt like someone had said,
6 earlier. I don't want all of the animals to
7 die and run away. And I think it's really
8 important to have something for them and for
9 us. So maybe, not having big box retail
10 stores; I think that would be horrible for our
11 city, but I that having something like small
12 parks throughout the space or places to sit
13 for people. Something like that, open to the
14 public, not just for golfers, I mean who
15 golfs? I don't even know how to swing a
16 thing. (Laughter.) I don't think it's good
17 and I think it would really help the city if
18 we have small restaurants, or parks, something
19 for the people. And to me, that would bring
20 in money to the city but just not big-box
21 retail stores. Because, like people said
22 before, they're empty, the lots are empty no
23 one's going there. It's not helping anyone.

24 I think that they should break down
25 those places, do something with those places

1 and then talk about rebuilding Oakwood for
2 big-box. But, until they deal with those
3 other places, I don't think they should do
4 that. Thank you.

5 (Applause.)

6 MR. ICOVE: Thank you for coming
7 out.

8 Anyone else from South Euclid?

9 You're on deck.

10 MS. NEHER: My name is Rachelle
11 Neher. I'm at 3760 Warrendale. I've been in
12 South Euclid now for 18 years and the rest in
13 Cleveland Heights. I live in the area but
14 every other house on my street -- and I'm
15 right behind Cedar Center -- but every other
16 house is empty, it's been empty. The houses
17 have been sitting there, all with tall grasses
18 that haven't been cut. They are eyesores. For
19 about six years, they have been empty.

20 Cedar Center is now being built up,
21 again and I don't know if they are going to do
22 the residential and retail, that's already
23 going to be there, so I go, who's going to buy
24 that? So they might build it and it will
25 still be empty and nobody's going to invest in

1 that area.

2 For Oakwood, I can see an area -- talk
3 about investing money -- is to turn it into a
4 recreational area where you can have maybe
5 bike paths, maybe have a pond built where's
6 actual boating, where kids can come from all
7 over to go boating, do canoeing, do kayaking
8 and you charge money and you build on a
9 recreational area that really offers something
10 wonderful, that would make this community a
11 very vital and just a very vibrant place to
12 live in.

13 I think we really need to look to the
14 future and forget about putting money in our
15 immediate pockets because I think that's just
16 throwing dust in the wind. Thank you.

17 (Applause.)

18 MR. ICOVE: Thank you.

19 MS. FIXLER: My name is Nancy
20 FixlerSpitler and I live at 13817 Cedar Road.
21 If any of you are not familiar with that and
22 I'm sorry none of my neighbors are here, that
23 is the Mayflower Condominiums. And I drive
24 out of my garage, as I have been doing so for
25 the last three years, and looking at a pile of

1 rubble. And now their starting to build a
2 wall that's about three feet high and stone --
3 I don't know, but that's that.

4 I would like to see, before they do any
5 building at Oakwood, a release of every piece
6 of property at Cedar Center, a lease signed,
7 as to who's going to be in there, or is that
8 going to be empty too?. That's that.

9 As far as retail. If I can't find what
10 I want at Macy's, I can run over to Kohls. I
11 can go to Severance or Dillards. We don't
12 need anymore retail (applause.) You want it
13 fancy? Go to Legacy.

14 As far as keeping green, I'm sorry,
15 I've lived in South Euclid for 58 years and
16 three months so you can figure out, I was born
17 and raised here and I am still here. We've
18 had plenty of opportunities for green space
19 and nobody gave it to us. What happened to
20 Victory Park? Where's the green space? All
21 the schools that are standing empty. Give us
22 green space. You don't want to give us that
23 green space? Then give us our green space.

24 Furthermore, I think we're closing the
25 gate after the horse is out. The property's

1 been sold. It's not up to us what's going to
2 happen to it now. I think this conversation
3 had to be done before the property was sold or
4 dealt with. This is inappropriate. It's too
5 late. It's been blown. It's up to one man
6 now.

7 You say there are going to be new jobs.
8 Are we only hiring South Euclid residents for
9 this new development? No. And how many
10 people in South Euclid? I'm in foreclosure,
11 by the way, folks, as I'm sure some of you
12 are. We're not the only ones. Help us.
13 We're not going to be there to shop in your
14 development.

15 The only thing that draws anybody to
16 Cedar Center is Whole Foods. Do you think
17 they go to the Dollar Store? Do you think
18 they go in Tuesday Morning? Whole Foods and
19 that's if they don't live close enough to the
20 Beachwood one. I think this is totally
21 apprehensible. We need green space. We need
22 fun for the kids and we need to (applause)
23 spend some money fixing the sidewalks and
24 streets to attract new residents.

25 (Applause).

1 MR. ICOVE: Thank you, very much.
2 I'm sorry, you're over time.

3 There are a couple empty seats in the
4 front if you usher people. Show them where
5 there at.

6 Yes. You're next. I'm sorry. Thank
7 you.

8 MS. SHUTE: Good evening. I'm
9 Angela Shute. I live at 3790 Grosvenor. And
10 I've lived in South Euclid for 15 years. But
11 I also grew up at 3807 Shannon Road in
12 Cleveland Heights, where I grew up since I was
13 two, which is in back of the Oakwood Country
14 Club.

15 What I know about where I live on
16 Grosvenor is we need a places, everybody's
17 been saying, for these children and for our
18 older community. If the investor could please
19 rethink retail. Please rethink retail.

20 We've been looking at an eyesore at
21 Cedar Road and Fenwick for I don't know how
22 the years and we still can't even wait to see
23 a piece of steel get up on Cedar Road. So I
24 really would hope, whatever market analysis
25 he's done to convince him that we need retail

1 here, that he will share it with City Council,
2 the Mayor and the city leaders to show us why
3 he feels retail needs to go there, that that's
4 not an import.

5 And secondly, to please rethink senior
6 assisted living as well as some play,
7 recreational activity for our young people.
8 Thank you.

9 (Applause.)

10 MR. ICOVE: Thank you, Angela.

11 Yes. Anybody else here? Go ahead.

12 MS. BROWN: We always travel in
13 twos.

14 MR. ICOVE: You're a tag team.

15 MS. BILLUPS: I'm Sylvia Billups.
16 I live at 3845 Bridgeview.

17 MS. BROWN: And I'm Diana Brown
18 and I live 4008 Princeton.

19 MS. BILLUPS: Between the two of
20 us, we've lived in South Euclid for the last
21 52 years. Is that right?

22 Anyway, we both work for South
23 Euclid/Lyndhurst schools. We both know our
24 neighborhood. We all know our neighbors.
25 We're proud to live in South Euclid. We're

1 proud to be middle class. And we believe --
2 if I had the money, Oakwood Country Club would
3 be a public golf course, with retail all
4 around it. But I don't have the money the
5 investor does. It's his, so he can decide
6 what he wants to do with it. And it's not a
7 box. I'm not sure all these people know what
8 all it's going to be, because I don't think he
9 has a chance to talk. But I went to went to
10 another meeting where it's not just a box.
11 It's going to be like retail, retail, a lot of
12 green space and possibly a retirement home
13 where the elderly can go and walk.

14 Right now in South Euclid, we work
15 hard. We just put a freeze on our wages for
16 two years at school. So, we do work hard, we
17 know what it's like to work hard and to
18 struggle. Right now at South Euclid, we
19 should be grateful that somebody's come to be
20 a catalyst for our South Euclid because if you
21 go out on Mayfield and you see and you look.
22 What do you have going on, on Mayfield?
23 Nothing but empty building. We need a
24 catalyst, perhaps it'll go from Oakwood, down
25 that way. So you'll have more choices than

1 Taco Bell, McDonald's, an empty Dairy Queen,
2 where they're asking outrageous money for
3 somebody to go in there, because I've been
4 looking. And we need a catalyst. Maybe this
5 is the catalyst. He's not going to put in a
6 dump.

