

IN & ABOUT *Moreland Hills*

Message from Mayor Susan Renda **Dear Resident,**

I hope you find the fall edition of In and About Moreland Hills interesting and enlightening. There is a great deal of useful information throughout the newsletter, so please take a few minutes to read and enjoy it.



I want to take this opportunity to discuss the proposed zoning change on Chagrin Boulevard across the street from the former Pepper Pike Elementary School (see map on next

page). This proposed rezoning, Issue 70, will be on the ballot for your consideration and vote on November 8, 2016. If passed, it will allow for the creation of a Planned Development and Conservation District on seven parcels (approximately 20 acres). This proposed district would be different from other neighborhoods in Moreland Hills in that it would offer mixed residential housing, i.e., single-family homes and townhouses, on smaller lots.

The rezoning proposal originated with the Master Plan Committee, which was led by Councilman Dan Fritz and consisted of eight residents who represented a wide range of professions and neighborhoods across the Village. The Committee unanimously agreed that a Planned Development and Conservation District was the best use for this property after nearly a year of meetings during which they thoroughly reviewed environmental, engineering and legal studies. They also considered local, regional and national housing trends and input from residents during their review process.

The property under consideration is located near the Orange school campus, the Cuyahoga County Library and the retail business district at the SOM Center Road and Chagrin Boulevard intersection. Furthermore, it is near two existing high-density developments, Moreland Mews and Heathermore Condominiums. The seven parcels recommended for rezoning have narrow frontage on Chagrin Boulevard but are several hundred feet deep. This configuration limits access to Chagrin Boulevard and makes traditional redevelopment challenging. The Village's two most recent Comprehensive Land Use Plans identified this property as a Potential Development Area. The consensus is this area will eventually be redeveloped.

In February of this year, members of the Master Plan Committee presented their recommendations to the Planning Commission. Planning Commission members voted unanimously to work with Council and a professional planner to draft development rules and procedures for the proposed Planned Development and Conservation District. All members agreed that any potential plans for this property must be subject to a rigorous review by both Planning Commission and Village Council. The comprehensive rules they devised will allow Village officials to place restrictions on the developer in order to create a neighborhood that will be the best fit for the community.

Continued on Page 2

FALL 2016

- 2 **2016 Election Information**
- 3 **Ordinances and Resolutions**
Safety Corner
Back to School Safety Tips
- 4 **Resident in the Spotlight**
- 5 **You, Too, Can Be a Historian**
General History of Wiltshire Road
Blue Tip
- 6 **Update From the Building Department**
Tree Removal
Village Finance Report
- 7 **Mark Your Calendars for these**
Coming Events!
- 8 **45th Annual Pumpkin Festival at**
Hiram House Camp



Mayor

Susan C. Renda, srenda@morelandhills.com

Council

Ted Buczek, tbuczek@morelandhills.com
Daniel Fritz, dfritz@morelandhills.com
Stephen Richman, srichman@morelandhills.com
Gary Sherck, gsherck@morelandhills.com
Paul Stanard, pstanard@morelandhills.com
Monica Sturgis, msturgis@morelandhills.com

Clerk of Council

Sherri Arrietta, villagehall@morelandhills.com

Message from Mayor Renda continued

Planning Commission must approve the architectural style and design of all proposed buildings, facades and rooflines before Council considers the development plan. Any plan submitted by a developer must specify the height, size and location of each residential unit, which both Planning Commission and Village Council must review and approve independently of each other. Furthermore, there may be no more than four units per acre and only 30 percent of the units may be townhouses. Finally, the rules prohibit all business uses such as retail, restaurants and senior care facilities.

Issue 70 creates more protections for green space and trees than a traditional 2-acre development. The proposed rezoning requires a minimum of 20 percent common open space and standards to maintain wetlands, watercourses and trees within the Planned Development. Any development proposal must be accompanied by a tree study by a certified arborist. All structures must be set back at least 100 feet from Chagrin Boulevard and at least 75 feet of the setback must be landscaped. Planning Commission would have a huge amount of discretion in choosing appropriate landscaping.

There will be no tax increase as a result of Issue 70. There are no property tax abatements, public subsidies, or exemptions associated with this plan. The Village has the capacity to provide for services without adding extra staff or equipment. This zoning proposal, if passed, will establish standards and restrictions for those specific 20 acres, leaving the zoning of the remaining 4600 acres in Moreland Hills untouched.

