

Council met in a **PUBLIC HEARING** on Monday, April 25, 2022 at 6:00 pm in Council Chambers with President Greer presiding.

The purpose of the Public Hearing is to discuss a Zoning Map Amendment request by Douglas Weintraub for the property located at 2070 West Turkeyfoot Lake Road, Barberton. Parcels #74.00217 and #74.00218 from I1 (Light Industrial) to RM18 (Residential Multi Family) to be considered for a Planned Unit Development (PUD) for Residential Housing.

The Clerk called the roll: Members present: President Greer, Mr. Heitic, Mrs. Thompson, Mrs. Bailey, Mrs. Angeloff, Mr. Griffin, Mr. Jaber, Mrs. Coburn, Mrs. Frey.

Mr. Hunt took the floor. Mr. Hunt stated the purpose of the Public Hearing and explained the rezoning process and section 1310.02 of the Development Code. This proposal came before the Planning Commission on April 20, 2022. The PUD as well as the Zoning changes were recommended for approval by the Planning Commission at that time.

Mr. Hunt explained the Zoning and Land Use Table stating the zoning of the areas North, South, East and West of the property in question and also the land use of each.

The site in question is a grouping of two parcels which make up what is known as 2070 West Turkeyfoot Lake Road. The site has historically served as Trucen Farm and also consists of wetlands. This site lies adjacent to the South Quarry Lake.

The proposed user would consist of a Planned Unit Development (PUD), with 56 for sale, single-family residences and 150 one-story, ranch-style, shared-wall rental units.

Mr. Hunt further stated that all zoning map amendments shall conform to the Approval Criteria of Table 1310A of the Barberton Development Code which he explained. Mr. Hunt stated the Findings of Facts and Analysis of the Planning staff are:

A. Compatible with Environs: The proposed zoning, RM18, residential multi family matches or is similar to the existing adjacent zoning.

B. Supported by Trend of Development: The City has few undeveloped residential sites remaining and over the past year, the City has had two residential developments, Slate Ridge and New Haven West, come before Planning for either rezoning or development approvals.

C. There is a strong relationship between the proposed development and the adopted City Master Plan which calls for new single-family residential for the proposed development site. The proposed use is for a mix of single-family and attached wall rental product. The plan also calls for “additional senior housing that will better serve the current senior population”.

Mr. Hunt further stated that the rezoning request furthers the interest of the city by providing more diverse housing options at a higher price point. The lots are not currently serviced by public utilities, but the applicant is proposing to service the development. It is the recommendation based on the Approval Criteria and Findings of Fact that the Planning Staff respectfully recommends to the City Council that the rezoning request for these parcels be rezoned as requested based on the Findings of Fact as presented.

At this time Mr. Hunt opened the floor to Mr. Doug Weintraub property owner, Mr. Ryan Sommers of the PMC Group and Mr. Ben Weinerman of Pride One Construction for any comments or to answer any questions.

President Greer requested that members of the City Administration and City Council go first with questions.

Mrs. Miller asked why there are more rental units than single-family homes. Mr. Sommers replied that they have done an extensive market study and there are more single-family homes than rental product. They also looked at the single-family for-sale product of the area versus rental product and that this mix was decided as it is what the market can support in this area. Mr. Weinerman stated that the landscape of home buyers versus renters is drastically changing due to the loan rates in the area. Their study revealed that the average renter age is 62 years old and

that the group is looking for someplace to age in place. Mrs. Miller further asked if there were any documents which required that Seniors live in the apartments. Mr. Weinerman stated that there were no restrictions and that these are market rate. They are hoping for a diverse renter pool from Barberton of people who no longer want to maintain a large home but do not want to leave the area.

Mr. Jaber asked what the average rent would be for these units. Mr. Weinerman stated they were hoping for somewhere in the \$1700's to \$2000 a month range. They understand that it is a high rent but the amenities of landscaping, insurance and maintenance are included. They are considering this a luxury complex.

Mrs. Baily asked where the closest development of this kind that they have built is located. Mr. Weinerman gave a history of his company, Pride One Construction, and also that they have partnered with Mr. Sommers on a similar 71-unit complex in Twinsburg.

Mrs. Frey asked who would be managing this complex. Mr. Sommers stated that they have a professional management team, RHM Management, who also manage the complex in Twinsburg, that would be managing the complex. It was further stated that PMC Group and Pride Construction are very active in Summit County and have ongoing construction of similar developments in Akron, Copley, Cuyahoga Falls as well as the finished product in Twinsburg.

President Greer stated that at the previous meeting documents presented showed more single-family owned properties than rental units and asked if there had been changes from the original documents. Mr. Sommers stated this is a very large site and that they are working within the parameters of the site and there is more than 50% greenspace. He also stated they are working to create a buffer the wetlands and for adjacent residents and still create an environment for prospective residents. President Greer stated that traditionally individual sites are sold to owners who then develop the site and he wanted to know if this was the case here, if each site will be sold and then developed or are they going to be built and then sold. Mr. Weinerman stated that they would act as general contractor and hire the trades, put in the streets and work with the builders as well. President Greer had one last question regarding the stated wetlands on the west side of the property and the flooding that is occurring over Eastern Road and if they were going to address this issue as to protect the land owners currently being affected. Mr. Sommers or Mr. Weinerman stated that the answer was absolutely yes that they are going to focus on this issue. They have met with the City regarding flood water mitigation for Eastern Road and Van Buren. They stated that there will be no more flooding due to their construction and are offering to work with the City in regards to their studies and prospective solutions. There was an ongoing discussion of the growing wetlands and flooding responsibilities between the property owner, the developers and the City. The question regarding flood mitigation and the flooding issues over Eastern Road was shifted by President Greer to the Mayor. The Mayor stated that Van Buren flooding is under discussion with New Franklin, the City and Coventry Township. There are currently plans being developed to tie in flood mitigation into the South Van Buren Road construction project. There are hopes to utilize the Tuscarawas River.

Mr. Jaber asked what the total investment to the City of Barberton will be in this development. Mr. Sommers stated he calculated it to be north of \$35 million not including the single-family value. Mr. Jaber stated his appreciation and support for this venture.

Mrs. Thompson asked if there was a list of builders that the developers would work with specifically or if it was up to the purchaser who they would hire to build their home. Mr. Sommers stated that he heard and understood the concerns of the Planning Commission regarding the problems that have occurred regarding builders and large volume lot sales. He further stated that they are more concerned with keeping the value high and that there is a list they prefer to work with to further that end. Mrs. Thompson stated that she understood that there is a list of materials and guidelines for the constructions of the homes so there will be some sort of uniformity.

Mr. Heitic stated he was looking at the FEMA maps and that in previous meetings he had asked if the developers had obtained any elevation measurements regarding the south side of the property adjacent to flood zone AE at 960 feet. Mr. Heitic expressed his concern that flooding issues had been mitigated in the recent years would be flooded again with this construction. Mr. Weinerman and Mr. Sommers discussed and explained pre- and post-construction drainage patterns and their plans for mitigation from their property noting that this problem does not fall

solely on one property owner. Mr. Heitic asked again if they had the elevation measurements of the road. Mr. Weinerman stated they have not surveyed the road.

With no other questions or statements from Council or Administration, President Greer opened the floor to public comment.

President Greer asked if there were any other public comments.

President Greer asked three times if there were any more questions or comments. There were none.

President Greer, hearing no further questions or comments the Public Hearing was adjourned at 6:27 pm.

Justin Greer
President of Council

Laura Ries-Price
Clerk of Council