

**CITY OF HIGHLAND HEIGHTS
MINUTES OF A COUNCIL MEETING
AS A COMMITTEE OF THE WHOLE
HELD: APRIL 25, 2023
CITY HALL COUNCIL CHAMBER
7:00 PM**

PRESENT: Mayor Brunello; Council Representatives D'Amico, DeLisio, DiLalla, Ganser, Goff, Hargate, Milroy; Clerk of Council Donatelli; Fire Chief Turner; Police Chief Matejic; Finance Director Filippo; Law Director Lograsso; Building Commissioner Grabfelder.

AGENDA

Potential New House Development
2023 Road Program

APPROVAL OF MINUTES: The reading of the Minutes of the Committee of the Whole Meeting held March 14, 2023, was dispensed with. Mrs. Ganser moved to accept the minutes as written; seconded by Mr. Goff. Ayes all; motion carried.

Potential New House Development: David Pietrantone presented his proposal for a new housing development by Mulligan's on Highland Road. He explained that he desires to give people an option of a smaller home within the City of Highland Heights, an option not currently given.

Mr. Milroy stated that Mr. Pietrantone brought this concept to Planning and Zoning Commission as well. Mr. Milroy added that the Commission asked if the water and sanitary was sufficient to support multiple houses on two plots of land. Mr. Milroy stated that the company performed investigations that concluded that the water and sanitary were sufficient. Mr. Milroy stated the Commission recommended that Mr. Pietrantone bring the idea to Council as well. The Planning and Zoning Commission was pleased with the answers they received to their questions.

Mr. DeLisio asked what the starting price will be for the houses. Mr. Pietrantone responded that they will start at \$400,000-\$450,000. Mr. DeLisio also asked if the lot sizes will be an issue and if Mr. Pietrantone has considered building less houses in the development. Mr. Pietrantone responded they looked into it and fifteen units is the lowest they can build in order to be above breaking even on the costs.

Mrs. Ganser asked if the drainage, water line, and storm sewers will be able to handle the increase of houses. Mr. Pietrantone stated the sanitary sewers were put in twenty years ago and were built oversized to accommodate to the residents. He added the water line was replaced last year. For the storm sewers, Mr. Pietrantone stated there will be storm retention on site to release storm water from the site. Mrs. Ganser stated her concern with the storm sewer situation because there have been issues with storm retention in the past.

Mr. DiLalla asked who would be building the homes. Mr. Pietrantone responded that he will manage it. Mr. Pietrantone's partner, Jim Teresi, stated they are the development team and they are looking at Loncar Quality Construction from Kirtland to complete the building.

Mr. Goff asked for clarification on the letter distributed to Council from Mr. Robert Eppich in which he states that the slippery slope of variances is not an issue. Mr. Pietrantone responded that the concern was that these variances would open up other companies to want to complete many other projects like this in the future throughout Highland Heights; however, Mr. Pietrantone stated that there is not much vacant land left in Highland Heights for this to become an issue.

Mrs. Ganser asked what the plans are for the trees that are currently in the back of the lots. Mr. Pietrantone responded that the plan is to clear out as little amount of trees as possible. He added there will be a wooded buffer strip and a mound in front of the buffer strip between the development and the backyards of the houses behind the development.

Ms. D'Amico asked if Mr. Pietrantone has completed other projects like this one. Mr. Pietrantone responded that he is an engineer and has designed projects. Ms. D'Amico asked if he has been involved to this level. Mr. Pietrantone responded that he has not, but Mr. Teresi has. Ms. D'Amico asked how long the process of creating the development would be. Mr. Pietrantone responded eight to nine months to get the infrastructure in place and then he hopes to be sold out before the foundations are in the ground. Mr. Teresi added that there are already interested buyers. Ms. D'Amico asked if the homes will have basements. Mr. Pietrantone responded that it is an option, but it would cost more to the buyer. Mr. DeLisio asked what the additional cost would be. Mr. Pietrantone responded somewhere between \$25,000-\$30,000.

Mr. DiLalla asked if Loncar Quality Construction has completed a home development in the past. Mr. Teresi stated they have been developing in Kirtland for four years.

Mayor Brunello asked how many feet from the rear yards on Whiteford the mound and retention basin will be. Mr. Pietrantone responded there will be a 20 foot buffer of wooded area and then another 25 feet for the mound, then more for the retention area; all totaling around 70 feet away.

Ms. D'Amico asked if there are any other lots in the City that are the same size. Mr. Pietrantone responded there may be one on Highland Road, but no developments. He added that is why he believes it would be attractive in the City. Mr. Teresi added that the houses on Highland are only slightly bigger. Ms. D'Amico stated that these houses being planned are comparable to some of the lots in Aberdeen.

Mr. DeLisio asked who Mr. Robert Eppich is in the planning. Mr. Pietrantone stated that Mr. Eppich owns the land and is a partner in the project.

2023 Road Program: Mayor Brunello stated that he met with Mr. Mader and Mr. Belfiore to discuss the Road Program for 2023. Mayor Brunello approved of \$1,000,000 for the project. Mayor Brunello stated that potential work is the Wilson Mills Overlay, North Applecross intersection, the Franklin Water Main, Ransome and Kenbridge Overlay. Mr. Milroy asked if the approved \$1,000,000 includes the work being done at the High School. Mayor Brunello responded that if the money for the High School comes out of the Road Program, then Ransome will not be able to be completed. Mayor Brunello

added that the cost from the school may come out of the Capital Budget, though it is still coming out of the Road Program as of right now because he is still waiting on some additional numbers and to see how much is left over from the 2022 Program.

Mr. DeLisio asked what would happen at the North Applecross intersection. Mayor Brunello responded that all four ways will need cement work done.

Mr. DiLalla asked if either Ransome or Kenbridge is worse than the other. Mayor Brunello responded that Kenbridge is worse.

Mayor Brunello requested a motion be added to the agenda to authorize the City Engineer to begin plans and specifications for the 2023 Road Program.

ADJOURNMENT: A motion was made by Mr. DiLalla and seconded by Mr. DeLisio to adjourn the meeting at 7:26 p.m. Ayes all; motion carried.