

**Minutes of the Planning Commission
Sheffield Lake, Ohio
September 17, 2009**

The regular meeting of the Planning Commission was held Thursday, September 17, 2009. Chairman Jancura called the meeting to order at 7:11 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Huska, Belaska, Bracale

Absent: McClelland, Wiblin (excused)

Attending: Law Director Graves

MINUTES: *Motion by Belaska to accept the May 21, 2009 minutes as presented. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE: **None.**

REPORT FROM ZONING BOARD OF APPEALS MEMBER: **None.**

PRESENTATIONS: **None.**

OLD BUSINESS:

City zoning study – Law Director Graves advised there is really 2 directions that this is going. We took the first step the other day, Council did pass a couple pieces of legislation where we took the dance halls, theaters and put them in B2 from B4 and to include animal boarding kennels and automobile sales in B4. So some things went from B4 to B2 and some things from B2 to B4. So that just clarified, that was one of the recommendations. Some of the other recommendations are going to be implemented, we are going to do it piece by piece so that we don't bombard Council with 6 pieces of legislation all at one time. They are really straight forward, we have been through these many times. Redefining the B5 – now B5 district which is the shopping center is going to be something that we are probably not going to do anything with right away because there are some very productive developments going on with the shopping center which I will bring you all up to speed on tonight and in the very near future we are probably going to be needing Planning Commission to take a look at some of that and move on it. I think we had acted on a couple of recommendations to rezone certain areas of the community. I think Planning Commission originally had like 8 or 10 and a few of those Planning Commission had said they were recommendations, not necessarily have Council look at them yet. Throughout the community, areas that should be rezoned in different ways. One of the recommendations that the woods area behind Apples is currently zoned B3 and if you

look at chapter 1143 – B3 in the code, it doesn't really describe anything as to what goes in a B3 district and one of the recommendations from the Planning Commission was to eliminate the B3 district or to reclassify what is now in B4 as B3, B5 to be B4 and basically eliminate B5. That is going to be a pretty cumbersome task of restructuring all this. But my recommendation would be is just leave it on the books the way it is but that district behind Apples that is now B3, that should just be classified B4 and that would clear up the whole thing. You can just leave B3, we have this B3 district it is not really defined what goes in there and there would be area in the city zoned B3 and basically take the area behind Apples – that is the only place in the city that is zoned B3 and because it is not described what I would say that area behind Apples in that woods that is zoned B3 – that should just become B4. That may be something that down the road has to be readjusted as well but we will see. That is still privately owned, that is not city property. That remained part of the trust, that is owned by the Shoreway Shopping Center trust that the city bought the shopping center from. Law Director Graves gave a brief breakdown on the property and advised there has been discussion about what may go in there. Chairman Jancura asked do you want us to pick some out? Law Director Graves answered yes. Chairman Jancura advised rewrite B4 to remove dance halls and theaters. Law Director Graves reviewed the list where Council expressed their opinions. He explained Mrs. Huska knows this there are some very promising negotiations right now with a developer who wants to do the project, excited about the project and wants to start doing some pre-leasing, wants to start doing some investigation to see if they can get some commitments from tenants so we would be bringing a predevelopment agreement to Council and if we do that we are going to need the Planning Commission to be involved with some of the plans and Council. Some of things that are described in the Charter under the mandatory referrals would have to come to Planning Commission. So we may want to hold off on any of the rezoning stuff until we have some concrete idea of what is going up there. We don't want to change everything and then in a month have to change it again. Chairman Jancura advised we could work on number 4 – R4 senior assisted living nursing home needs. Mrs. Belaska asked do have an area big enough property for this? Chairman Jancura answered we actually thought on the southern most part on Abbe Road on the east side, there is still a big plot of undeveloped land – it might be something. Law Director Graves advised where it has been most frequently been discussed is the woods behind Apples which the city does not own. There was a brief discussion on zoning and areas in the city for development and the discussions thereof. Law Director Graves reviewed the balance of the list with the Commission. Law Director Graves to work on updating number 10.

NEW BUSINESS: Law Director Graves reviewed Planning Commissions provision in the Charter and also things that come to Planning Commission and things that don't. There was a lengthy discussion.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion Belaska by to adjourn at 8:02 PM. Yeas All.

CLERK OF COMMITTEE AFFIRMATION: This meeting of the City Committee of the City of Sheffield Lake, Ohio was held and conducted under All Rules and Regulations Governing the Sunshine Laws of the State of Ohio as they may apply. All meetings are recorded and available in Councils Office.

CLERK OF COUNCIL/COMMITTEES

Kay Fantauzzi

I, Kay Fantauzzi, duly appointed Clerk of Commission Of Sheffield Lake DO HEREBY CERTIFY that this is A true and exact copy of the Minutes of COMMISSION Of September 17, 2009.

CHAIRMAN

Scott Jancura

PRESIDENT OF COUNCIL

Edward R Podmanik