

**Silver Lake Village Planning Commission Minutes
March 25, 2019**

The meeting was called to order at 6 PM

**Members in attendance – Brown, Ciraldo, Lapolla, Stoiber
Guest in attendance – Village Solicitor Bob Heydorn**

Discussion of Silver Lake Ordinance 80-2018 (rezoning of the Silver Lake School property)

Mr. Heydorn made several points

- **Our draft recommendations to council concerning the legislation is clear in stating the reasons that this legislation should not be passed but should be more specific in our recommendation for the best future use of the property in the event that the school presence is withdrawn from the Village. He fears that without that direction, council will move forward with rezoning to one of the several options we considered without due consideration of the “best use”.**
- **We might be able to eliminate the undesirable options for uses in the Institutional District that we have discussed in our draft recommendations by adding a definition of “Public Schools” in our code that precludes “for profit” schools or ancillary uses by a school that are not educational in themselves. He is not sure to what extent this might be legally possible but it should be researched.**
- **He reiterated that if the commission wished to keep the existing nonconforming residential lots in the event that the school withdraws from the site, then we should create a new residential district with area and frontage constraints that are consistent with the geometry of those lots. He also reminded the commission that, per our code, if adjacent lots are under the same ownership those lots are considered a single lot for purposes of compliance with setback and area provisions of the code.**

Ciraldo stated that he wanted to continue the conversation so that we are aware of the evolving nature of the school board process and timeline. The board just announced its plan to approach the new schools issue in two phases; the high school and combined middle schools in phase I and the K-6 schools in phase II. It might be several years before a new Silver Lake school gets into the design phase. He is researching information on the costs of renovating the existing building and/or the cost of a new one (older data). He cautioned that it might be premature to initiate contact with the board now. The members agreed that our recommendation to council about approaching the school board should be modified to include the phrase “at the appropriate time”.

The commission members discussed priorities for the school property and unanimously agreed that the first priority should be a new, appropriately sized and designed elementary school. If that option is taken away by action of the school board, then the priority for the site should be a mix of residential and neighborhood park.

- **Lapolla said as an adjacent neighbor to the site that relocation Village Hall and the police facility to that site would not be acceptable**

- Brown's fear is that the site be overbuilt if it remains a school. Stoiber noted that any new construction on the site would have to be approved by planning commission so that we could control such an overbuild proposal
- The members all agreed that the presently platted layout of residential lots on the site should be retained except as modified to create the neighborhood park. Stoiber noted that townships and municipalities within Summit County have used zoning overlays within residential districts in some cases to enable slight variations from the underlying code requirements.

The commission members discussed the logistics of affecting a change of use for the property from institutional to residential/neighborhood park. All agreed that this would probably have to involve the purchase of the park piece by the Village. It was suggested that the Village could buy the entire four acres, rezone the park piece and then sell the remaining residential piece to a residential developer. Heydorn suggested that it might not be legal for the Village to buy and then resell land unless the property was blighted. In any case, the commission believes that the best approach to solving those issues is to create a cooperative relationship with the board. Ciraldo added that the next step for the commission is to list the pro's and con's of the options considered for the property and development and prepare an outline to indicate how we came to a final conclusion and recommendation within the report.

The meeting was adjourned at 7 PM.

 4.8.19