This issue is supported by the Mayor, Village Council, Planning Commission and the Master Plan Committee. The current Mayor, Council, and Planning Commission all share residents' goal of maintaining the environment and character of the Village. Over the past decade, the Village has placed more than 150 acres into permanent greenspace to maintain its semi-rural, pastoral nature. The Master Plan Committee identified the land subject



to Issue 70 as a Potential Development Area. The Mayor, Council, and Planning Commission believe that the Village is in a unique position to ensure what is built on the development site lives up to Moreland Hills' standards of quality and attractiveness, while limiting this special zoning to less than 1 percent of the Village's acreage.

2016 Election Information

The 2016 Presidential Election is on November 8. The deadline to register to vote is October 11. Early voting at the Board of Elections begins on October 12. Please visit www.443VOTE.com for more election and voting information.

The Village also has a rezoning issue on the ballot; Issue 70. The wording of the issue is as follows: *A majority affirmative vote of the qualified electors of the Village voting upon such proposed legislation is necessary for passage. Shall the Planning and Zoning Code of the Village of Moreland Hills be amended to create new Chapter 1159, "Chagrin Northwest Residential & Planned Development Conservation District," and the Zoning Map of the Village of Moreland Hills amended to change the zoning classification of the*

following parcels on Chagrin Boulevard from U-1 Dwelling House District to U-5 Chagrin Northwest Residential & Planned Development Conservation District:

PPN 91201001	PPN 91201004	PPN 91201012
PPN 91201003	PPN 91201011	
PPN 91201002	PPN 91201005	

For more information about Issue 70, see the Mayor's article in this newsletter.

Reminder that the voting location for ALL Moreland Hills residents is at Orange High School.

Ordinances and Resolutions

The following Ordinances & Resolutions were passed in September:

Ordinance 2016-25 – amends Section 1151.13(p)(2) “Fences and Walls in Rear Yards, and Section 1345.02 “Fences and Walls in Rear Yards” of the Codified Ordinances. Recent applications to the BZA suggest that the purpose of these walls is to provide bench seating, therefore the maximum height of these walls will be increased from 18 inches to 36 inches.

Ordinance 2016-26 – amends Section 115319(b) “Open Space Requirements of Chapter 1153 “Open Space Conservation District,” of the Codified Ordinances to clarify that the conservation easement required for a residential open space conservation development is to be held by a third party (such as a land trust or other third-party entity capable of accepting such an easement).

Ordinance 2016-27 – amends Section 1157.07 “Height Requirements” of the Codified Ordinances to increase the maximum principal building height from 25 feet or 2 stories to 35 feet or 2.5 stories in the Business District, which will make the requirement in line with all Residential Districts.

Ordinance 2016-29 – amends Section 1179.13(h) “Access Drives,” of Chapter 1179, “Off-Street Parking Regulations” of the Codified Ordinances to remove the requirement that the centerline of an access driveway be at least 40 feet from the right-of-way line of the nearest intersecting street and to add the requirement that new access drives be located where there is adequate sight distance to intersections.

Ordinance 2016-30 – amends Section 1129.07, “Conditional Use Certificates,” Section 1133.09, “Public

Hearing and Notice by Planning Commission,” and Section 1173.01, “Changing Land Contour Regulations,” of the Codified Ordinances, to make the time requirements for mailing notices be in line with one another to prevent any administrative efficiencies.

Ordinance 2016-31 – amends Section 1125.03, “Building Inspector,” and Section 1311.01, “Building Inspector; Appointment, Compensation and Bond,” of the Codified Ordinances to clarify that the terms “Building Official,” “Building Inspector,” and “Building Commissioner” are all interchangeable.

Ordinance 2016-40 – amends the zoning map to rezone the property known as 34550 Chagrin Blvd. (PPN 912-10-011) from U-2 Retail Business District to U-1 Dwelling House District, so that a single-family dwelling can be built on this property. This property is abutted to the east, north and south by parcels that are zoned U-1 Dwelling House District. Placed on Second Reading.

Ordinance 2016-42 – authorizes the Mayor to enter into a contract with the Chagrin Valley Dispatch Council for IT Services for the Village.

Ordinance 2016-44 – authorizes the Mayor to enter into a contract with MetLife for dental coverage for Village employees for 2017.

Ordinance 2016-45 – an appropriations ordinance which is a monthly financial housekeeping item.

