



PLANNING THROUGH  
**2032**  
 GATES MILLS  
 10 YEAR PLAN

**VILLAGE OF GATES MILLS  
 COMPREHENSIVE PLAN**  
 Advisory Committee Mtg #3  
 September 27, 2022



# Today's Agenda

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**6:00 pm** Welcome, Meeting Overview

**6:05 pm** Update on August meetings (Town Hall & 6 Neighborhood meetings)

**6:15 pm** Background Info/Guest Presentations:

- Schools Overview, Anthony Podojil, Executive Director of the Alliance for High Quality Education
- Current Village Finances Overview, Steve Siemborski, Gates Mills Treasurer
- Defensible Zoning Overview, Bruce Rinker, Land Use Attorney, Mansour Gavin, LPA

**6:50 pm** Breakout Discussions Among Committee Members. Topics to discuss:

- Future of Village Center
- Housing/ Attracting New - Keeping Existing Residents

**7:30 pm** Overall Committee Discussion of Breakout Topics

**8:15 pm** Public Comment

# Town Hall & Neighborhood Mtgs

Attendance (based on Sign-In Sheets) compiled by Neighborhood Team member, Chuck Spear

Table 1. Overall Attendance			
Event	Date	Location	Total signed in
Town Hall Forum	Mon, 8/15/22	Community House	76
Neighborhood Meetings			
Nghds 1 & 2	Sat, 8/20/22	Community House	52
Nghds 3 & 4	Thurs, 8/18/22	Community House	37
Nghds 5 & 6	Wed, 8/17/22	Fedeli's, 820 Village Trail	57
Nghds 7	Tues, 8/23/22	Gilmour Academy, GM	49
Nghds 8	Mon, 8/22/22	Community House	47
Nghds 9 & 10	Thurs, 8/25/22	Community House	43
Total Neighborhood Mtgs Attendance			285
Total Attendance*			361
* Some people may have attended more than one event.			

# Town Hall & Neighborhood Mtgs

## Additional comments on Environmental Issues

- Renewable energy
- Address aging septic systems, lead paint
- Tree Canopy
- Encourage/support environmentally responsible landscaping
- Encourage / start programs to enable composting, recycling, sustainable waste pickup,
- Address flooding issues, light pollution

# Land Preservation

**Question:** Should additional land be preserved/protected?

	Total	
Yes, via additional land to be purchased by GM Land Conservancy	35	39%
Yes, via conservation easements/deed restrictions on private property	29	33%
No	4	4%
It Depends/Unsure/Need more information	14	16%
<b>Total</b>	<b>82</b>	<b>92%</b>

# Land Use/Vacant Land

## New Development by Type

- More development in Village Center for community VS No more retail development – too much traffic
- Cluster, multi-unit housing
  - Cluster homes are OK but maintain 3-acre minimum per home so the parcel must be large enough (2)
  - Use land to build multi-family housing
  - Tasteful townhomes or cluster housing could bring new residents and provide a place for older residents
  - No multi-family cluster homes
- Young Families: How do we attract young families if all we are focused on is development for seniors?
- Senior Housing:
  - Seniors deserve a place to live in Gates Mills that is right sized
  - No cluster housing, but build something for seniors to downsize
  - Development only for old people
  - Can Land Conservancy-owned land be developed for Gates Mills residents' senior living?
- Maintain 5 acre minimum – no cluster homes

# Housing Values

- Housing Characteristics
- Community Characteristics/Features
- Location - The houses “downtown” are the only ones with sidewalks
- Privacy(4), nature, keep large lots(2)

