



**PLANNING AND ZONING COMMISSION  
WORK SESSION WITH COUNCIL  
MEETING MINUTES  
TUESDAY, MAY 7, 2019**

**ROLL CALL:** Dr. Charles Boester, Dan Holahan, Roger Swan and Ralph Waszak. Bart Sauer was absent.

**OTHERS PRESENT:** Council Members Domanick, Healey, Lanford, Lyons, Wheeler. Mayor Beshara, Police Chief Morgan, Fire Chief McLean, Service Director Papp, Planning & Zoning Director Frantz, Parks and Recreation Director Jocek, Finance Director Turk, Law Director Hanna, and Landscape Architect Rob Morgan.

**Mr. Swan made a motion to excuse Mr. Sauer and Mr. Holahan seconded his motion. All members were in favor.**

**WORK SESSION:** At the commencement of the Council work session Mr. Hudak left unexpectedly and Mr. Wheeler took over the meeting. *^ and PZC as the acting PZC president*

**Hawkins Road Park Proposal**

Mr. Frantz said Petros donated property at the corner of Hawkins and Broadview roads to the village in early 2018. The property included dirt that was dug out from several new homes that Petros built in Ashton Village and Broadview Heights.

Mr. Frantz asked Council for some direction on what to do with the 8.34-acre property. It was suggested that the property could be used for a sledding hill and fishers can use the pond. This would create a new recreation use in the Village and would be appealing to many residents year-round. Landscape Architect Rob Morgan provided a conceptual plan that shows the hill being 25 feet high with a slope of 25 percent. The park would also include an information kiosk, new hiking trails, a picnic shelter and an accessible path up the sledding hill.

Comments from Council, Planning Commission and the floor include:

- Mr. Lyons said the Village already has sledding hills and this one would not look natural.
- Alicia Archer of Apple Ridge said she was in favor of the park.
- Tracey Gates of Apple Ridge said the park looks wonderful, and when she and her kids go to the playground, it is not in Richfield.
- Mr. Swan said crossing Broadview Road safely is important.
- Ms. Lanford said the trails look nice, but the Village is already spread thin with trails that are not completed.
- Tracey Gates said she was frustrated because Council is stagnant, noting that the water tower has not yet been built.



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- Ms. Jocek said the park board is in favor of the dock and parking lot but not the overall project because of the other projects that are in progress. Mayor Beshara asked for clarification of the park board vote, and Ms. Jocek replied that they are not against it but want the community center feasibility study completed first.
- Alicia Archer said the Village needs something nice to retain residents.
- ~~Mr.~~ Domanick said the water tower is taking too long and the sledding hill could be smaller.
- Doug Wenger of Seven Oaks Trail asked why this topic was not on the Park Board agenda. Ms. Jocek said board member Ellen Daniels brought it up for discussion.
- Mr. Holahan said that whenever improvements to the Village are proposed, someone complains that they would cost too much money.

Regarding the water tower, Mr. Frantz said the plans with Cleveland are almost complete. The pump station at 3921 Brecksville Road is out for design. The target completion date is late 2020 or early 2021.

**Mr. Waszak made a motion to prepare a grading plan that supports a sledding hill at the property located at 3266 Broadview Road and Mr. Holahan seconded his motion. All members were in favor.**

Mayor Beshara requested that Council, Planning Commission and Park Board get together to discuss the proposal. That discussion will take place at the May 21 Council Work Session.

**ADJOURNMENT:** A motion was made by Mr. Swan to adjourn the meeting and Mr. Waszak seconded his motion. All members were in favor. Meeting adjourned at 9:10 pm.

Respectfully submitted,

Amy Nauer, Clerk  
Planning and Zoning Commission

Approved,

Dr. Charles Boester, Chairman  
Planning and Zoning Commission