7 Besides working for South
8 Euclid/Lyndhurst schools, I work in Legacy
9 Village, Giant Eagle and the Starbucks. I can
10 tell you I know everybody that comes to my
11 Starbucks everyday. It's like a little
12 village. If this place could be a little
13 village for South Euclid, like Chagrin Falls,
14 I know we're middle class and I would keep it
15 middle class because I'm proud to be middle
16 class, but everybody would know each other.
17 But that's what I feel like. This would be a
18 catalyst for South Euclid and I'm all for it.

19 Thank you.

20 (Applause.)

21 MR. ICOVE: Thank you for coming
22 up.

23 Anybody else -- there are some seats in
24 there.

25 MS. SHELL: Hi. My name is Robin

1 Shell. I live at 4111 Linnell Road. I'm the
2 mother of two young kids. And we live a
3 stone's throw from Oakwood. They're going to
4 be putting in sidewalks. They're going to be
5 using sustainable building practices. They're
6 going to be giving money for the City, for the
7 schools. We don't need more housing. This is
8 his property. Let him do with it what he
9 wants. This is nothing but a good thing.

10 Thank you.

11 (Applause.)

12 MR. ICOVE: Thank you. Anybody
13 else from this side?

14 MS. TIZZANO: I'm Carol Tizzano and
15 I live at 1311 Avondale Road. I'm just up
16 here to say that I support the things that
17 people have said in opposition to development.
18 While I know we need economic development
19 here, we also need green space. And retail
20 economic development just won't do what we
21 need. We really need to do something
22 innovative and inventive and something that
23 could make this community appealing. It's do
24 things for the kind of appeal that I think
25 that it could have. To take a beautiful green

1 space like that and let it become mired in
2 asphalt or a good portion of it, is just, to
3 me, a waste.

4 Thank you.

5 (Applause.)

6 MR. ICOVE: Any other South
7 Euclid people? Yes, Bill.

8 MR. McLAUGHLIN: Hello, I'm William
9 McLaughlin. I live at 4286 Elmwood Road. My
10 last 30 years I've lived in South Euclid, my
11 first 30 years, I lived in Cleveland Heights.
12 I remember in the early '60s, when the
13 discussion, what do you do with Severance,
14 second high school, Severance Center. You
15 determined that Severance Center would be
16 built instead of a second high school. Going
17 further on in my time in South Euclid, when
18 they did away with Victory Park Elementary.
19 Certain people wanted single family houses on
20 that, which is totally ridiculous. Had they
21 gone for some type of townhouse condos, maybe.
22 But if you do this commercially make sure you
23 put in a lot split and record on the plat
24 certain restrictions.

25 Number one, if a building is empty for

1 more than a year, it has to be torn down.

2 Number two, there are problems that I ran into
3 first in Cleveland with a store opens and they
4 lease the old store out or they keep it vacant
5 for purpose of capturing customers. I know
6 that that's happened here in South Euclid.

7 And I believe that the present developer would
8 agree to this, but we have to worry about the
9 inevitable successors and assigns.

10 If I was developing this residential, I
11 would, based on the abutting properties, I
12 would push for a 60 foot lot instead of a 75
13 foot front. You could probably beat it.

14 Second, I have many friends in Cleveland
15 Heights, one of them Richard Long, who I
16 worked with 10 years for the city and that was
17 prior to his 20 years with Cleveland Heights.

18 And I hope that Cleveland Heights and South
19 Euclid can get together and somehow coordinate
20 what is done in both of these cities. Because
21 if doesn't, we don't want type of architecture
22 A next to type architecture B, hopefully it
23 can be one big development of one type or
24 another.

25 Thank you.

1 MR. ICOVE: Thank you, Bill.
2 Anybody else from South Euclid?

3 MR. DILILLO: Rocco Dilillo, 1153
4 Dorsh. I'm a 51 year resident of South
5 Euclid. I was a caddy at Oakwood Country
6 Club, my father was a caddy at Oakwood Country
7 Club. There's no one in this room that would
8 like to see it remain a golf course more than
9 me. But, if the people of Oakwood could have
10 found a golf course management company, they
11 would have. So, First Interstate Properties
12 stepped up to the plate and they bought the
13 land. Right now, it's zoned residential. So,
14 you have two choices. Only two, because he
15 owns the property. It's either going to be
16 another 150 or 200 bungalows and we can't sell
17 the housing stock we have right now. Or,
18 you're going to get a development from this.

19 First Interstate Properties is a class
20 A developer. He'll do a wonderful job for us.
21 And on top of that, we're going to get, I
22 believe, 21 acres or green -- of park, that he
23 is donating back to the City. I don't think
24 Bexley Park's 21 acres. So this will be the
25 biggest park in our City. And they're giving

1 it away for nothing. And I believe he's going
2 to put the improvements up.

3 If it were to remain green space, which
4 would also be a nice thing. He's not going to
5 give this land for free. Who's going to cut
6 the grass? What police are going to patrol
7 this? And we'll get no tax money if it
8 doesn't, if this deal doesn't go through.

9 So, I'm all for the project. Trust
10 First Interstate and we trust you guys to do
11 your jobs and make it class A.

12 Thank you.

13 (Applause.)

14 MR. ICOVE: Thank you, very much
15 for coming up.

16 Anybody else from South Euclid on this
17 side?

18 MR. LIPTOW: Thank you, very much
19 for letting us talk. Jerome Liptow, 4501
20 Anderson Road, South Euclid. I'm a
21 professional engineer registered in the State
22 of Ohio and a LEAD accredited professional.

23 The executive summary of this is let
24 the people vote on it. The people of
25 Cleveland Heights are probably willing to let

1 their fate be decided by the voters of South
2 Euclid. Just getting by this amount of people
3 here, it just seems like, maybe a vote is the
4 right thing to do, at least, maybe it's good
5 form, but, time is short and please allow me
6 to read.

7 LEAD's unsalable site, credit number
8 one states and I quote, avoid development of
9 an inappropriate site, and reduce the
10 environmental impact from the location of a
11 building on a site. Will Mitch Schneider and
12 First Interstate find a way to interpret the
13 intent of this guideline in their favor? Sure
14 they will, but they could just as easily
15 ignore it altogether. Those LEAD words are
16 merely a guide with no legal binding. The
17 City's track record doesn't inspire
18 confidence. Decisions have been based on one
19 new generation with little concern for
20 consequences beyond the financial. The
21 problem is exasperated when the financial
22 benefits are overstated.

23 I believe there are facts,
24 circumstances and people surrounding this open
25 proposal that they haven't questioned its

1 appropriateness. If retail them development
2 is approved, these community activists are
3 ready to work within the system and on a level
4 playing field to allow the voters to speak
5 their mind at the ballot box. What if the
6 majority of voters disagree with the spot
7 zoning legislative decision that changed a
8 residential zone to commercial? What if they
9 disagree what the public officials rewriting a
10 city's master plan to accommodate a specific
11 developer on a specific piece of property. A
12 spot decision was made without the full faith
13 and backing of the current homeowners who have
14 a long-term stake in the livability of their
15 neighborhood. I don't think college kids are
16 going to rent all the hundreds of homes.

17 MR. ICOVE: Excuse me. Your
18 time's up.

19 MR. LIPTOW: Fine. Thank you.

20 MR. ICOVE: There will be other
21 times you can speak and you can communicate
22 then.

23 (Applause.)

24 MR. ICOVE: I just want to
25 mention that Tony Caroscio, to my left, is a

1 Councilman At-Large, and he had a business
2 engagement that he had to go to, but he's here
3 now. I want everybody to know here that we
4 will share our notes and the ideas that you've
5 brought up during this exercise of your First
6 Amendment Rights with Tony so that his absence
7 during that period of time won't prejudice him
8 one way or the other. He'll get the full
9 flavor. Thank you.

10 Anybody else from South Euclid?

11 MS. SOUKUP: Hi. I'm Marcella
12 Soukup. I live at 1771 Green Road with my
13 husband and my dog. We have another property
14 in South Euclid on Avery Road. So I feel that
15 we are pretty heavily invested in our
16 community.

