



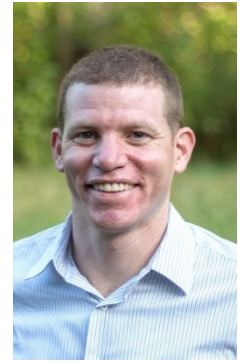
WARD 3 NEWSLETTER

September, 2018

Councilman Jeremy Zelwin

Phone: (440) 476-3739

E-mail: jzelwin@solonohio.org



I hope everyone has enjoyed the summer and families are getting back into a routine now that school is back in session. This is the third quarterly newsletter I have published since being elected. I have received great feedback from residents, both in the Ward and around the City, on the information that I have shared, so I will continue to publish these notifications on a quarterly basis.

Update on the Bainbridge Road Development

The property owner of the proposed development on Bainbridge Road, formerly known as Lake Luzcek, decided to leverage his right as a landowner and bypassed the City's Planning Commission and proceeded with an initiative petition to put the re-zoning of this property on the ballot.

On July 23, 2018, the Cuyahoga County Board of Elections certified the petition to amend the zoning code of Solon to create Kerem Lake Mixed Use District that would be applicable to the 102 acres located off Bainbridge Road. This petition is aimed at creating a new mixed use zoning classification for the City that currently does not exist.

The current zoning for this property is single family residential housing on 1-acre lots, which is aligned with the City's Master Plan that explicitly states the desire to have a buffer between residential and commercial land uses.

According to the developer's initial application to the Planning Commission, this mixed use development would include six different zones for development. These zones would include:

- A 4-story apartment building, which would have all units for rent with a 68,000 square foot footprint (estimated at a total of 272,000 total sf), with above ground visitor parking and underground parking for residents.
- A 3-story building for senior living with a 36,000 sf footprint (estimated at a total of 108,000 sf), with above ground parking for staff and residents.
- 37, 3 to 4 story townhomes for purchase, each with their own 2-car garage.
- A 3.5 story building resembling a historical estate with a 28,000 sf footprint (estimated at a total of 98,000 sf), with individual condominiums for purchase.
- Several different styles of single family houses for purchase, each with their own 2-car garage, some are grouped together as shown on the site plan. 25 units would be waterfront living, 36 units are 3.5 story townhouse units and 21 single story units, for a total of 82 housing units in this zone.
- A winery building, which will resemble a historical estate, would include a museum, wine production and screening room. The lower level would feature a wine cellar and sap. The two upper levels would house restaurants (about 5,100 sf each), rear balcony, and a courtyard for outdoor dining. The lower level wine cellar (8,800 sf) will accommodate wine

tasting, a barrel room, screening room and wine-making tour. There will also be a 6,000 sf European style spa on the lower level with interior pools and views to the lake.

This Zoning District will also include a retail streetscape with 8 single story boutique shops. Above the retail shops there will be a hotel with 20 units. There will also be 12 individual 1,200 sf villas. This zone will have surface parking and underground parking.

The City of Solon's Charter states that ordinances shall be enacted after three separate readings prior to passage. The purpose of the three reading rule is for residents to have the opportunity to provide feedback on ordinances prior to passage.

City Council followed the three reading rule for this petition in a similar fashion as it had for two other re-zoning items that were presented earlier this year. Due to the timing of when the developer turned in the petition, the third reading will not occur until after the Cuyahoga County Board of Elections' deadline for placement on the ballot.

Following the first reading at the City Council meeting on August 6, 2018, there was a motion filed with the Ohio Supreme Court in an attempt to get the re-zoning of this Bainbridge Road property on the ballot. The City is defending our Charter and the right for City Council to require three readings of the ordinance prior to passage. This item is currently pending the legal process and I will provide updates as developments occur.

Appointment of Director of Business and Marketing

The City has a new Director of Business and Marketing, Angee Shaker, who is a Solon resident. She will begin her new role on September 17th. This role was created to have a person in charge of marketing as well business relations in the City. It will include

helping attract companies to Solon as well as grow businesses within the City. Ms. Shaker comes to Solon from the Cleveland Municipal School District where she was the Executive Director of New School Engagement and was formerly the Director of Communications and Community Engagement for Cleveland Heights-University Heights Schools. She has also worked as a news anchor and reporter and was with the Youngstown Chamber of Commerce.

Other Development Activities in Ward 3 and the City

St. Luke the Evangelist Antiochian Orthodox Church recently presented to the Planning Commission a plan to build a church at 6638 Chagrin River Road. All variances requested for this property were unanimously approved by the Planning Commission and the item was later passed on the Planning Commission Consent agenda portion of the City Council meeting.