Resolution 2016-46 – accepts the amounts and rates as determined by the budget commission and authorizing the necessary tax levies and certifying them to the county fiscal officer.

Safety Corner

Back to School Safety Tips:

1. Be sure your child knows his and your contact information. He should have his full name and address, your full name and the best number to reach you at memorized.



2. Avoid labeling your child’s clothing, backpack or jackets with his name where it is visible. You don’t want a stranger to be able to call out your child by name, so be sure his name isn’t anywhere visible on his clothing or school bag.
3. Ask your child open ended questions. Make asking your child questions about how his day went a part of your afterschool routine. If anything concerns you, bring it up with his teacher. Teach your child that it’s okay for him to talk to you and his teacher about his or her needs or concerns.
4. Be familiar with how your child’s school handles emergencies. Be sure to educate yourself about the policies and procedures regarding school lock downs and other emergencies. Let your child know who is listed on his emergency contact form.
5. If your child walks or rides the bus to school, talk specifically about safety rules and have a set check-in time for him to call you when he gets home from school.
6. Consider providing your child with a preprogrammed cell phone. There are several cell phones on the market that allow a set number of contacts to be programmed into the phone. Consider giving your child a phone so that he can reach you should the need arise.
7. Pay attention. Pay attention to changes in your child’s eating habits, sleeping habits and personality. If you notice your child seems withdrawn or isn’t sleeping well, inquire as to why. A change in behavior may signal that something is wrong.

Resident in the Spotlight

Michelle Paris

An extraordinary sense of civic duty, dedication to public service and love for the law led Moreland Hills resident Michelle Paris to seek election as judge at the Bedford Municipal Court – a seat she won last November.

A retired Cleveland Magistrate, Judge Paris is deeply honored to put her decades of legal experience to work for the communities in her own backyard. “I am very grateful for the opportunity to serve and grateful for everyone who has supported me,” Judge Paris said.

Judge Paris’ jurisdiction includes Moreland Hills, Orange, Chagrin Falls Village, Chagrin Falls Township, Bentleyville, Bedford, Bedford Heights, Oakwood, Glenwillow, Warrensville Heights, Solon, North Randall, Woodmere and Highland Hills.

“Municipal court is known as the ‘people’s court,’” Judge Paris said, as it’s the first place people tend to go when they have a criminal or civil issue. “I have a lot of responsibility, so I try to be transparent, attentive and get all the background information I need to make sure the defendants get everything they are entitled to – and that I’m doing everything I can to keep the community safe. I’m accountable to everyone.”

After nine months on the bench, Judge Paris said much of her work is what she anticipated it would be, but it has made

her even more aware of the great need for social services to help individuals struggling with addiction, homelessness and mental health issues. She takes her duties very seriously when it comes to deciding the right course of action that will help those coming before her and simultaneously protecting the community.

Judge Paris said her “biggest challenge is the epidemic of domestic violence. It doesn’t matter where you live – it’s everywhere.”

To get a greater sense of what goes on in the judicial system, Judge Paris said she encourages everyone to spend a morning in court. Not only will it help residents understand the kinds of things happening in their areas, but it will also help give them a greater appreciation of everyone involved in public service from police officers to public defenders. “Community involvement is absolutely key.”

A graduate of Regina High School, Judge Paris received her bachelor’s degree in education from Ohio University in 1975. She then attended Cleveland-Marshall College of Law and received her Juris Doctorate in 1984.



After a few years in private practice, Judge Paris was appointed in 1988 as Magistrate of Cleveland Municipal Court – the largest and busiest municipal court in the state – and served with distinction as Magistrate and Chief Magistrate for more than 20 years. She was also an adjunct professor at Cleveland-Marshall College of Law and Case Western Reserve School of Law, and has been a regular presenter for the Ohio Judicial College.

When she’s not in court, Judge Paris spends a lot of time in the Metropark, enjoying the natural beauty of Moreland Hills. “I feel very lucky to live here. Moreland Hills has such a different vibe. There’s a sense of history and nature you can’t find anywhere else.”

You, Too, Can Be a Historian

On Saturday, October 15, 10 a.m.-2 p.m., the Moreland Hills Historical Society will participate at the Orange Senior Center event, "Pursuing your Passion: An Activity Fair." The event is designed to encourage area residents of all ages to connect with organizations that will help promote volunteerism, activate new hobbies, or find other meaningful ways to spend their time. We'll be sharing ideas on how one might document your own house, street, or family history. There will be no entrance fee for those who attend. We hope you'll join us for a few hours of fun.