17 I am opposed to --

18 VOICE: We can't hear you,
19 sorry.

20 MS. SOUKUP: -- I am opposed to
21 this proposal from Interstate Development
22 Corporation. I don't know how our Council can
23 vote to change our zoning based on the Ward 3
24 meeting that I attended. There was such a
25 lack of specific information given. It seems

1 that we're being asked to make this decision
2 based on a bunch of vague assurances from the
3 developer, which I think is just
4 irresponsible. I think that what this
5 community needs is more community building
6 places, green spaces. I haven't talked to
7 very many people in my neighborhood. People
8 that I meet walking my dogs, my neighbors, my
9 friends, my family, none of them are
10 supportive of the big box retail outlet at the
11 Oakwood property.

12 So, I urge you all to vote no. I would
13 ask you to get the specific information from
14 the developer that couldn't get be given to
15 the people who were asking questions at the
16 Ward 3 meeting. And I would hope that we get
17 something that's more conducive to community
18 building than a big box retail outlet. We
19 have enough of those. And we only have to
20 look to our friends in Bedford Heights to see
21 what those big box retail outlets turn out to
22 be. If you look at Meadowbrook Square,
23 they've had all kinds of problems.

24 I would ask you to vote no. Thank you.

25 (Applause.)

1 MR. ICOVE: Thank you. Just for
2 the record, this is just a public hearing to
3 get public input. We're not voting on this
4 tonight. I just wanted to let everybody know
5 that. This is just to get input from the
6 public.

7 MR. SENKFOR: My Howard Senkfor. I
8 live at 1376 Plainfield Road. I've been a
9 resident of the city for over 20 years, lived
10 in this area for the other 28 years. I see
11 this beautiful green space that opened up
12 here. It's a shame that they closed. And one
13 of the first things we want to do is pour
14 concrete over it. Why? For more shopping?
15 Who's going to shop?

16 Look at the number of residents we have
17 in the city. It shrank. Surrounding
18 communities have shrank. Who's going to do
19 that shopping? Look at occupancy rates of
20 storefronts in South Euclid and the
21 surrounding cities. A lot of storefronts are
22 empty. Look at the Melting Pot just up the
23 road. How long has that been empty?

24 Look at Cedar Center, the current one,
25 the occupancy rate. There are empty stores

1 there, not to mention the one in South Euclid
2 on the north side. That's still empty except
3 for a little bit of construction.

4 Look at Richmond Mall occupancy rate,
5 Legacy, Beachwood. Then you go out to Euclid
6 Square, Randall. Those are all great ideas
7 and great malls when they were built. What
8 are they now? Declined. Why do it? Who's
9 going to shop? Who knows the traffic it's
10 going to bring in? We don't need this extra
11 retail space. It's just going to be parasitic
12 and cannibalistic against all the other malls
13 in the area.

14 we talk about regionalism. What are we
15 going to do? How can those cities decline and
16 then also we'll be the next one on the block?
17 Why? Why do we want this? You were elected
18 to do the will of the people. We entrusted
19 you to do what's best for our city. You can
20 tell from the number of response here
21 overwhelmingly is against this proposal. Do
22 the will of the people. Do what's best for
23 the city. This development is not what's best
24 for the city.

25 Thank you.

1 (Applause.)

2 MR. ICOVE: Anybody else from
3 South Euclid? We have a few more minutes.

4 MR. SHRANER: I'm Dan Shraner. I
5 live at 954 Cheston Avenue. I've lived in
6 South Euclid for about five years now. I'd
7 just like to say that I stand in opposition to
8 changing the zoning to retail. There's been a
9 lot of talk about trusting a large developer.
10 I just want to ask why? What reason do you
11 have to trust a large developer or a large
12 business entity?

13 (Applause.)

14 What evidence do you have in the past?
15 That's all.

16 Thanks.

17 (Applause.)

18 MR. ICOVE: Go ahead.

19 MS. KOWALL: My name is Jane
20 Kowall. I live at 4502 Liberty and I also own
21 4498 Liberty that I rent out. I'd just like
22 to start out by saying that I thought it was a
23 done deal that we're going to have big box
24 retail. So that's what I was prepared to talk
25 about. I agree with what the guy before the

1 guy before me said. If we're still there. If
2 we're not there, then I'm going to address big
3 box retail. And I'm going to say that greater
4 Cleveland is known to have an inferiority
5 complex. And I think in South Euclid we have
6 a bigger one. I think that we just look down
7 so much on ourselves and some of the people
8 have expressed that we should be grateful that
9 somebody wants to come and build here. And
10 I'm not there yet. Gasoline's going to rise.
11 People are going to run out of money for gas.
12 They're not going to want to drive back and
13 forth between Solon and Strongsville and all
14 the places that there are. And we're going to
15 be a hot commodity again. We're at a low
16 point, I think. And I know the City needs
17 money. And I know why we would do this. But
18 I'm asking that the City keeps it's standards
19 up and realize that the choices that you're
20 making now will stand 15 years from now. Look
21 at some stuff that was built 15 years ago.
22 There are a lot of metal and glass boxes that
23 were Rite-Aids, particular Rite-Aids and CVS,
24 scattered all over the greater Cleveland area,
25 that have sat vacant for a long time. I just

1 passed one that's at Harvard and Warrensville
2 today that's a beauty supply place. But
3 that's what happens to those big places. So,
4 we've got to be mindful. I have some ideas
5 that I got from my daughter who's a historic
6 preservationist, unified design elements in
7 the whole development, awnings, consistent
8 signage, street furniture like track canvas
9 benches that match, similar scale elements, go
10 for new urbanism, high quality building
11 materials, brick facade with reverse channel
12 signage. I'm just saying, don't give it all
13 away. We're counting on you not to.

14 (Applause.)

15 MR. RICE: My name is Horace
16 Rice. I live at --

17 VOICE: Louder please.

18 MR. RICE: My name is Horace
19 Rice. I live at 3753 Grosvenor Road. I think
20 -- has anybody got in contact with the
21 Cleveland Clinic to possibly develop the
22 trauma center and put it over there,
23 surrounded by a park area? Because in the
24 winter time, you might have a Godsend here.
25 In the winter time, anybody trying to go out

1 to Hillcrest to a trauma center, might find it
2 hard to get out there.

3 You got all this property. You could
4 put a trauma center over there and you still
5 could have a park, a recreation area
6 surrounding it. I think that would be the
7 best thing for everybody. It's something that
8 we drastically need and it would save time,
9 not only for the citizens of Cleveland Heights
10 and South Euclid, or else for the people on
11 the east side of town period.

12 Thank you.

13 MR. ICOVE: Thank you, very much.

14 (Applause.)

15 MR. KAY: Kevin Kay, 4157

16 Elmwood Road. I'm opposed to the rezoning. I
17 think that I'm comfortable that people on both
18 sides tonight have framed this as an
19 environmental loss versus an economic gain. I
20 think it's a loss on both accounts. I think
21 that any benefits would be very short-term and
22 the cause and side effects will be with us for
23 a very long time. So I'm in opposition to it.

24 Thank you.

25 (Applause.)

1 MS. FROMET: My name is Cathy
2 Fromet. I live at 4238 Bexley Boulevard and
3 I am actually for the rezoning. I've had the
4 opportunity to work with First Interstate
5 professionally. I do know that they work very
6 carefully with the cities that they work
7 within. So that gives me confidence that they
8 are going to work to make this development
9 something unique.

10 I do have to say, that I'm not thrilled
11 about big box. But as a young person living
12 in the City -- I've been here for about
13 ten years -- people aren't coming here.
14 They're leaving in groves. People my age are
15 trying to put their houses up for sale,
16 they're trying to leave. There is nothing
17 that's attracting them here. We need
18 something that's going to attract them here,
19 but we have to be mindful of what that is.

