



# SHAKER HEIGHTS

Neighborhood & Economic Development Committee Minutes  
Wednesday, February 8, 2023  
6 P.M.

Via Zoom Conference Pursuant to Ordinance No. 22-28  
And Resolution No. 22-29, Enacted March 22, 202

Members Present: Carmella Williams, Chair, Council Member  
Anne Williams, Council Member  
Nancy R. Moore, Council Member  
Eric Bevilacqua, Committee Member  
Dr. Donna Whyte, Committee Member  
Benjamin Woodcock, Committee Member  
David Owens, Committee Member

Others Present: Kyle Krewson, Director of Building & Housing  
Brendan Zak, Neighborhood Development Specialist

The meeting was called to order by Chair, Carmella Williams at 6:03 p.m.

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## Approval of the January 11, 2023 Meeting Minutes

Carmella Williams, Chair:

Good evening everyone. Welcome to February's Neighborhood and Economic Development Committee meeting. Today is February 8th and the time is approximately 6:03 p.m. We have three items on the agenda tonight which is approval of the minutes from our last meeting and two applications for lots in the area. Let's start things off with the minutes. I submitted some changes to the minutes in advance of our meeting. Now I'll take the opportunity to ask committee members if there are any changes or corrections to the minutes. If not, I will take a motion to accept the minutes.

Dr. Whyte go ahead.

Dr. Donna Whyte, Cmte. Member:

Even though I wasn't at the meeting I did notice an error. There was a mention, I think, under Mr. Carson where he said Bill Carson was a member of the Shaker school board. It was Bill Clawson.

### **CITY OF SHAKER HEIGHTS**

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Carmella Williams, Chair:

Thank you.

Dr. Donna Whyte, Cmte. Member:

C l a w s o n.

Nancy Moore, Council Member:

But Mr. Carson's wife is a member of the school board.

Dr. Donna Whyte, Cmte. Member:

Right. But that's her.

Nancy Moore, Council Member:

I don't know which was a comment?

Dr. Donna Whyte, Cmte. Member:

Right. One was Carson and one was Clawson.

Carmella Williams, Chair:

Okay, thank you, duly noted. So that is one correction to change, the name reference by Mr. Carson to Bill Clawson, former President of the school board. Thank you Dr. Whyte. Are there any other changes or corrections? If not, I will accept the motion to accept the minutes. Is there a motion?

Anne Williams, Council Member:

So moved.

Carmella Williams, Chair:

Thank you Council Member Williams. Is there a second?

Benjamin Woodcock, Cmte. Member:

I'll second.

Carmella Williams, Chair:

Thank you Mr. Woodcock. All those in favor say aye or raise your hand. Are there any objections or abstentions? Seeing none, the minutes are accepted. I will go ahead and turn the floor over to Director Krewson who will introduce the two remaining items on tonight's agenda.

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**Application to Acquire Two City-Owned Vacant Parcels for Construction of Single-Family Owner-Occupied Infill – Beachy and Beachy-Owusu Families**

Kyle Krewson, Director Building & Housing:

Thank you Council Member Williams. Tonight we have two agenda items that are actually somewhat unique in that they will be two neighboring groupings of parcels with a shared drive. Because they relate to one another we will be hearing these together. I am going to turn this over to Brendan Zak, Neighborhood Development Specialist who will go into the details of this proposal. I believe some of the applicants are here with us tonight. We will introduce them as well.

Brendan Zak, Neighborhood Development Specialist:

Thank you Director Krewson. With us we have the Beachy family. Mr. & Mrs. Beachy and Mr. & Mrs. Beachy-Owusu. If you could take a second to introduce yourselves real quick.

Rochele Beachy:

Hi, I'm Rochele Beachy. I actually grew up on Hildana. I think David Owens was in my class in Shaker.

Nathan Beachy:

Nathan Beachy. I married into this. We've been in Shaker 29 years, 30 years.

Kwado Beachy-Owusu:

We are the other half of this proposal. Marita is the daughter of these two lovely people, and like Nathan I married into this. Marita grew up in Shaker Heights, never thought she'd moved back and here we are.

Brendan Zak, Neighborhood Development Specialist:

Thank you. To talk about the proposal, this is going to be four parcels. There's going to be two houses with a shared driveway, one house for Mr. and Mrs. Beachy, the other for Mr. and Mrs. Beachy-Owusu. This is at 3658, 62, 66, and 70 Hildana Road. Those four parcels are all next to each other in a row. The proposed design is a modern design. Again, it has the shared driveway in the middle of those two houses. Mr. and Mrs. Beachy's house is proposed to be about 2,800 square feet, four bed, five bath, above grade. Mr. and Mrs. Beachy-Owusu property is about 2,600 square feet, three bed, three bath above grade. We have been talking with the Beachy's since I started here. I'm very excited that we're getting them through this process to the point of the council and committee process. Then our standard discussion, talking about the trees. We do require a landscape plan with these properties. In that landscape plan we require adding a shade tree to the front yard or require any trees that were damaged, removed to be replaced during construction, and trees added to the tree lawn if there are none currently present.

