



## *The Village of Northfield*

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Dear Village Property Owner or Resident:

Please be advised that the Village of Northfield Council will be holding a public meeting on Wednesday February 21, 2018 at 6:30 p.m. at Village Hall concerning the Village's commercial Overlay District Project. This Project involves new proposed legislation that would permit businesses located on Northfield Road in the B-2 Highway Business Zoning District (all commercial areas adjacent to Northfield Road except for the Plaza) to purchase and utilize up to 120 feet of additional property to the rear of their properties for additional parking, landscaping, and buffer zones. New buildings would not be permitted in those additional 120 foot zones. The Village Overlay District Project Committee (consisting of Councilperson Alan Hipps, Councilperson Renell Noack, and Mayor Jesse Nehez) has been working with a municipal planner for the past six months to bring this Project to fruition.

The proposed legislation is intended to facilitate new economic development on the Route 8 corridor. Because of the current lack of depth of the commercial parcels on Northfield Road in the B-2 District, the commercial property owners do not have the space or economic incentive to make significant improvements to or replace the aging commercial buildings in the District. The Project is intended to encourage property improvements in the District, increase property values, enhance tenant units, and attract new quality property owners and tenants to the Village. In addition, the ability to expand the depth of these properties will also provide additional parking where needed, increase green space, and permit aesthetic and landscaping improvements in both the front and rear of the buildings. Permitting the commercial property owners to increase the depth of these parcels will allow the Village to require enhanced buffer fencing and landscape areas between the rear building lines and adjacent homes. In addition, it is expected that these changes will improve the marketability of residential properties that presently abut the Northfield Road commercial businesses.

We hope that you are able to attend the meeting, learn more about what is being proposed, and provide your input.

If you are unable to attend the meeting and have any questions or concerns regarding this proposal, please contact the Village Law Director, Brad Bryan at (440) 686-9000 or [bbryan@gbs-llp.com](mailto:bbryan@gbs-llp.com), Mayor Nehez at (330) 467-7130 x 1 or [mayor@northfieldvillage-oh.gov](mailto:mayor@northfieldvillage-oh.gov), or your Councilpersons (Alan Hipps at [warda@northfieldvillage-oh.gov](mailto:warda@northfieldvillage-oh.gov), Keith Czerr at [wardb@northfieldvillage-oh.gov](mailto:wardb@northfieldvillage-oh.gov), Renell Noack at [wardc@northfieldvillage-oh.gov](mailto:wardc@northfieldvillage-oh.gov), Nick Magistrelli at [wardd@northfieldvillage-oh.gov](mailto:wardd@northfieldvillage-oh.gov), Jenn Domzalski at [c1atlarge@northfieldvillage-oh.gov](mailto:c1atlarge@northfieldvillage-oh.gov), and Gary Vojtush at [c2atlarge@northfieldvillage-oh.gov](mailto:c2atlarge@northfieldvillage-oh.gov)).