20 So I am going to ask the developer and
21 the city, to just be very careful about what
22 you put in here and make sure it's an amenity
23 that people are going to be passionate about,
24 they're going to be excited about, and that
25 other cities surrounding here are going to

1 want to come to. I don't have an issue with
2 going to Cleveland Heights or University
3 Heights or Lyndhurst to do my shopping. But
4 it would be fantastic if I could walk down my
5 street and find a development there that I can
6 spend my money in.

7 (Applause.)

8 MR. ICOVE: Thank you, Cathy, for
9 your insights. Anybody else from South
10 Euclid.

11 MS. RUBEN: My name is Annarich
12 Ruben. I'm a resident of Cleveland Heights.
13 Thank you, very much for letting me speak
14 here. I would like to tell you a little bit
15 about the street where I live. The street
16 where I live is called Bendemeer Road and it
17 is one the streets that was belong originally
18 to the so-called Severn Estate, which is
19 Severn Road, Shannon Road and Bendemeer Road.
20 These three streets leads to the golf course.

21 I want to tell you that it was a
22 wonderful experience to walk. And as you
23 walked in the summer and came close, you felt
24 at least ten degrees cooler than in other
25 areas of Cleveland Heights. It was wonderful

1 to have this residential aspect of it. But I
2 understand that the property has been sold and
3 I hope that it is going to be developed with
4 heart, that maybe there will be some barrier
5 so that each street will remain without
6 through traffic. So that the residential
7 aspect of the area will be somewhat preserved,
8 especially, though, I think the developer or
9 anybody that's here who represents them, they
10 can have ample opportunity to bring in revenue
11 without the rezoning. There's absolutely no
12 need for it.

13 I look at the paper and I see all of
14 the wonderful things that could be built
15 without rezoning, which would be bring in
16 revenue both for the developers, and for the
17 City. And I would very much like to propose a
18 senior campus, because many of us are at a
19 point where we actually need it. That would
20 be wonderful for all of us.

21 Thank you, very much.

22 (Applause.)

23 MR. ICOVE: Thank you.

24 MS. BRUNKALA: Kathy Brunkala, 4394
25 Montagano Boulevard. I've lived here for

1 about 28 years. I'm opposed to big box, but I
2 love the idea of a place for our seniors. My
3 pipe dream goes something like this. We have
4 a Mall of America, but do we have a mall that
5 is exclusively offering products that are made
6 in America? We have craft beers. We have
7 wonderful wines from New York and Ohio, of
8 course. We have hand bags. We have clothing.
9 I just wonder if we could do a charming
10 village instead of a big box store if we have
11 to do retail, that might be like a model
12 American village offering products that are
13 only made in America.

14 So that's just a thought. I love the
15 idea of green space and I appreciate the fact
16 that if this is going to go forward, that we
17 will have green space for our community.

18 That's.

19 MR. ICOVE: Thank you for coming
20 up.

21 (Applause.)

22 Anybody else from South Euclid? I see
23 a couple people in the hallway, but I'm not
24 sure.

25 MS. ALFORD: Hi, my name is

1 Carlean Alford. I live in South Euclid. I
2 agree with the young lady that just spoke
3 about --

4 MR. ICOVE: What's your address?

5 MS. ALFORD: 1355 Belvoir Mews. I
6 just want to say that I know for economic
7 development, we need some retail. We need it
8 for the taxes and just for growth in the
9 community. The problem I have is that when
10 there is new retail space, you eventually see,
11 estimated 10 years later, we see things that I
12 really don't want to see. You see another
13 Auto World or you see some inexpensive -- I
14 don't want to say cheap -- but inexpensive
15 store. We don't want the very high-priced
16 stores because we can't shop there, some of
17 us, but we don't want those low, junk stores
18 either. We need something that's going to
19 work with the community, if we have to have it
20 at all.

21 So I don't know if the developers are
22 here. I hope that you're hearing us loud and
23 clear. We don't want junk. We see so many of
24 the malls and the retail space. They
25 eventually have very nice stores, and after a

1 while, if you look at Tower City, if you look
2 at Severance, then they start getting the
3 lesser stores. I really don't want to see
4 that in this community.

5 That's all I have to say.

6 (Applause.)

7 MR. FROMET: My name is Kevin
8 Fromet. I live at 4238 Bexley. I've lived in
9 South Euclid most of my life. I was raised
10 here. I've chosen to come back and raise my
11 family here. Obviously, I live right down the
12 street from the development.

13 I just want to ask the people who want
14 to turn this into a green space, who's going
15 to pay for this. I'm looking to lower my
16 taxes not raise them. So that would be my
17 question. I'd love to walk my dogs there, but
18 I don't want to raise my taxes to do it.

19 Secondly, as far as -- it was bought,
20 so let's embrace this opportunity and seize
21 the opportunity to work with the developer to
22 give us something that's great, not
23 automatically assume that he's going to turn
24 it into junk. I think that's just a negative
25 outlook right at the start. I think it's a

1 missed opportunity.

2 Thank you.

3 (Applause.)

4 MR. ICOVE: Everybody from South
5 Euclid have an opportunity to talk? Okay,
6 we'll start with Cleveland Heights people.
7 We're going to start on my right again. The
8 first and second rows, third row. Anybody?
9 Anybody else on the fourth, fifth rows? Yes,
10 please come up. Anybody on this side
11 from Cleveland Heights that would like to
12 talk, get ready. If you're in the front,
13 we'll call you.

14 MS. SIEGEL: Hi, my name is Misty
15 Siegel. I live at 1943 Revere Road in
16 Cleveland Heights. I wasn't going to speak
17 tonight. I just wanted to hear what everybody
18 had to say. But a thought came to my mind and
19 I'd like to share it with you.

20 I lived for a quite a few years north
21 of Houston called the Woodlands. Let me tell
22 you quickly about that. In the late-70s, a
23 man found 25,000 acres and decided he was
24 going to build a model village. His motto
25 was, you could be born, grow up, go to school,

1 get married, work, live to old age, and die,
2 and never leave the Woodlands.

3 The end result of that, was that he
4 built this model city and it has worked. It's
5 still going strong. He built it in a way that
6 -- oh, I know what I wanted to say. The
7 forest is still there. The 25,000 acres of
8 pine forest. The pine forest is still there.
9 He was able to build it so there's recreation
10 area, there's retail areas, there's living
11 space, there's lots of recreation space.

12 Now, obviously, we can't do that on
13 that level here. But I think if our developer
14 knows about this area or is willing to look it
15 up, and those of you who are curious about it,
16 go online and look up the Woodlands in Texas.
17 I think you're going to see something that
18 could be a wonderful compromise between those
19 who don't want it and those who do.

20 Thank you.

21 (Applause.)

22 MR. ICOVE: Anybody else on the
23 right side from Cleveland Heights or any other
24 city?

25 MS. MILLER: My name is Susan

1 Miller. I live at 3165 Berkshire Road in
2 Cleveland Heights. I didn't prepare remarks
3 for tonight. I heard a couple of things from
4 residents who spoke before and I just wanted
5 to clarify because I continued to hear this
6 when I talk to people in South Euclid. We
7 need the money for the schools. The money
8 from Cedar Center and Oakwood that relates to
9 schools, does not go to the South
10 Euclid/Lyndhurst School District. That is
11 coming from Legacy Village already. If you're
12 looking at retail equals tax for schools, no,
13 it goes to Cleveland Heights, where I live.
14 Thank you.

15 There was a gentleman who said that the
16 developer paid \$10 million. Not quite, \$1.8
17 million for 62 acres. It was a pretty good
18 deal. You might want to also know that the
19 property at Cedar Center that was just sold to
20 Gordon Foods, if you round up those numbers
21 after the point, one acre for \$2 million. One
22 for 2 million, 62 for 2 million. So, there's
23 a little bit of play there. Kind of
24 interesting, five blocks in between.

25 I have been to the Planning Commission

1 meeting. I don't recognize many of you from
2 the Planning Commission meeting, but I went to
3 all the Planning Commission meetings. This is
4 not a lifestyle center. This is big box
5 strip. Go look at his website. Look at the
6 other places that he's built.

