

Public Hearing Meeting Minutes

May 22, 2023

Mr. Boldt called the **PUBLIC HEARING** to order at 7:15 p.m.

Mr. Boldt read the notice.

Public Hearing will be held at 7:15 p.m. on Monday, May 22, 2023 in the Council Chambers of the Broadview Heights Community Building located at 9543 Broadview Road, Broadview Heights, Ohio on the following Ordinance:

ORDINANCE 04-2023

AN ORDINANCE REMOVING THE B-1 ZONING CLASSIFICATION IN THE CITY OF BROADVIEW HEIGHTS AND DECLARING AN EMERGENCY.

ORDINANCE 08-2023

AN ORDINANCE REMOVING THE B-2 ZONING CLASSIFICATION IN THE CITY OF BROADVIEW HEIGHTS AND DECLARING AN EMERGENCY.

Mr. Boldt asked for opponents for Ordinance 04-2023.

James Smith, 8870 Chaucer: His understanding is for B-1 and B-2 which is kind of a density within the city, condos, townhomes and that sort of thing. He believes strongly in density where people that live closer together and they feel more community and have more people to be able to move into the community and be able to in that sense increases taxes and increases people's ability to live in a great community that we are with our schools and that sort of things. He thinks that it still has a place for that type of dwelling.

Mr. Boldt asked Mr. Smith as there are both B-1 and B-2 that are on the Public Hearing. Is Mr. Smith for both of these to stay on the books where anyone can build into these subdivisions?

Mr. Smith stated that he thought that he read it well enough that he was understanding both, but from his understanding it was that they are similar between the two. He asked Mr. Boldt if he knew the nuances between the two he would appreciate that.

Mr. Boldt stated that the B-1 was talked about at the Planning Commission and they are against the B-1 because there are really no rules or regulations in B-1. It is pretty much build the townhouses and there are very few rules where B-2 there are only two B-2 sections right now which are in Tollis Parkway and then there is a section in Scottsdale. The one in Scottsdale is already built out and then the one in Tollis Parkway exists now and it will exist into the future. This is more if someone states that it is a business and they want to change it to a B-2 and one of the arguments of this is townhouses in the downtown of

the city is fine but when they start putting them into neighborhoods is when it becomes a problem. That is why these issues are here today.

Mr. Smith stated that at the time when they applied to the others that maybe this is a conversation that he should have had at that time. To that, they would still have to apply to become that B-2 which then can be determined if it meets the needs of the neighborhood at that point.

Mr. Boldt stated yes.

Mr. Smith stated that he feels like it is not losing anything by keeping them on the books and potentially losing things and making it more difficult to take it off of the books.

Mr. Boldt asked for a second time for any opponents.

There were none.

Mr. Boldt asked for a third time for any opponents to the B-1 zoning.

There were none.

Mr. Boldt asked if there were any proponents for the B-1 zoning.

There were none.

Mr. Boldt asked for a second time for any proponents.

There were none.

Mr. Boldt asked for a third time for any proponents on the B-1 zoning.

Marilyn Houdek, 1880 W. Royalton Road: She thinks that we have too many townhouses as it is and it changes the whole feel of what Broadview Heights is always been which is more rural. She is in agreement with removing this from our code.

Mr. Boldt closed out discussion on Ordinance 04-2023 regarding the B-1 zoning.

Mr. Boldt asked for opponents regarding Ordinance 08-2023 regarding the B-2 zoning. He stated that we have already heard Mr. Smith state that he would like both the B-1 and B-2 zoning to remain on the books. He asked for any other opponents to this.

There were none.

Mr. Boldt asked for opponents for a second time.

There were none.

Mr. Boldt asked for opponents to Ordinance 08-2023 for a third time.

There were none.

Mr. Boldt asked for proponents to Ordinance 08-2023.

There were none.

Mr. Boldt asked for proponents for a second time.

There were none.

Mr. Boldt asked for proponents to Ordinance 08-2023 for a third time.

There were none.

Mr. Boldt closed the Public Meeting.

The time was 7:22 p.m.


HELEN DUNLAP, CLERK OF COUNCIL


ROBERT BOLDT, PRESIDENT OF COUNCIL