Recently, I met with a Ward 3 resident who requested the City to look at adopting riparian and wetland setbacks as part of the building ordinances. The goal of these ordinances is to protect the natural riparian and wetland ecosystems within the City and have proper setbacks so they are not disturbed. I have referred these items to the Planning Commission for their review and input. The City recently met with the Chagrin River Watershed Partners with the goal to customize these ordinances for the City. These are still being presented to the Planning Commission for review following the customization.

The City continues to meet with potential developers for the former Sears and Liberty Ford properties. The Mayor and Administration are actively working with these developers to find commercial tenants that will meet the City's Master Plan and hopefully the needs of residents in town. Filling these vacancies continues to be one of

the most frequent areas I receive questions on. I am hopeful we will see development in these centers in the near future.

As you may have noticed, the SOM Center Road retaining wall re-facing project has been progressing. The east side of the wall is complete and the west side of the wall is underway. The City appreciates everyone's patience during the construction with the lane closures on SOM Center Road during the day.

In the coming weeks, the former Panini's building will transfer ownership to Chick-fil-A and you will begin to see construction at this property. Once Chick-fil-A opens, this will fill a long vacated building at the SOM Center Road/Solon Road intersection.

A group of Solon residents has expressed an interest in establishing a zoning district that would be specifically intended to meet the needs of persons with disabilities. The primary focus of their interest is having property in close proximity to amenities of the City and to fill a void they feel currently exists within the City. I will share more information on this potential development as it becomes available.

The Fire Department is considering installing a changeable copy message board at Fire Station No. 1. This would help display messages for the Fire Department and the City at the Harper Road Fire Station.

The Solon Recreation Department is currently looking into the feasibility of a dog park within the City. Residents have approached me recently and asked if this is an amenity the City would provide for its residents. Currently, the Rec Department is looking into potential locations, as well other information that the City will need to prepare if we choose to move forward with a dog park. The Rec Department will report their findings back to the City's Safety and Public Properties Committee in the coming months.

Solon Safety Statistics

There have been some questions regarding safety around the City as well as the perception of a large increase in robberies. This perception is not true. We currently average approximately five robberies in the City each year and this year, so far, we have had only one, which was the robbery of the Amazon truck driver in January. The City indicted the four people involved and connected them to a series of other crimes in the County.

This is more an issue of semantics. People generally use the term "robbery" differently than the legal term the Police Department uses. Robbery really means the use of physical force against a person to commit a theft: pointing a gun at someone or assaulting them to commit a theft. When people use the term "robberies" they generally mean the term burglaries and break-ins. Burglaries and breaking and entering happens to an unoccupied place. There is no person physically present. Both of these crimes are serious, both crimes could involve armed suspects, both are considered felonies and both cause actual trauma to victims who endure them, but they are not the same.

The City's burglary and breaking and entering statistics are low this year. We have had 19 this year, which is 60%-70% lower than it was in the 1980's, when we had roughly 100 per year.

The perception that crimes are on the rise may be attributed to the sharing of information on social media sites. The Police Department has continued efforts to be transparent and let residents know what they are actually doing.

The Police Department asks if you see suspicious behavior to please call them and report it immediately. Get license plate numbers or cell phone pictures of anything

that doesn't put you in harm's way. Be aware of your surroundings, secure your vehicles and residences. Don't wait and think about it for a couple of days before you tell someone or report an incident.

Municipal Internet Service Provider Feasibility Study

The City is looking to request proposals for companies to help conduct a feasibility study to create an internet service provider, which would be owned by the City and be offered in addition to the two existing providers of the City (AT&T and Spectrum). If the City moves forward with this project, the goal would be to gauge interest of businesses and residents of an offering like this. The goal would be for the City to provide another affordable, reliable internet option for businesses and residents that could exceed the speed offerings from the existing providers. This study is expected to take more than 6 months, but could be an exciting development for the City.

Engineering Department Updates

The City is going to be conducting a traffic study at the intersection of Aurora Road and Flanders Drive in the coming weeks. The purpose is to evaluate the traffic patterns in this area and look for potential solutions to resident complaints. This study needed to wait until school was back in session to accurately depict traffic patterns to include school traffic. Many residents have requested this study to assess the potential need for a traffic light at this intersection. There will also be a traffic study at Aurora Road and Emerald Ridge Parkway to assess similar needs.

The Derby Downs Drive Reconstruction Project was recently put on hold until 2019. The delay was caused by a longer than expected manufacturing of custom built concrete sewer infrastructure for the road. The goal of this project is to begin

construction following the winter months of next year.

In preparation for the proposed Aurora Road Widening Project that will include a traffic signal at the intersection of Aurora Road and Portz Parkway, City Council authorized the installation of a temporary traffic signal. The contract to install the temporary traffic signal has been awarded and the work is anticipated to be completed this fall.