7 We're in a pinch. The cities are
8 dying. We need to come together. We need to
9 not be so desperate that we start to eat each
10 other. It's not that bad yet. We should come
11 together, the cities, the municipalities all
12 surrounding South Euclid, talk about how we
13 can move the region forward.

14 Thank you.

15 MR. ICOVE: Thank you.

16 (Applause.)

17 MS. EISNER: Adele Eisner, 2932
18 Clarkson Road. Councilman Goodman, you looked
19 shocked that I'm here. I live in Cleveland
20 Heights. I'm here interested in my
21 surrounding community.

22 VOICE: Former Councilman.

23 MS. EISNER: Right. And what
24 happens in our community. One of the things
25 that drives me here, is that I'm hearing,

1 that's not really being addressed. My ears
2 kind of perked up as I listened to one of the
3 South Euclid residents saying I've been to the
4 meetings and I was at this Planning Commission
5 meeting and we asked for specifics and they
6 weren't there. As I'm sitting here listening
7 to everything, my original motivation for
8 coming is being reinforced.

9 We are living in a time where people
10 distrust government. We are living in a time
11 when people distrust large corporations. We
12 are living in a time where it's recognized all
13 around us that money is overtaking values that
14 we, as human beings, at least used to value.
15 We heard the man talk about God-given Earth,
16 nature. Money isn't everything.

17 But the real reason I came is, and it's
18 being reinforced, I'm not hearing enough
19 specifics. There aren't enough people here
20 who were in on the purchase. Susan just
21 talked about this deal doesn't sound quite
22 right. The citizens in all the surrounding
23 communities deserve to be part of the
24 Councilmanic discussions and this not just
25 being and exercise in First Amendment. I've

1 been on the other side. I know the attitudes,
2 where go ahead and exercise your First
3 Amendment right and verbalize what you want to
4 say. You know, it looks good. It's a rubber
5 stamp. You guys have, besides Oakwood, you
6 have the opportunity to say, we are taking you
7 seriously. We want you in on every step of
8 this process no matter what you do.

9 Regain trust. Regain trust.

10 (Applause.)

11 MS. MENTCH: Good evening. My
12 name is Fran Mentch. I live at 1413 Lynn Park
13 Drive which is six blocks away from Oakwood,
14 even though I live in Cleveland Heights.

15 You have worked hard to drive a wedge
16 between the residents of Cleveland Heights and
17 South Euclid. You cannot drive a wedge
18 between us. We know that we do not live our
19 lives based on city boundaries. But if you
20 insist on drawing battle lines, I will tell
21 you where the real line should be drawn.

22 This is a David and Goliath situation.
23 The Goliath is the developer, not the
24 individual, but the developer, who you are
25 depending on to save you from a disaster of

1 your making. Along with the developer, you
2 are part of the Goliath team because you are
3 the government officials who have driven this
4 city to the brink of insolvency.

5 On the other hand, we have the David.
6 The David is the community, the residents who
7 all live here and care about what happens
8 here. These are residents of Cleveland
9 Heights, University Heights, South Euclid,
10 Lyndhurst, East Cleveland, Cleveland. If
11 Oakwood goes down, none of us will benefit.
12 None of us will benefit.

13 Building retail at Oakwood will not
14 bring you enough money to cover your debt at
15 Cedar Center, and you all know that. The
16 money that will be made from the development
17 will go from our wallet, into the wallet of
18 the developer and the investors of his global
19 investment firm. They will make money because
20 people will come to a new shopping center,
21 possibly for 5 to 10 years. They will make
22 their money, they will move on, and never look
23 back; leaving us (applause) -- leaving us with
24 a destroyed community, a destroyed green
25 space, and lowered property values.

1 We have the power to shape our own
2 future. We need development. We need the
3 right kind, in the right place. Develop Cedar
4 Center, not Oakwood. This is our community.

5 (Applause.)

6 MR. SONES: Good evening. My
7 name is Rick Sones. I live at 3790 Bainbridge
8 Road in Cleveland Heights. Oakwood is
9 literally a stone's throw behind my house, a
10 stone that I could throw. It's approximately
11 a Jim Thome home run from my front yard to
12 where the big boxes are going to be. I
13 apologize for being from Cleveland Heights,
14 but that is where I'm from. I'm grateful for
15 all the citizens of South Euclid who turned
16 out here tonight. I think demonstrated that
17 the group I'm with is not quite so French as
18 had been thought.

19 My main reason for being here is, I
20 think, although I'm opposed to the rezoning,
21 and you all know that because you're
22 recipients of my emails. I'm a realist. I
23 live close to ground zero. I love to walk the
24 community. I've lived here 30 years. I've
25 thought a great deal about this and I've

1 written down my ideas. You've actually
2 already seen them, but Jane was nice enough to
3 encourage me to actually present these ideas
4 on paper. So I'd like to hand this -- to
5 write.

6 MR. ICOVE: Why don't you hand it
7 to Jane and we'll make sure that it's a part
8 of the record.

9 MR. SONES: I've made lots of
10 copies so it won't impact your financial
11 status.

12 (Laughter.)

13 And I even made one for the developer.

14 MR. ICOVE: Thank you, Richard.

15 (Applause.)

16 MR. SONES: I have 30 seconds.
17 One more comment I'd like to make. If you go
18 on to Mr. Schneider's website and you look at
19 all of the glorious things he's developed,
20 Legacy Village, Avon Commons. There's one
21 called Hawthorne Village, which is down maybe
22 a 15-20 minute drive from here at 271 and
23 Broadway. You all need to visit that, all of
24 the Council members and anyone in the room
25 that's interested. You need to go and look at

1 that village. It's not Legacy Village. I
2 think it's very much like what we're going to
3 see at Oakwood.

4 Thank you.

5 MR. ICOVE: Thank you for coming,
6 Richard. We appreciate it.

7 (Applause.)

8 Anyone else on this side that would
9 like to speak. Okay, let's start on this
10 side. Yes, please.

11 VOICE: Speak up, please, we
12 can't hear you.

13 MS. GECOWETS: My name is Ann
14 Gecowets and I live at 3849 Bainbridge. The
15 person who states big box store is home plate,
16 I'm the catcher.

17 When I saw the lovely green pamphlet
18 that he sent to us, it made me wonder. It
19 made me wonder who he hired for the
20 independent research that didn't find the
21 hundreds of empty retail spaces that I can see
22 from the roof of my house. If I overlook
23 Oakwood -- I wonder if people understand that
24 these are not new jobs. They're just jobs
25 from Severance and University Square and Cedar

1 Center that will move there, and eventually
2 they will move somewhere else. They're jobs
3 that are underpaid, not full time, and without
4 benefits. I'm a nurse, I see all these
5 people. It does not improve the quality of
6 the financial situation of the communities in
7 which they're built.

8 It made me wonder if the revenue that
9 comes into the community from this place will
10 cover the cost of hundreds of thousands of
11 square feet of parking space. It will create
12 water runoff, which we're going to have right
13 now and how much of that water will end up in
14 my basement. I suspect that's happening right
15 now.

16 I wonder how many more things we need
17 from China. I wonder where the animals will
18 go. I wonder how an eight foot wall is going
19 to protect me from 14 foot semi tractor-
20 trailer and a garbage dumpster full of rats.
21 Remember catcher, home plate.

22 I wonder what will grow in my yard when
23 there is no sun whatsoever. But you need to
24 understand how I live, I will offer you all
25 the same invitation that I offered to

1 Mr. Schneider. Please come to my house,
2 please have a beer on my front porch and
3 listen to my birds sing and my woodpecker
4 peck, and wonder how it's going to look when
5 this building is built.

6 Thank you.

7 (Applause.)