# Challenges

IDENTIFIED CHALLENGES	Total	
Utility Concerns: Electrical power: frequent, prolonged outages, broadband/cell service, safety, trash pickup, septic systems	30	18%
Housing: Values, maintenance, attract younger families, options for older adults	19	11%
Environmental Concerns: Slope erosion, stormwater management issues, flooding, stream bank protection	18	11%
Bike/walking accessibility	17	10%
Uncertain Future: Post Office, Gates Mills Elementary School	14	8%
Roads/Traffic: Mayfield/Chagrin River Road, speeding, noise, walkability on streets/paths, road maintenance	14	8%
Communication/Engagement: Perception, tension between tradition and progress, some residents do not feel connected to the Village, engage younger families, events and neighborhood events	14	8%
Balance between amount of preserved versus developed land in order to maintain natural beauty	13	8%
Village Center: Destination for residents, more places to gather desired, more recreation opportunities	10	6%
Tax Base/ Financial State of Village	8	5%
Property maintenance, zoning, historic district and other regulations: Enforcement, application, review processes	5	3%
More Development in Village Center: Parking issue, attracts outsiders	4	2%
Village Government: Communication from Village	3	2%
Continuity of Service Concerns: Future interest in serving on Council, Boards, Commissions	1	1%

# Overview

## Mayfield City School District

Anthony Podojil  
Executive Director of the Alliance for High Quality Education

# Legal Authority of Schools

The United States Constitution leaves to the individual state's responsibility for public education.

The Ohio General Assembly is under mandate by the Constitution of Ohio to provide for the organization, administration and control of a public school system supported by public funds. The Ohio State Constitution also calls for a State Board of Education and a Superintendent of Public Instruction

The General Assembly has outlined the duties of the State Board of Education and the Chief State School Officer. It has also established a State Department of Education (through which policies and directives of the State Board and Superintendent of Public Instruction are administered) and has established specific types of school districts.

The Mayfield City School District is classified as a city school district governed by a locally elected Board of Education, hereinafter referred to as the "Board", which is constituted and governed by Code Title 33 of the Revised Code of the State of Ohio.



# Board Member Powers

Because all powers of the Board lie in its action as a group, individual members exercise their authority over District affairs only as they vote to take action at a legal meeting of the Board.

An individual Board member acts on behalf of the Board only when, by vote, the Board has delegated authority to him/her.

It is the duty of the individual members of the Board to attend all legally called meetings of the Board, except for compelling reasons to the contrary, to participate in normal business operations and represent interests in matters affecting education.



# Mayfield School Board

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# Revenue Sources for Districts

## 1. Local

General Property Tax (Real Estate)

Public Utility Personal Property

Income Tax

( Note: Tangible Personal Property Tax – Eliminated from Local collections and Replaced with Commercial Activity Tax)

## 2. State

Unrestricted Grants in Aid (Foundation/Base Cost)

Property Tax Allocation

# Base Cost – Current Approach

- An inputs-based method that is a combination of evidence from research and professional judgment used to compute a base cost in a formula-based approach that is driven by student enrollment and services.
- Key Drivers in terms determining state level of support

**Property Wealth and Community Income Level**

# Factors Impacting State Foundation Base Cost Calculation for Mayfield CSD

- **Total Tax Property Value\***
  - FY21 – Mayfield: \$342,404 per pupil / Cuyahoga County District Average: \$268,444 / State Average: \$172,714
  - District OFFC Ranking/Valuation per pupil - 591
  
- **Median Income\***
  - 2019 Median Income - Mayfield: \$44,517 / Cuyahoga County District Average: \$43,439 / State Average: \$35,296
  - 2019 Average Income - Mayfield: \$103,312 / Cuyahoga County District Average: \$89,277 / State Average: \$87,221