The applicant's proposal is consistent with the city goal of developing new homes on vacant lots to strengthen the city's housing market, increase the tax base, and reduce the cost of maintaining vacant lots. The city is not holding these lots for strategic purposes, and staff considers the construction of single family infill homes and improvement over the city maintaining a vacant lot.

With these infill applications we do send out a letter to the surrounding residents. We go about five houses north, south and across the street. If there are duplexes we send a letter to each unit letting neighbors know there is a proposal for vacant land around them and ask for any feedback. At this time we have not received any feedback or comments from any residents. For next steps, if the committee tonight approves this application, it'll go before the finance committee later this month and then to city council for final approval. The Beachy's would have six months from the execution date of the development agreement to receive all city approvals. We would then transfer the lot, then from that date, they would have one year to construct the house. Staff does request that the Neighborhood and Economic Development Committee recommend to Council the acceptance of the applications from Mr. and Mrs. Beachy and Mr. and Mrs. Beachy-Owusu to build their single family houses at 3658, 6266, and 70 Hildana Road.

Carmella Williams, Chair:

Thank you Mr. Zak. Quick question before I open it up for questions. Would the estimated date of completion or period of completion be late 2024?

Brendan Zak, Neighborhood Development Specialist:

Yes.

Nathan Beachy:

Ideally if we could do it before the fall. Marita and Kojo are in Cincinnati and she's a school teacher, they may want to be here in the summer so she can start here for the school year.

Carmella Williams, Chair:

Okay understood, thank you. Are there any other questions from committee members? I saw Council Member Moore and then Dr. Whyte.

Nancy Moore, Council Member:

I'd like to make a request that under the language in the tree section of the memorandum, it says on the third line I believe, now I've just lost it. "The Beachy's will need to replace any trees removed during construction." I would like the language to be stricken that says, "or be granted a variance by the BZA/CPC. And I'd like to explain, I know the committee understands my request. If you look at the aerial view of your properties in question you will see that they are almost absent of trees. In Moreland we have lost mature tree canopy and are trying desperately to either maintain it or replace it. Although the planning commission has the power to grant a variance, that would be an exception if you take down a tree to replace it. I suggest that this not be mentioned in the memorandum and should not be the case because with two large houses we're going to need to include trees in the construction plan. Whether or not trees are being replaced or whether they're just added to the construction I hope you will include that. Strike the phrase that I mentioned and include that they be included in the construction.

Carmella Williams, Chair:

Thank you Council Member Moore. Director Krewson or Mr. Zak, did you want to respond to that request or to those comments?

Kyle Krewson, Director Building & Housing:

We certainly can require that the agreement prohibit use of a variance for not replacing a tree that is removed.

Carmella Williams, Chair:

Thank you, Dr. Whyte.

Dr. Donna Whyte, Cmte. Member:

In some proposals we have an opportunity to see ideas of designs of homes. I know that the language, it would be a modern home. I want to know if you have a sense of what the style of the design would be for your homes.

Marita Beachy-Owusu:

We're working with Dan Bickerstaff, we do have a design. He does and we do too, want the houses to blend in with the community, that's a priority for us. So yes, they look a little more modern than the other houses on the street, but if you don't feel like they blend in we're willing to change because we want them to fit. We're also very interested in making the houses ADA accessible and using local companies. We want to keep the investment dollars in the city. Like I said, I grew up on Hildana and my parents only moved because their house didn't allow my mother to stay because there wasn't a first floor bedroom and bathroom. I've got a sister in a wheelchair, so we want the houses to be accessible. We are very committed to the green concept and trying to make the houses sustainable so that people after us will enjoy low rates, bills and that kind of thing.

My brother still lives on Hildana and his wife died suddenly last year. All of this happened because we were thinking about aging in place and being a support to each other. I've got another niece that just bought a two family on Chelton, it's in the first block towards Scottsdale, we're a Shaker family.

Kwado Beachy-Owusu:

As mentioned before, we live in Cincinnati. We live in a really fun neighborhood, very diverse, very exciting. But we find that a lot of our peers aren't trustful of the school system. It was really tough for us to manage that. When we thought about where we could live, where we'd have a school system that would provide opportunity for our kids, family support on top of that, Shaker very transparently and easily came up. Despite my parents' best wishes of moving me back to Austin and these kids growing up with cattle in their backyard, Shaker is the place for us. I wanted to share that little bit and I've got a lot more than that, but we don't need to be here all night, so. I'm going to show our plans and keep in mind that these are not the most recent but are a work in progress.

This is rough, from about a month ago. Things have changed with this plan and the colors are not yet set, materials are not yet set and things are changing pretty substantially with the arrangement of this space. But this is a loose idea of what this would be, I'm calling it the right house, but our property would look vaguely like this. And the idea is that Rochelle and Nathan's property would mirror this to some extent. So what we're looking at here is the front elevation of the home. This would be the left or south facing elevation, north facing elevation, this would be from the backyard. So a sense of what we're looking at here.

