

MINUTES
VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
OCTOBER 20, 2021 6:00 p.m.

ROLL CALL: BLOAM, MITCHELL, VOLEK, UNGER, BACCI

Minutes:

None at this time.

New Business:

From Building Commissioner Norm Casini:

An informational meeting concerning the development of the old Hillside property on E. 71st Street.

Mayor Bacci introduced Mr. Sam Messina from Rust Belt Development and asked him to give the board his background.

Mr. Messina stated that he has been in commercial development for 26 years in Northeast Ohio, the last ten years with Geis Development. He started Rust Belt Development six years ago, and this would be his ninth development under his own firm.

We identified this opportunity with the village, and it is a great site with a great location. We walked through the project which is five acres with Mr. Casini and Mr. LaBella and went over some of the specifics as far as location, layout, clear height, color, and building material.

The building will be approximately 44,000 square feet, and will be on a slab for warehouse and office. We are looking for a few end users that will be specific to this site, and will build to suit. What we are looking at building today may change, depending on who the end user is. We have committed to doing some improvements to the property including gardening, park like setting, with a trail to the sidewalk.

Mayor Bacci explained to the board that the original footprint to the Hillside property had some restrictions to developing this site. Recently we acquired the north end of the property which combined with our other two parcels gives Mr. Messina options to the north end. Mr. Messina has also agreed to do some work to this area, with a small pavilion and some green space. This will give us some opportunities if and when we have a trail to the park from this area which is village owned property.

Ms. Unger asked Mr. Messina if the building was going to be 44,000 square feet. Mayor Bacci said that number is the size of the building that he could put to market today. If he has some other end users, he may go larger and he can use the property to the north. Mr. Messina stated that with the village acquiring the parcel to the north, it gives me the ability to expand the building to 77,000 square feet. If it changes, we will come back and notify the board.

Mayor Bacci said that we are trying to funnel all trucks to the north of E.71st Street. Although all trucks can't come from the north, we will try to work with everyone so that most all of the truck traffic will go to Grant by using directional drives into the facility, making it easier to go north. Ms. Unger asked if they do come from Canal, will there be a turnaround or something. Mayor Bacci said they will still get in, and per the code, if anyone has business in the village, they can come in from either side of E.71st Street.

Mr. Bloam asked if the driveway was going to be the village's access route to the back of the property. Mayor Bacci said yes, Mr. Messina knows that we will have a permanent easement to fill, maintain, or access for whatever the future holds.

Mr. Bloam asked about the retention pond. Mayor Bacci stated that the retention pond will be underground, and if there was future development, we could use this property as a parking lot for future expansion.

Ms. Patterson asked what the red line on the prints signified. Mayor Bacci said that is the property line. It also shows a rectangular lot carved out to show the area that Mr. Messina will be using for development. Ms. Patterson wanted to know if anyone coming to the Kennedy House will be able to use Mr. Messinas parking area. He said he was sure there could be something worked out. Mayor Bacci said we will do the same thing we did with the Fireman's Credit Union Building across the street. He also said that would be a great problem to have if we had that many people visiting the Kennedy House.

Mr. Bloam asked Mr. Messina the time frame for construction. Mr. Messina said he just started marketing the property, and if we go with speculative construction, pull the permits, and begin construction, it would be seven months. The intent is to draw and permit over the winter and hopefully we have an engagement for an end user at that point, and deliver in late 2022.

Mayor Bacci wanted the board to know that the renderings can always be messaged according to the end user, but all sides will have curb appeal. The facades from all sides will be a very good looking building.

Ms. Mitchell asked if there will be any more fill needed to make the lot flat to the street. Mayor Bacci said yes, there will be more fill needed to the north, and we will work with Mr. Messina to grade that out. Most of all the fill in the area these days is going to the Amazon project in Valley View.

Mayor Bacci said the bottom line to this project is that one it is positive for the site itself, and Mr. Messina has some time and doesn't need to rush the project.

Mr. Casini said he will work with Mr. Messina for any variances he might need for any future project.

Other Business:

None at this time.

Mr. Bloam made the motion to adjourn, seconded by Mr. Volek. All in favor, none opposed.
Motion carried.

The Zoning Board Meeting ended at 6:30 pm.