# Overview

# Mayfield City School District

## Questions

Anthony Podojil  
Executive Director of the Alliance for High Quality Education

# VILLAGE OF GATES MILLS

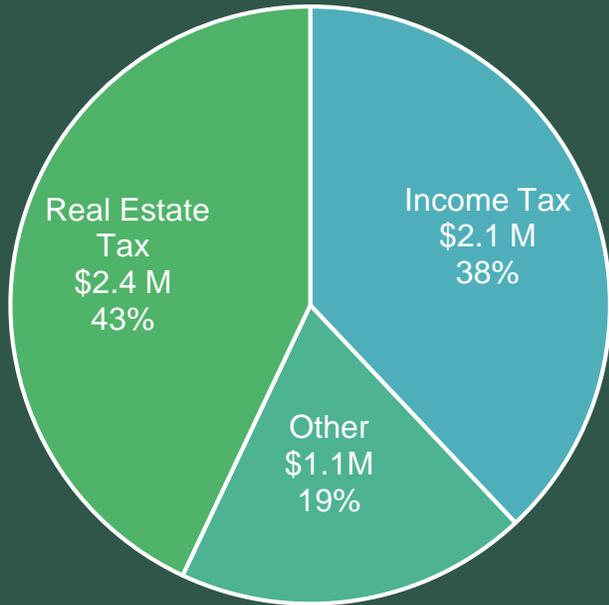
Financial Overview

September 27, 2022



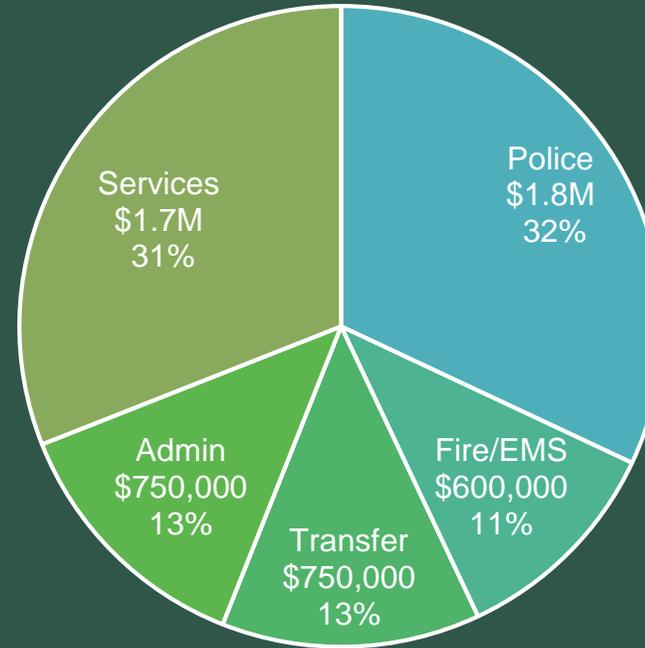
Village of Gates Mills  
General Fund  
Government Basis of Accounting  
2022 Budget

Receipts  
\$5.6M



Income Tax   Other Sources   Real Estate Tax

Disbursements  
\$5.6M



Police   Fire/EMS   Transfer   Admin   Services

1. Balanced budget at \$5.6 million.
2. Clean audits from State Auditor.
3. Dependable funding sources.
4. Departmental costs under tight control.