We thank Moreland Hills resident Connie Sancetta for the following bit of *OUR* history. This is but a summary of her findings, however, if you wish to receive a copy in its entirety, please email us at mhhsOhio@gmail.com.

General History of Wiltshire Road

by *Connie Sancetta*

At the beginning of the 20th century, all of this area was farmland, although not every acre was under cultivation. I have not taken this back further than 1896, when Frank and Lizzie Jackson sold the 100 acres that was to become Wiltshire Road to a Fred Akins and family. The Akins's have left a rich paper trail which I have only partially followed. The basic story is that Fred was born on a farm in Euclid Township, and married a woman named Cynthia. They spent some time in Michigan, and possibly also Kansas, but were back in the Cleveland area by 1885. Fred is listed as a "merchant" in the 1900 census, and apparently had a candy shop in 1910, when they were living on East 75th St.

The deed from the Jacksons lists the entire Akins family as purchasers, rather unusually. As far as one can tell, the Akins's continued to live in Cleveland and there is no way to tell what, if anything, was done with the property. They may have been simply holding it as an investment. It's possible that they were thinking of living here, or at least that one of the adult children might do so, because after holding the property for 17 years, they apparently did build a small house in 1913 — what is now 3971 Wiltshire (current owner, refer to original document).

But then some changes occurred. For one thing, Fred divorced Cynthia when they were both about 60 years old, and immediately married a woman named



Olive. And during the same time the S.H. Kleinman Realty Company was buying up various large lots in Orange township with the intent to develop them. I haven't tried to figure out which lots they used for which subdivision, but the key thing is that on April 13, 1915, Fred and Olive Akins sold the 100 acres to Kleinman as the "Kinsman Highland Subdivision, part of Orange Township lots 1 and 2, Tract 3;" Wiltshire Road, in short. Kleinman presumably put in the road, if it did not already exist as part of the farm, and laid out the sublots, and on February 1, 1916 they offered the land for sale and had four immediate takers, with more buyers during the next decade or so.

Blue Tip

Dear Resident,

As you may know, we have been providing green tips in our monthly newsletter for more than eight years. We feel that we may be becoming repetitive and stale. We are passionately devoted to taking care of our environment, so we want write a monthly article focused on nature. We have decided to change our focus from green to blue, at least temporarily. This article is about our watershed, the Chagrin River watershed.

A watershed is an area or ridge of land that feeds all the water running under it and draining off of it into different rivers, lakes or seas. Moreland Hills is located in the Chagrin River watershed, which is part of the Lake Erie watershed. Many residents in our Village use Lake Erie as their drinking water supply. We need to keep our watershed healthy and productive, because it keeps us healthy and productive.

Whatever we do in our watershed, whether it's good or bad, affects our neighbors further downstream. We have five simple things to do on land to help keep our water clean.

- 1. Plant a rain garden.** Excess storm water can cause flooding and stream-bank erosion during rainstorms. Creating a rain garden with native grasses, trees, and shrubs gives runoff from your home's downspouts a chance to soak naturally into the ground.
- 2. Limit fertilizer.** If you must fertilize your lawn, choose a product without phosphorous, which along with nitrogen, upsets the balance of nutrients in local waterways.
- 3. Service your septic system every three years.** Failing septic systems send "plumes" of nitrogen, phosphorous and bacteria to nearby streams and shores.
- 4. Avoid pesticides.** Though most pesticides break down in soil, a storm can wash them into nearby streams. Instead, explore biological pest control methods.
- 5. Pick up pet waste.** Because pet waste can be high in bacteria including E.coli bacteria, it should be disposed of in a toilet or trash can.

Update From the Building Department

Tree Removal

One of the most valuable resources in our community is our trees. Maintaining these trees is essential to keeping that natural character and beauty that so many have associated with the Village. It is important to understand that before any trees are removed from your property, consultation with the Building Department is a requirement under the codified ordinances. This ordinance was developed to create parameters and guidelines so that properties cannot be clear cut and destroy the character of the land.