8 MR. FURRY: David Furry, 3867
9 West 226th Street. I'd like to echo what Joe
10 Liptow said, but first of all, I want to
11 exclude Mr. Caroscio and Mr. Fiorelli, because
12 they didn't vote on any of these projects that
13 I'm about to bring up. Everyone else did.
14 Cedar Center, like Fran Mentch said it's a
15 horrible mistake. You've poured at least \$20
16 million into it. No one, except for
17 Ms. Tracie Zamiska, who's on the South Euclid
18 Planning Commission, has ever acknowledged
19 that. But she's the first one. She did it
20 about a month ago, give or take.

21 Greenvale. We've spent at least \$2
22 million on that. Now you pay \$60,000 a year
23 in interest payments exclusively. That's
24 another mistake. I can go on and on.

25 It's nothing personal, but why should

1 anyone -- South Euclid, Cleveland Heights, or
2 any other part of this region -- trust the
3 seven people, excluding the two that weren't
4 here for all of those mistakes. Put it up to
5 a vote. Let the people decide. There's
6 obviously people on both sides of the
7 situation. Just put it up to the vote.

8 People say, oh, he's got the property.
9 His right is to develop it however he wishes.
10 That's just not true. You, as the government
11 body, can hold him to certain standards if you
12 choose to or not. I don't understand what's
13 so hard about that. Just put it up to a vote.

14 (Applause.) However it works out
15 (inaudible). Thank you.

16 MS. JANSSEN: My name is Sue
17 Janssen. I live at 3352 Bradford Road. I've
18 lived there for 43 years. I do work at
19 University Circle and I know what the
20 residents and doctors are looking for when
21 they buy houses. They're looking for a
22 community where they can walk, where they can
23 shop local. I think if Legacy Village is an
24 example of this developer's work and we're
25 asked to trust him, I do question things like

1 the buffer of trees that he was to leave
2 there. I frankly think Legacy Village is a
3 joke. I don't shop there. I think it's a
4 travesty. I have three teenage
5 granddaughters. They don't shop there either.
6 I think we have enough empty stores. We don't
7 need any more empty stores. We don't need any
8 more retail. What I would like to see is
9 green space for my grandchildren. As far as
10 I'm concerned, mall, is a four letter word.

11 (Applause.)

12 MR. ICOVE: Thank you. We can
13 start in the back and move forward; that's
14 fine.

15 MS. SNELLMAN: Mr. Chairman and the
16 Committee, can you hear me okay?

17 VOICE: Yes.

18 MS. SNELLMAN: Good evening. My
19 name is Jan Snellman and I'm located at 1737
20 Andrews Road. The golf course is immediately
21 outside my bedroom window and all the back
22 windows of my home. We were going to move to
23 Pepper Pike, but we chose to live in the
24 Heights instead. I fear that that was a
25 terrible mistake.

1 We talk about the developer and he
2 bought the land, and he is right. He bought
3 land that was zoned residential. He does not
4 have rights, per se, to build commercial
5 property to change it.

6 (Applause.)

7 Mr. Chairman, at the beginning of the
8 meeting, I believe I heard you say the stated
9 purpose of this was to insure that the health,
10 safety and greater welfare of our community.
11 I do not see where this is going to contribute
12 to our health. In fact, I think this is going
13 to hurt our water system even more and drive
14 up our water bill and our sewer bill even
15 more. This is in direct contradiction to what
16 the Cuyahoga County Planning Commission has
17 recommended, by way of green space, aquifers
18 and drainage for the 9-mile Creek.

19 Tomorrow, Ed Fitzgerald is holding a
20 Town Hall meeting on Lee Road. This is a
21 regional issue and I intend to bring this
22 matter before that, and I encourage the other
23 representatives and townspeople to also attend
24 that meeting at 7:00 p.m. on Lee Road.

25 We talk about the developer's rights.

1 Yes, the person has rights, and the legal
2 entity of the developer has rights. As well,
3 the people who have invested in this community
4 also have rights. Our rights, in my opinion,
5 need to be the main focus of this particular
6 organization, what we call our city
7 leadership. They are to hold into our rights,
8 in my opinion, and that is the stated purpose
9 and mission statement for our leadership.

10 Thank you.

11 (Applause.)

12 MR. ICOVE: Who else would like
13 to speak, please come up.

14 VOICE: (Inaudible.)

15 MR. ICOVE: Please, come on up.
16 You can come sit down inside with me, if you
17 like.

18 MS. GEAGHAN: My name is Olivia
19 Geaghan. I moved here about six months ago.

20 MR. ICOVE: Could y give us your
21 address, please.

22 MS. GEAGHAN: It's 1681 Wood Road.
23 Oakwood is approximately my back yard. I
24 moved here from New York City about six months
25 ago. Most people think I'm absolutely insane

1 for doing so. But I will make it clear that I
2 absolutely believe in the Cleveland area. I
3 think that it can be a wonderful place. I
4 think that it can come back to life and I
5 think that there is a whole lot of opportunity
6 here.

7 When I first moved here and heard about
8 the project, I thought that this is probably
9 one of the worst things ever. Because it took
10 me a long time to save for my house, and now
11 that I own it and now I worry about property
12 values. But then I started thinking about --
13 I went to a meeting on it for FutureHeights,
14 and I was listening to one of the speakers
15 there. He was talking about how, rather than
16 citing again what the developer has already
17 done, purchased it -- I'm pretty sure you're
18 going to vote for rezoning. So rather than
19 fighting against it, why not work together and
20 try to develop some kind of space that will be
21 good for everybody. It'll be beneficial for
22 me, coming from New York City, to be able to
23 walk to a restaurant, to be able to walk,
24 again, to some kind of local non-big box
25 place.

1 You know, I see the reality. There
2 needs to be anchors. One of my thoughts on
3 anchors, and I'm sure it's come up a lot, was
4 something like Ikea. My husband and I drove
5 to Pittsburgh to go to Ikea. We took our
6 money and left this area and went to another
7 state, because that was the kind of retail
8 that we wanted. We leave this area as well
9 and drive down to Trader Joe's. Things like
10 that could be great anchors. But I also look
11 forward to some local restaurant, perhaps a
12 Great Lakes Brewery east, where they will have
13 their own kind of sustainable gardens that we
14 can use. Thoughts in New York, we had a lot
15 of community garden where we could go and grow
16 our plot.

17 I think this is really great
18 opportunity to take ownership of this area and
19 make it ours and look at it and say it's not
20 ours. Let's make it ours, let's make it what
21 we want. Green space, I'm the first person to
22 say, I want green space. But I also want to
23 be able to not use my car all the time. And
24 one more thing, I'm curious to see if there's
25 anything about mass transit up and down

1 Warrensville.

2 MR. ICOVE: Yes. Look at the
3 website, I think that there is a proposal for
4 it.

5 (Applause.)

6 MR. CAGAN: Chairman and Council,
7 my name is Steve Cagan. I live on Radnor Road
8 in Cleveland Heights. I also moved here from
9 New York City. I moved here 41 years ago.
10 I raised my daughters here. My daughters went
11 to the public schools in Cleveland Heights. I
12 live one block away from Hampshire. When we
13 moved into that neighborhood, it was on the
14 edge of the decline. It has come back and is
15 a really beautiful neighborhood, as a
16 consequence of a very strict and vigorous
17 public enforcement policy -- code enforcement
18 policy. Those public schools, that code
19 enforcement, all those things, require income
20 and require taxes. That's something I really
21 understand. We have to be willing to pay for
22 the benefits of government, and I believe
23 there are benefits of government.

24 The problem that I see here, is that I
25 think people are being dazzled by a camera of

1 the tax benefits and the economic benefits for
2 the city from a, so far, pretty mysterious,
3 pretty unknown development. We don't know
4 what the development is and so the notion that
5 many people have raised here tonight, that
6 some how this is going to provide a solution
7 to South Euclid's problems, seems to me quite
8 unfounded and hard to believe.

9 I'll end by pointing out something
10 else. I think that's there been such an
11 emphasis here -- most people support the
12 program on the rights of the developer, to the
13 point that someone had suggested -- one of the
14 speakers suggested, that the U.S. Constitution
15 protects the rights of developers to build
16 whatever they want wherever they happen to own
17 the land. I don't think that's the case. I
18 think that we, as citizens, have rights, and
19 those rights get expressed, in part, by this
20 very zoning process that you're addressing.
21 So I don't think the fact that a developer
22 owns the land should have resolved the
23 question. The question should still be open.