Village of Gates Mills  
General Fund  
Real Estate Tax Receipts

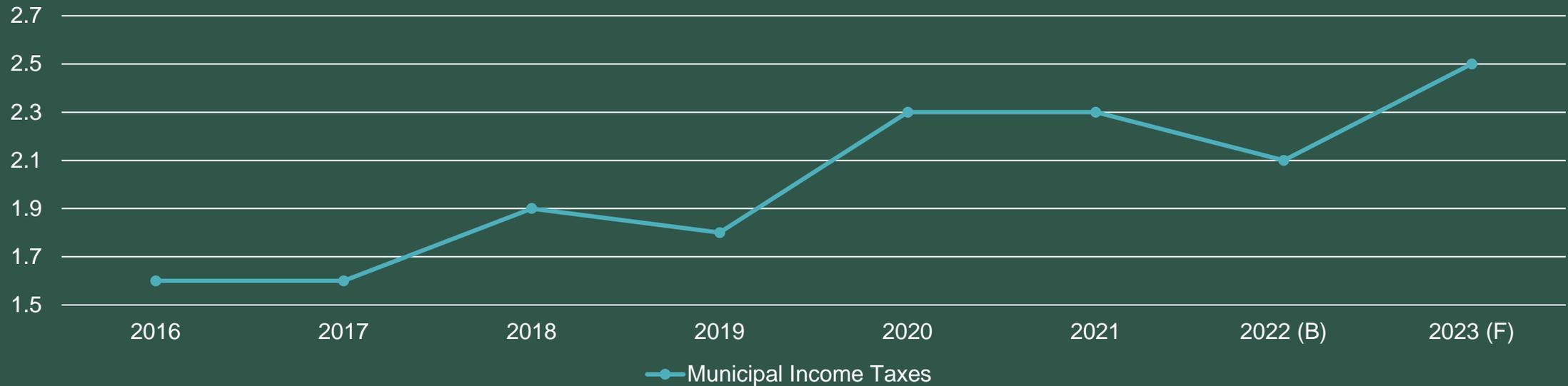
### Real Estate Taxes



1. Dependable funding source.
2. Funded by renewed levies.
3. No significant impact from new homes and improvements.

Village of Gates Mills  
General Fund  
Municipal Income Tax Receipts

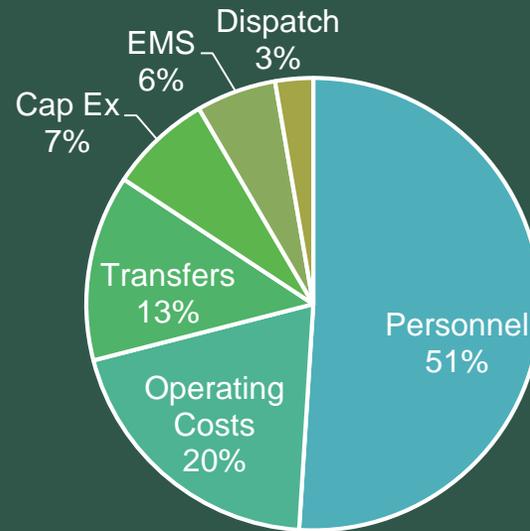
### Municipal Income Taxes



1. Recent growth from WFH and subtle shift to 2-earner families.
2. 2020 & 2021 Exclude nonrecurring receipts of \$750,000 and \$2 million, respectively.
3. RITA advised \$2.5 million for '22, '23 and '24.

Village of Gates Mills  
General Fund  
Departmental Costs – 2022 Budget

### Departmental Cost



■ Personnel ■ Operating Costs ■ Transfers ■ Cap Ex ■ EMS ■ Dispatch

1. EMS costs are fast-rising based on # of runs and few outsourcing municipality options.
2. Need to respond to inflationary increases.

## 1. The Village is in a strong financial position.

- Operate with a balanced budget mentality.
- Support full transparency and receive clean audits.
- Our revenue base is dependable and/or growing.
- Generate positive cash flow.
- General Fund cash exceeds 12-month operating costs.
- Have no debt.

## 2. The Village is not immune to economic realities and needed investment.

- Inflation, supply chain disruptions and overall market.
- Dependence on outsourced EMS and Dispatch services (10%).
- Broadband and cell phone coverage.
- Road program requires 5 to 7 years at \$750,000 ++ annually.

# Defensible Zoning Overview

Bruce Rinker, Land Use Attorney

Mansour Gavin, LPA

# Breakout Discussions

## Topics to discuss:

- Future of Village Center
- Housing/ Attracting New - Keeping Existing Residents

# Breakout Discussions

Review the updated Draft Vision, Goals, and Objectives

<b>Future of Village Center</b>	<b>Housing/ Attracting New - Keeping Existing Residents</b>
What do you agree with?	What do you agree with?
What would you change?	What would you change?
What is missing?	What is missing?
Ideas for Opportunity Sites	Ideas for Opportunity Sites

## Village Center Area



### Residential Districts

#### Minimum Lot Size

- A-1 = 5 ac
- A-2 = 1.95 ac
- A-3—15,000 sq ft
- A-4 7,500 sq ft

### Legend

- Chagrin River
- Streets
- Right-of-Way
- ▨ Protected Hillside
- ▭ Parcels
- ▭ Zoning Districts
- ▭ Municipal Boundary
- ▭ Village Boundary
- ▨ 100 Year Flood Plain
- ▭ Village Owned
- ▭ Metroparks
- ▭ GMLC Fee-Owned



