

## **Gates Mills Village Council Workshop**

### **Overview of the Comprehensive Planning Process**

Saturday, December 11, 2021

9:00 a.m.

In attendance: Mayor Schneider, Councilmembers AuWerter, Frankel, Sogg, Steinbrink, Turner and Whitney, Councilmembers-elect Atton, Deacon and Press, and Finance Administrator Mulh.

### **Gates Mills....a little Village with Big Traditions**

Comprehensive Plan Presentation by Kris Hopkins, CT Consultants.

Mayor Schneider introduced Kris Hopkins, Planning Services Manager at CT Consultants, who will be leading our Comprehensive Plan process. Mayor Schneider noted there had been a zoning code analysis in 1996. A growth plan was the result of the analysis that looked at moving from 2.5-acre zoning to 5-acre zoning. The plan was completed in 1998 by PKG. It was a data-driven process and the community was not involved.

Mrs. Hopkins had everyone introduce themselves and then gave a summary of her background. She noted she and Sarah Sitterle will be the primary planners on the Village's project.

#### Comprehensive Plan Highlights

- Guide for the physical development along with the economic and social well-being of the Village.
- Benefits – Proactive, critical review of factors influencing and shaping the Village. There is a balance of compiling interests. The process builds consensus.

#### Essential Elements of the Plan

- Goals and objectives to guide future land use, development and preservation.
- Support by research, analysis, and forecasting.
- 10-year outlook.
- Strategies and action steps.
- It is a guiding document, not regulatory.

Planning versus zoning – zoning is the adoption process. The plan itself changes nothing. Where the plan will identify zoning changes to achieve the plan's goals, the Village may or may not choose to make changes. If the plan and zoning conflict; existing zoning laws govern.

Kris provided her email address: [khopkins@ctconsultants.com](mailto:khopkins@ctconsultants.com)

The planning process involves understanding today, envisioning tomorrow,(vision and goals), and creating a map to get there, (strategies and priorities).

A draft project schedule was distributed. The process should take 13-14 months with four phases.

Public engagement will be offered in the forms of:

- Advisory Committee (restricted in the number of people)
- Subcommittees
- Stakeholder interviews
- Public forums
- Neighborhood meetings
- Online survey
- Social media

To ensure ownership of the plan's goals, policies and priority action steps. There are many choices – it is your plan and you need to decide.

The Advisory Committee is the nexus of the public participation structure. It is the primary body charged with the formulation of a comprehensive plan. They are deliberately selected so that its members represent the full range of community perspectives. Councilmember AuWerter and Turner are Project Managers. The Advisory Committee should have 25 members. They are a sounding board, listen, and act as ambassadors to share information with other residents. They are committed from the beginning to the end of the project. Mrs. Hopkins will lead the committee. There is no voting, just building on discussions. The committee will get consensus on what's been heard and gathered in a building process. Councilmembers AuWerter and Turner will attend the meetings as well.

Subcommittees will consist of Outside Perspectives/Research, Neighborhood Co-Captains, and Public Relations and Communications.

The role of Council is to hear what is being said, sit in the audience and make comments. Two public forums and an online and hard copy survey are planned.

Meeting adjourned at noon.

Submitted by: Janet M. Mulh

Reviewed and posted by: Sandra Turner and Chip AuWerter