In an effort to establish these rules, the Building Department will meet with the property owner or contractor to review the scope of the proposed tree removal. A maximum of four trees can be permitted to be cut with a trunk diameter at breast height of twenty-four inches or more. The code recognizes that additional trees may be needed to be removed for construction projects or if trees are in danger of falling, are dead, or have been infected by disease. Due to certain circumstances, exceptions of this nature have been placed within the ordinance. An application for a Zoning Certificate to cut trees must be submitted to the Building Department and provide the name and address of each person engaged in the cutting of the trees. All contractors must provide proof of insurance and a performance guarantee and a copy of the contract. The registration of contractors is in place to protect the property while work is occurring on site.

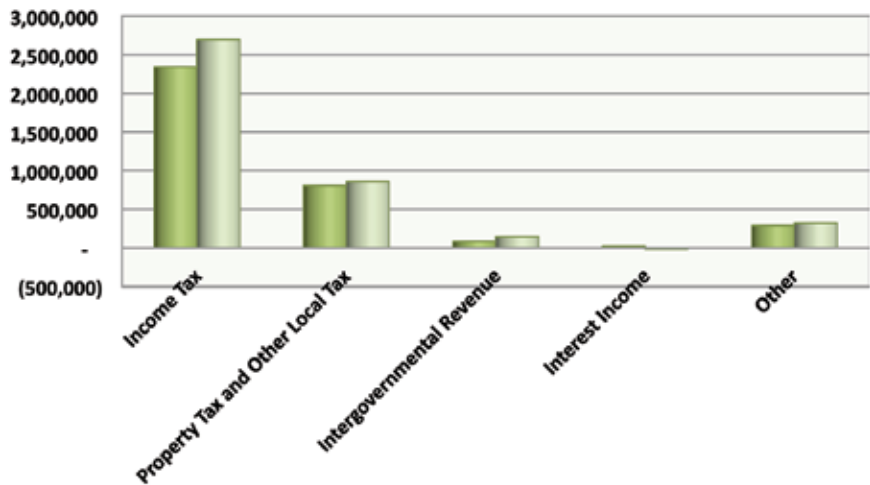
Once a decision has been made to remove trees from your property, please take the first step and contact our Department for further consultation. A properly executed plan will ensure that we are meeting our goal to protect this wonderful asset. The full scope of the ordinance can be found online under Section 1173.05.

– Paul Kowalczyk, CBO, RA
Building Official

Village Finance Report

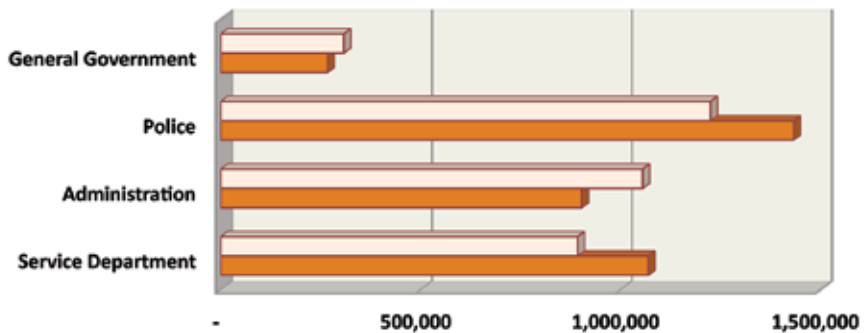
Income and Property Tax revenues, which comprise almost 80 percent of general revenues, are up by approximately 12 percent over the previous year and continue to provide the much needed revenues to support and subsidize major governmental operations including the operations of the Police and Service departments. This increase has boosted the operating fund balance to \$4.6 million at the end of August as compared to \$3.8 million in 2015. The total annual budget for the Village is nearly \$10.5 million, 40 percent of which represents the operating budgets for the Police and Service departments along with Fire, EMS, and Dispatch outlays. Also included is the annual infrastructure improvement and maintenance program to optimize the performance of the existing capital assets and to extend their useful life. Although the cost of providing high quality services to the residents continues to escalate, the Mayor and Council continue to work together to effectuate prudent financial policies while leveraging regional initiatives and maximizing the use of the limited available resources.

Quarter 3 Revenue Comparison 2015 to 2016



	Income Tax	Property Tax and Other Local Tax	Intergovernmental Revenue	Interest Income	Other
2015	2,344,790	807,067	85,835	18,259	289,817
2016	2,698,880	860,261	142,214	(14,466)	321,326

Quarter 3 Expense Comparison 2015 to 2016



	Service Department	Administration	Police	General Government
2016	892,811	1,055,540	1,225,339	307,798
2015	1,069,546	902,849	1,433,029	267,138

Mark Your Calendars for these Coming Events!