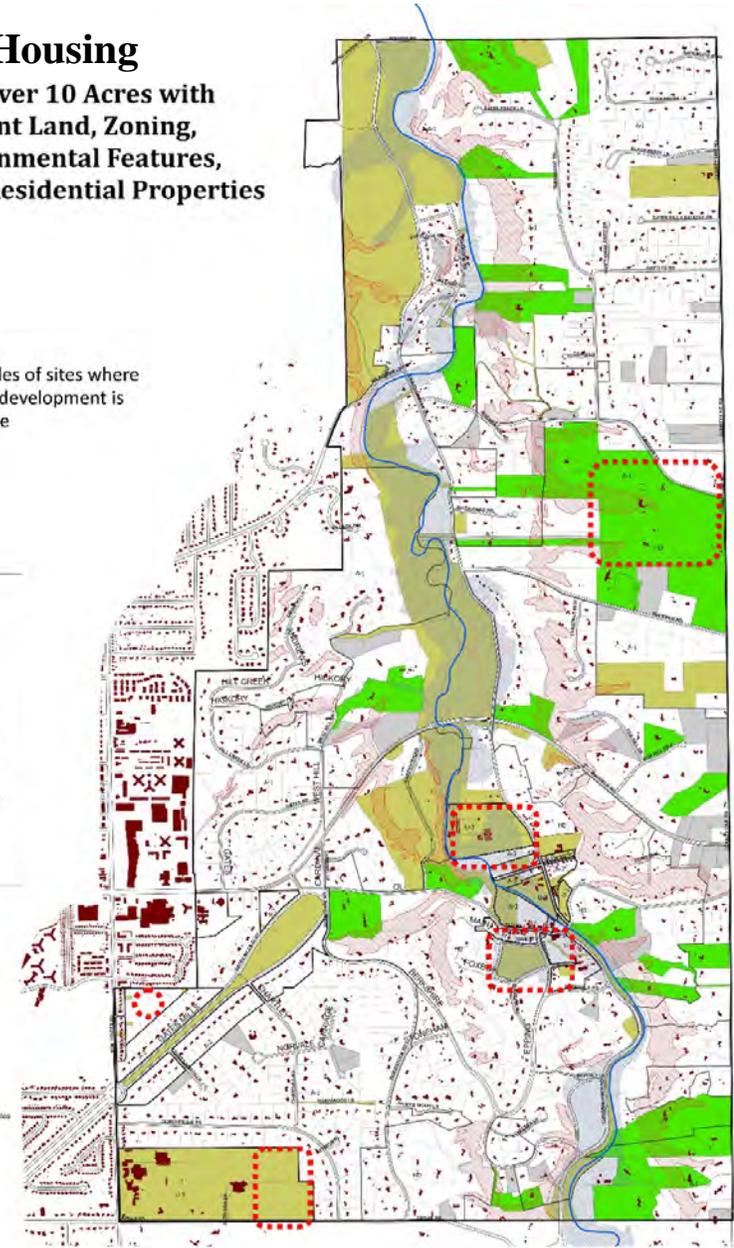
## Housing

**Lots Over 10 Acres with Vacant Land, Zoning, Environmental Features, and Non-Residential Properties**

 Examples of sites where future development is possible

### Legend

- Chagrin River
- Streets
- Right-of-Way
- ▭ Parcels
- ▭ Zoning Districts
- ▭ Municipal Boundary
- ▭ Buildings
- ▨ Protected Hillside
- ▨ 100 Year Flood Plain
- ▭ Lots Over 10 Acres
- ▭ Vacant Land
- ▭ Non-Residential





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**Wrap-Up – Next Meeting**  
**10/18/22, 6pm**  
**Community House**