Kyle Krewson, Director Building & Housing:

Dr. Whyte in terms of process and procedures, once they receive their approval to enter into an agreement that will then kick off the process of obtaining approvals from the planning department and those respective bodies, the boards and commissions. They won't be permitted to transfer until they have full sign off through that process. At that point, once they have their full approvals, then it would proceed.

Marita Beachy-Owusu:

I think when you see the live way he showed us, the front porch is still there, I don't think this flat view you can really see, but there are front porches on both of the houses.

Dr. Donna Whyte, Cmte. Member:

Yes. I think that's what we always look for, to keep the consistency in terms of the neighborhood and the front porches.

Marita Beachy-Owusu:

I will say that making an ADA house, one of the things we've wondered was whether, on at least our house, the porch could be not elevated, so that was easier to get inside. We were told that that was a possibility. If it doesn't get through, it doesn't get through, but we are going to have porches on the front.

Dr. Donna Whyte, Cmte. Member:

I think that there is a house being built on Hildana, right beyond Hampstead. I don't think that that porch is elevated, at least from what I can tell by driving.

Marita Beachy-Owusu:

I didn't notice, we just drove by there.

Dr. Donna Whyte, Cmte. Member:

Thank you. I appreciate it.

Carmella Williams, Chair:

Thank you. Can I ask a quick question? It looks as though the entrance to the garage is on the south side of that particular design. Is that correct?

Marita Beachy-Owusu:

The driveways are together in the middle. They've told us that we need to move the garages further back into the house instead of in the front. That is one of the changes in the new plans, there is a bedroom or an office in front of the garage. So it's further back.

Carmella Williams, Chair:

Thank you. As Director Krewson said, the extensive discussion on design and so forth will be down the line. This helps to get us closer to that process. So thank you.

Mr. Zak, I don't know which one of you will carry on? Basically what's being asked of this committee is to accept the application of Mr. & Mrs. Beachy and Mr. & Mrs. Beachy-Owusu, and enter into a purchase agreement with both for the two parcels at 3666 and 3670 Hildana, which would allow both applications to move on to the finance committee.

Council Member Moore, you want to say something.

Nancy Moore, Council Member:

Do you need two motions?

Carmella Williams, Chair:

Yes.

Nancy Moore, Council Member:

Could I make the request that this same language that was stricken from the first memoranda be stricken from the second? It's about trees and to ensure that there is no variance or exemption for no trees in either lot.

Brendan Zak, Neighborhood Development Specialist:

Absolutely, we can make that change.

Carmella Williams, Chair:

For the record, that change would be to the second sentence in the paragraph concerning trees so that it reads "during this process the Beachy's will need to replace any trees removed during construction." And the language that follows "or be granted a variance by the BZA/CPC" be stricken. That's the request for both applications.

That was moved by Council Member Moore, seconded by Mr. Owens. Let's do this separately for clarity of record. Right now we'll vote on the application for Mr. & Mrs. Beachy. That was moved by Council Member Moore and seconded by Mr. Owens. All those in favor say aye or raise your hand. Are there any objections or abstentions? Seeing none that application is accepted.

Moving on, noting the same change in the language from the previous application concerning trees, this application is specifically for Mr. & Mrs. Beachy-Owusu. Is there a motion to accept that application?

Anne Williams, Council Member:

So moved.

Carmella Williams, Chair:

Thank you Council Member Williams. I saw the second from Dr. Whyte. With that said, all those in favor say aye or raise your hand. Thank you. I do not see any objections or abstentions, if so speak now or forever hold your peace. That application is accepted as well.

Many thanks to the Beachy and Beachy-Owusu family, your applications will move along in the process.

Are there any other comments from the committee tonight? Go ahead Council Member Williams, was your hand up? Dr. Whyte? Okay, so Council Member Williams and then Dr. Whyte.

Anne Williams, Council Member:

I wanted to say thank you to both families for making this commitment to the neighborhood and to infill housing. I think it's a really exciting concept and a wonderful idea. And I know a lot of you are from here but welcome to Shaker and really glad to hear about these plans, thank you.

Carmella Williams, Chair:

Dr. Whyte. I think I know what you may ask, but go ahead.

Dr. Donna Whyte, Cmte. Member:

Welcome back to Moreland. This is very exciting, thank you so much for choosing our neighborhood.

Carmella Williams, Chair:

Go ahead Mr. Owens.

David Owens, Cmte. Member:

I do want to say to Mr. Owusu welcome to the cold and Shaker. I did want to ask Marita, are you going to teach in the school system here in Shaker?

Rochele Beachy:

She would love to get a job at Shaker, but she has to apply.

Carmella Williams, Chair:

Thank you all and you will be my neighbor too. We look forward to having you and welcoming you back or welcoming you to the neighborhood. Thank you all, everyone have a good evening.

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There being no further business, the meeting was adjourned at 6:30 p.m. The next meeting will be March 8, 2023.



Carmella Williams, Chair  
Neighborhood & Economic Development Committee