GREENING THE HILLS

Saturday, October 1, 9 a.m.-noon

Recycling, hazardous waste collection, confidential paper shredding, computer and electronics round-up, etc. at Village Hall. Please bring a nonperishable food item for the Service Department's food drive or clothing/household items for Goodwill.

COUNCIL MEETING

Wednesday, October 19, 7 p.m.

SENIOR SNOW PLOW PROGRAM

Please call the Service Department or go to www.morelandhills.com to obtain an application for the 2016-2017 winter season. Deadline for returning the completed form is October 14, 2016.

CHIPPING WEEK – LAST CHIPPING WEEK OF THE YEAR

October 17-21

The Service Department will chip branches and sticks on your street. The branches should be cut into 4-foot lengths, and all sticks and branches must be bundled. Please have the branches stacked by the side of the road by 7 a.m. on October 17. The Service Department Employees will chip them over the following week. They cannot chip logs over 5 inches in diameter.

BZA & PLANNING COMMISSION MEETING

Monday, October 24, 6 p.m.

MORELAND HILLS TRICK OR TREATING

Monday, October 31, 6-8 p.m.

VETERAN'S DAY SERVICE

Friday, November 11, 11 a.m.

Veteran's Memorial Park (corner of SOM & Miles)

ORANGE COMMUNITY EDUCATION & RECREATION

TRUNK OR TREAT

Friday, October 28, 6-7:45 p.m.

Children ages 0-12 can enjoy trick-or-treat fun in a safe, kid friendly environment. Wear your costume and trick or treat from car trunk to car trunk in the Pepper Pike Learning Center parking lot (on the Orange Schools campus, 32000 Chagrin Blvd., Pepper Pike). The event is free for all children to trick or treat.

SENIOR HALLOWEEN PARTY

Friday, October 28, 12-2 p.m.

Join us for a fall themed luncheon sponsored by Family Tree Home Care Services. \$10 resident/member and \$15 non-resident.

Please call the Orange Senior Center for more information on these and other programs or to register at 216.831.8601, ext. 5700, or visit www.orangerec.com.

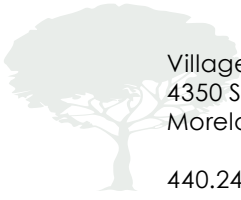
Stormwater Fee – How to Save \$\$

As you may already know, the Northeast Ohio Regional Sewer District (NEORS) has started their Stormwater program. The goal of the program is to reduce flooding in the region, along with improving water quality and reducing erosion along streams and creeks.

You have received your first bill for this program from NEORS. The monthly fee is based on the size of your property and the percentage of imperviousness (the amount of hard surfaces such as roofs and drives). There is a fee credit program that NEORS offers that can reduce your fee if you take measures to reduce stormwater runoff volume and improve water quality on your property. The fee credit amount is 25 percent.

You can find an application for the fee credit on the Village's website, or go to neorsd.org and on the left side click on [Stormwater & Watersheds](#), then on the right side of the page, click on [Apply for a stormwater fee credit](#). The application details the types of items that are eligible for a fee credit. There is a 3-page form to fill out and mail in.

Please note that rain barrels do require a permit from the Building Dept.



Village of Moreland Hills
4350 S.O.M. Center Road
Moreland Hills, Ohio 44022

440.248.1188
www.morelandhills.com

Presort Standard
U.S. Postage Paid
Moreland Hills, OH
Permit No. 42

45th Annual Pumpkin Festival at Hiram House Camp

Sunday, October 9, 2016 – 10 a.m. to 5 p.m.



*Food, Rides, Games, Crafts, Animals,
Entertainment, Family Fun for All Ages!*

Named in “America’s Best Pumpkin Festivals” by Fodor’s Travel and listed in the Top 13 in Northeast Ohio 2015 Haunted Guide by Cleveland.com!

Visit the 45th annual Pumpkin Festival at Hiram House Camp this fall, 33775 Hiram Trail in Moreland Hills. Enjoy beautiful autumn foliage, food, rides, animals, entertainment, games, crafts, and fun for the whole family on 172-wooded acres in the scenic Chagrin Valley.

For more information about events, call 216.831.5045, or visit www.hiramhousecamp.org.