Earlier this year, the City went out to bid for the reconstruction of the Aurora Road and SOM Center Road intersection. There were no bids on this project and it was delayed until 2019. The City worked with the State of Ohio to update cost estimates. The City recently went out for re-bidding of this work with a hope this will get done during the 2019 calendar year.

Service Department Update

The Service Department has received new equipment over the summer, including a new mini loader with sidewalk sweeper attachment for cleaning sidewalks and plow attachment for snow removal on sidewalk and an asphalt roller and trailer. This equipment helps the Service Department meet the needs of the residents.

The City started the Salt Barn addition on August 6, 2018. This should be completed in 4 to 5 weeks and will increase the storage capacity of rock salt for the winter months.

The City's leaf pick up program will start October 15th unless the trees start losing their leaves sooner. The City is broken up into 4 zones. Once a zone is complete, crews move on to the next zone.

The City continues to work on its concrete repair program for both sidewalks and roads. Given the weather patterns of Northeast Ohio, repairs will continue though the warmer months in preparation for the winter.

Senior Center Update

The City of Solon continues to pursue services for our residents that build strong community ties and keep residents engaged. The CARE, Communities Assisting Residential Elders, project is one of the services that does just that. This unique and unprecedented collaboration of municipalities, which the City of Solon is a member, is focused on helping our older adults maintain safe and independent living in the Solon community.

For a nominal annual membership, based with sliding scale availability, CARE members receive volunteer assistance with a variety of home projects such as; yard work/yard clean ups, kitchen organization, help with switching out seasonal clothing, changing of light bulbs and batteries around the home, and so much more.

In the first year alone, more than 250 volunteers have completed over 1300 hours of community service. The program has saved participants more than \$20,000, and the Senior Center has received significant cost savings by the sharing of resources.

The CARE project is helping Solon maintain a strong community. Members receive the support they need to stay in their homes, while volunteers appreciate the opportunity to make an impact in their own community. CARE members know they are living in a community that cares about them.

Another wonderful service provided by the Senior Services Department is the Senior Produce Market. This monthly event, held the fourth Tuesday of every month at 3:30 P.M. at the Solon Senior Center, offers all seniors access to fresh produce at no charge. The Senior Produce Market has provided fresh food to an average of 176 older adults every month this year. If you have not yet, come enjoy the company of other local seniors, and savor some fresh produce!

If you would like more information about the programs and services available to older adults, or if you are interested in volunteer opportunities, contact the Solon Senior Center at 440-349-6363.

Community Events

The City recently held its inaugural "Pop-Up in the Park" on Saturday, August 18th. This was a very successful event where there were many craft and food vendors. It was extremely well attended and I would like to thank Becki Silverstein for her efforts in helping to organize this event.

Following this success, the Community Center will be hosting a "Fall Festival" on October 6th from 10:00 A.M. to 4:00 P.M. at the Community Park. Please see the information below.

SOLON RECREATION DEPARTMENT
FALL FESTIVAL
OCTOBER 6
10AM-4PM

PUMPKIN DECORATING **FALL FUN**
PIE BAKING CONTEST
HAYRIDES **FOOTBALL SKILLS COMPETITION**
LOCAL ARTISANS & CRAFTERS
MUSIC **BACKYARD GAMES**
FOOD TRUCKS

SOLON COMMUNITY PARK
PRESENTED BY:
SOLON RECREATION DEPARTMENT * SOLON CENTER FOR THE ARTS

I would like to thank the Police and Fire Departments for hosting their "National Night Out". This event was a great opportunity to learn more about our safety forces and the hard work they do to protect the residents and businesses in the community. Over the first two hours of the event, more than 1,000 residents attended, which was a record start.

The Solon Fire Department is going to be hosting their "Annual Fire Prevention Week Open House" on Sunday, October 14th. The event is held at the Harper Road Fire Station from 1:00 P.M. to 4:00 P.M. There will be many activities for children and adults. All are welcome.

I want to close this edition of my newsletter by thanking all the residents who take time out to call me to ask questions and bring topics to me for input and research. I take pride in listening to all the residents and

working to bring information to the table and solve problems. I take my responsibility as a City Council Representative very seriously and work to gather all the facts on topics prior to making a decision. I want all the residents to know that I try to make these decisions on what I feel is best for the City and its residents.

If anyone has any questions, I want to let you all know I have an open door policy and you can always reach me via email (JZelwin@solonohio.org) or by telephone (440-476-3739).

Thank you,

A handwritten signature in black ink, appearing to read "Jimmy Zelwin". The signature is fluid and cursive, with a large, stylized initial "J" and "Z".