24 Thanks.

25 (Applause.)

1 MR. ICOVE: Could somebody whose
2 telephone's going off, could you turn it off.
3 Thanks.

4 MR. (INAUDIBLE): (Inaudible) -- I'm at
5 Euclid Heights Boulevard in Cleveland Heights.

6 MR. ICOVE: Could you state your
7 address?

8 MR. (INAUDIBLE): 2384. One of the
9 things that Steve just questioned also is how
10 did come up with the figures of the 700 new
11 jobs and the millions of tax revenues it'll
12 bring. It'll only happen if the spaces are
13 occupied and the businesses are, in fact,
14 successful. But I can't imagine that a
15 developer would want to build something that's
16 not going to be successful. I'm sure they're
17 aware of the empty retail and empty
18 residential spaces around here. I'd like to
19 see what kind of ideas they have in mind, what
20 they plan to do with the land; and where the
21 jobs and the taxes are going to come from, or
22 if they're going to subdivide the land and
23 resell it at a profit, which would explain how
24 they could afford to donate a third of it to a
25 green space, which would be a nice gesture if

1 it actually did happen.

2 So, more specifics would be wonderful.

3 Thank you.

4 (Applause.)

5 MS. RAUTENBERG: My name is Carla
6 Rautenberg. I live at 3065 Berkshire Road. I
7 would just like to present some facts that I
8 have recently become aware of, that I doubt
9 that many people in this room know. In this
10 country, we have 46 square feet of retail
11 space for every man, woman and child. In
12 England, there are 23 square feet of retail
13 space for every man, woman and child. In
14 Canada, there are 13 square feet of retail
15 space per every person. In Australia, down
16 under, it's about 6 square feet of retail per
17 capita. Now I never realized that people in
18 Canada and in Australia were so deprived,
19 until I learned these figures. I don't think
20 that we need more retail in Cuyahoga County.
21 I can get anything I need within a short
22 drive.

23 I would like to leave you with one
24 final thought, which is that the unique thing
25 about undeveloped land, is they're not making

1 any more of it. Thank you.

2 (Applause.)

3 MR. ICOVE: Thank you, very much.
4 Anybody else on my left who would like to
5 speak.

6 DR. HAAS: I'm Dr. Robert Haas.
7 I live at 1081 Harbor Road in Cleveland
8 Heights. I have lived in Cleveland Heights
9 for over 50 years; 25 of those years, I was on
10 Bainbridge Road, which is right next to the
11 Oakwood Club. So I've enjoyed a life that was
12 enriched by having that same area and I'd like
13 to preserve it. So I'm in favor of keeping --
14 of not developing the space.

15 I think developing is a big mistake
16 because it's an irreversible act. Once you
17 develop it, you can't go back. And we should
18 think in terms of the future rather than the
19 past. Twenty years ago or so ago the
20 developer did an excellent job building Legacy
21 Village. But that's in the past, and we have
22 to live in the future. The area is now built
23 up. We are saturated with retail. The
24 economy is down. It can't possible be as good
25 as it was back then in terms of retail. We

1 should move forward and think about what is
2 available in the future, and that is, I think,
3 building this up as green space that a hundred
4 years from now, the kids will be running on
5 soccer fields in Oakwood. I think that's a
6 better benefit for the world than trying to
7 build up retail that cannot possibly be as
8 good as it was.

9 So I would urge the Council and the
10 developer to think of the future rather than
11 the past solution to this problem. Thank you,
12 very much. Good luck with making your wise
13 decision.

14 (Applause.)

15 MS. DENTON: My name is Marcie
16 Denton. I live at 1472 Willmar Road in
17 Cleveland Heights. A lot of the points I
18 wanted to make have already been made tonight,
19 but one thing I'm thinking about is I'm a
20 first grade teacher. I teach in public school
21 in Shaker. I understand the importance of tax
22 revenue. I have three little kids -- well,
23 not so little anymore. We live about eight
24 houses down from Oakwood. One of the things I
25 stood here thinking about tonight was a lesson

1 on probability I did with my first graders
2 this morning. One little girl had about eight
3 little colored chips; seven of them were blue,
4 one of them was yellow. I said, okay, you're
5 going to put them in a cup and what color do
6 you think you're going to pull out, and she
7 said yellow. I said, why. She said because I
8 like it. I thought that's really charming
9 when a first grader does that.

10 I think a lot of times as adults, we
11 want something so badly, we don't always look
12 at the probability of the outcomes of our
13 choices. I understand, Mr. Schneider, you've
14 bought the land and something is going to
15 happen. Please, please, please, please,
16 please, please not big box. That's not good
17 for our community. Here's what we know. We
18 know that local businesses return 45 percent
19 of their dollar to the community, as opposed
20 to change stores, which return 20 percent. We
21 know that local businesses are the largest
22 employers and most likely to be loyal to the
23 community. We know local businesses, local
24 businesses donate 350 percent more money to
25 local non-profits than do national ones. We

1 also know local businesses are likely to be
2 smaller, have less stress on the
3 infrastructure. A big stress on our
4 infrastructure could outweigh any money that's
5 brought in by taxes.

6 I want us to think regionally. I want
7 us to think about what's good for the
8 community. Please think logically. Don't
9 expect a yellow chip to come out of a cup of
10 eight other chips, which seven of them are
11 blue. Thank you.

12 (Applause.)

13 MR. GAYNIER: Hi, my name is Mike
14 Gaynier. I'm from Cleveland Heights, 2933
15 Berkshire Road. Some of you might know me.
16 I'm Board Chair for Home Repair Resource
17 Center in Cleveland Heights.

18 I think we kind of beat on the big box
19 and the retail argument quite a bit, and the
20 majority of people have spoken against it.
21 What I want to talk about and encourage you
22 all to think about, is what we really need to
23 do in this region to become a viable vibrant
24 place for a sustainable future. Because I
25 moved here four years ago and I've seen a lot

1 and learned a lot in the time that I've been
2 here, and what I've really seen is a region
3 that's in decline. The last census pointed
4 this out loud and clear for all of our
5 communities. We all lost about ten percent of
6 our population. We need to get serious about
7 competing for residents because it's competing
8 for residents that's really going to determine
9 where our future's going to be in this county.
10 We're not just competing against each other.
11 We're competing against the outer suburbs and
12 we're competing against the other regions in
13 this country that people are leaving and
14 moving to because we're not offering the kind
15 of lifestyle experiences in our community that
16 these people are looking for.

17 I know we've been beating on
18 development and big box, and so forth. I'm
19 not opposed to development. I'm very much in
20 favor in the right kind of development for
21 that area. I think we need to take this
22 proposal and kick it back to Mr. Schneider and
23 not approve the zoning change until we get
24 something that's going to help us compete with
25 all the regions around us for residents in

1 this community.

2 I think that's what's really important
3 of what this needs to be. We need to think
4 bigger about where we're going with our
5 future. We really need to think about what
6 the long term effects and impacts of the
7 decision that you're going to make here
8 shortly on what we do with this project. I'm
9 sure Mr. Schneider is a fine developer and has
10 a very good track record. But I think we can
11 do a little better and if we want to get
12 serious about competing; we better do so.

13 Thank you.

14 MR. ICOVE: Anyone else on this
15 side like to speak?

16 MR. WONG: Chairman Icove and
17 members of the Committee, my name is Richard
18 Wong. I'm the Planning and Development
19 Director for Cleveland Heights, and I'm here
20 with a true confession. I'm not originally
21 from New York City. But aside from that
22 digression, I just wanted to make a small
23 point, which is very important. This is
24 probably thanks to all the Planning Commission
25 meetings, which you had about 200 of them or

1 so. Allowing C2 zoning, allows a building to
2 be 25 feet from the rear lot line. Why is
3 that important? Well, 25 feet is a little big
4 deeper than one of the parking spaces in your
5 lot out there.

6 The second observation is that in
7 Cleveland Heights, we have some very nice
8 neighborhoods on Bainbridge and Blanche, that
9 would be right behind the big box development.
10 As you know, those homes are extremely
11 vulnerable to side effects, such as noise or
12 other things that are typically associated
13 with this type of activity.

14 The buffer adjacent to single-family
15 neighborhoods next to Severance is 150 feet
16 deep, not 25. You think, 150, now that's a
17 buffer, and 25, that's a great parking space.
18 What I would like to do Mr. Chair, is in the
19 future, have our cities work together on a
20 plan that's beneficial for both our cities.

21 I have a letter for the record.

22 MR. ICOVE: Certainly, Richard.
23 Why don't you state your position with the
24 City for the record?

25 MR. WONG: I'm the Director of

1 Planning and Development and my address is 47
2 Circle, personal address is 2654 Exeter in
3 Cleveland Heights.

4 MR. ICOVE: Thanks so much.

5 MR. WONG: You're welcome.

6 (Applause.)

7 MR. ICOVE: Anybody else on this
8 side like to make a comment?

9 MR. ADORJAN: My name is Rickey
10 Adorjan. I live at 3870 Summit Park in
11 Cleveland Heights. I can hit a fairway wood
12 to the place in question here they want to
13 tear down, destroy. Everybody's hurting for
14 money, I know. Everybody's trying to get the
15 money going, get the money coming in. I like
16 what the man said about residential. Other
17 people said the way to get money to the
18 community is to get residents to the
19 community. The residents are going to be
20 spending the money at this structure that this
21 man wants to throw up. But we don't have
22 destroy nature to make money. It always seems
23 like nature gets picked on when you got to
24 have money.

25 Just because somebody reaches into

1 their pocket, takes out two pennies, compared
2 to how much money they have, we're going to
3 all bow down to him and say, yeah, go ahead do
4 whatever you want. \$1.8 million is not a lot
5 of money. He wants to make a lot more than
6 that. So I think we should think twice, like
7 everybody's saying. Sit back, wait it out,
8 look at it and listen to what the people are
9 saying, because in modern times, everybody's
10 hurting for money. Everybody already knows
11 that. The President wants to give us money,
12 because everybody needs money. So we got to
13 get our money from somewhere else. That's all
14 I have to say. We can't keep digging up
15 ranches.

16 MR. ICOVE: Anybody else on my
17 left side? Please come up.

18 MS. HILLMAN: My name is Jennifer
19 Hillman and I live at 3245 Silsby Road in
20 Cleveland Heights. I've never spoken at a
21 Council Meeting before, so this is pretty
22 exciting for me.

23 I agree with a lot of things that have
24 been said tonight, and I'm one of the people
25 that does see both sides. My first comment

1 is, one person or more -- probably more than
2 one person -- mentioned the retail space per
3 capita. I looked it up today. Suburban
4 Cuyahoga County has 66 square feet of retail
5 space per capita, compared to the national
6 average of 46 per capita. That's Cuyahoga
7 County Planning Commission data, so that's
8 pretty great stuff.

9 I have another -- my last two comments
10 are questions. My first question is: I was
11 wondering how much money I can expect to
12 receive from this developer, because unless he
13 claims to double my disposable income, I'm not
14 going to be able to spend the same amount that
15 I'm spending now in his new stores, and in the
16 stores that I already support in my local
17 neighborhood. So that's a question.

18 My second question is: How do we want
19 to be remembered? How do we want to be
20 remembered? Do we want to be remembered as
21 the group of people who put up another mall,
22 who built another development? Or do we want
23 to be remembered as the people who put a
24 central park in the middle of the suburbs?

25 (Applause.)

1 There's over 100 acres that's never
2 going to come back. A central park in the
3 middle of the suburbs or a development?

4 Thank you.

5 MR. ICOVE: Anybody else on my
6 left who would like to talk? Anybody out in
7 the hallway who would like to speak that
8 hasn't had an opportunity to speak?

9 We'll wind up this particular meeting.
10 I want to thank everybody for coming and
11 giving us their input. I do want to let you
12 know that that input will be utilized in a
13 Planning Zoning Committee work session, where
14 the issues that you raised will be addressed.
15 Also questions and issues raised by Council
16 people will be addressed. It will be a
17 working session. At that meeting, the staff,
18 members of the pertinent boards and
19 commissions, consultants, as well as the
20 applicant, only will be in attendance.

21 I want to thank you all for coming
22 tonight. I'm sorry. Mr. Romeo.

23 MR. ROMEO: I am in receipt of an
24 email from a Hank Drake who is unable to
25 attend the meeting and he asked that his

1 comments be entered into the minutes.

2 MR. ICOVE: Thank you, very much.
3 Mr. Romeo, did you want to read these, do you
4 want me to read this.

5 MR. ROMEO: I can read it if you
6 wish.

7 MR. ICOVE: Would you, please?
8 It's addressed to you.

9 MR. ROMEO: Dear Councilman
10 Romeo, as a citizen of South Euclid and your
11 Ward, I am writing to express my opinion in
12 favor of rezoning the southeast portion of the
13 former Oakwood Club. When the sale of the
14 former Oakwood club was announced, I was
15 opposed to rezoning and published a blog post
16 to that effect. After researching the issue
17 in depth, I came to realize that refusal to
18 rezone would lead to several alternatives, all
19 of which would be devastating to South Euclid.
20 You are welcome to review my blog post at
21 www.hankdrake.blogspot.com.

22 Many of those opposed to rezoning at
23 have cited this as a decision that should be
24 made regionally. The issue of regionalism has
25 been a hot topic in Cuyahoga County for

1 several years. While I favor regionalism in
2 terms of smaller communities corroborating to
3 save costs on things like rubbish collection
4 and recycling, opponents of rezoning Oakwood
5 are using regionalism as an excuse for a
6 larger suburban community to bully a smaller
7 one.

8 (Crowd interrupting of speaker.)

9 MR. ICOVE: Please, let him read
10 this.

11 Is he over two minutes?

12 You've got 30 seconds left. Go ahead.

13 (Crowd noise.)

14 MR. ROMEO: It's no coincidence
15 that the majority of those opposed to rezoning
16 hail from Cleveland Heights, indeed the
17 primary drivers of opposition is a stubborn
18 neighborhood association (inaudible) --

19 (Crowd interrupting speaker.)

20 MR. ICOVE: Please. Would you
21 -- you had an opportunity to talk. Let him --

22 MR. ROMEO: -- part of the
23 factors that led to support of the rezoning of
24 Oakwood as First Interstate has been very
25 helpful in their cited statements to the media

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

and to OakwoodCommons.com Facebook page.

Basically, the issue of rezoning comes down to the best use of a community as a whole, as opposed to the needs of a few who would be negatively effected by zoning. It is certainly be understandable that those who live on streets bordering Oakwood Country Club would want the area to change.

Is my time up?

MR. ICOVE: Yes. That's fine. Thank you, very much. We'll introduce this into the record.

We want to thank everybody for coming. Thank you.

(Meeting adjourned.)

- - -

1 State of Ohio)
) SS:
2 County of Cuyahoga.)
3

4 C E R T I F I C A T E

5 This certifies that the foregoing is a
6 true and correct transcript made to the
7 best of my ability, of the Public hearing
8 held had before the City of South Euclid
9 Zoning and Planning Committee at South
10 Euclid City Hall, City Council Chambers,
11 1349 S. Green Road, South Euclid, Ohio
12 44121, on Thursday, May 25, 2011,
13 commencing at 6:30 p.m.
14
15
16
17
18

19 _____
COURT REPORTER

20 FINCUN-MANCINI COURT REPORTERS
21 1801 East 9th Street
Suite 1720
Cleveland, Ohio 44114
22 (216) 696-2272
23 (216) 696-2275 FAX
24
25