

**Minutes of the Planning Commission
Sheffield Lake, Ohio
February 21, 2013**

The regular meeting of the Planning Commission was held Thursday, February 21, 2013. Chairman Jancura called the meeting to order at 6:30 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, McClelland, Guenther, Wells, Belaska

Absent: Building Inspector Wiblin, Service Director Smith (excused)

Attending: Law Director Graves

NOMINATION OF CHAIRMAN: *Motion by Wells/Second by Guenther to open nominations. Yeas All. Member Wells nominated Mr. Jancura for Chairman. *Motion by McClelland/Second by Guenther to close nominations. Yeas for Mr. Jancura for Chairman; Yeas – McClelland, Wells, Guenther/Abstain – Jancura. Chairman Jancura polled Commission for affirmation that the Commission only meets for business to be transacted; something from the city or an applicant. All members concurred.

MINUTES: *Motion by McClelland/Second by Wells to approve the July 19, 2012 minutes as presented. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE: **None.**

REPORT FROM ZONING BOARD OF APPEALS MEMBER: Member McClelland advised of his resignation and now one of the Commission has to be a member. After a brief discussion, will be addressed at next meeting.

PRESENTATIONS: Law Director Graves advised first of all some of you might know I have also taken on the additional responsibility of the Grant Administrator for the city. A couple of interesting grants going on right now; projects that have been approved – we did receive \$65,000.00 to expand the Brookside Nature Trail. That will continue the trail where it currently terminates at Ferndale Park/from the back of Ferndale Park due east along the Forestlawn right-of-way to where it intersects the paper street portion of Idlewood at the Village border. That is where hopefully the County Metro Parks will get involved and connect it to the Safe Routes to School Trail along Harris Road up to the schools. The overall goal here is to tie in all of the trails and really kind of define Sheffield Lake as a hub if you will; a multimodal hub of all the trails. You have got the north of the Lake Breeze Scenic By-way with the Boat Launch, the Northcoast Trail which we are saying terminates right here in Sheffield Lake at our Covered Bridge which these trails will all tie in and take it south to Kipton and beyond. But really Sheffield Lake is defining itself as the Northern

Terminus of all of these trails and positioning itself very nicely on the lake. We also reapplied for the bathroom facilities for the Boat Launch that is something that the city had originally applied for in 2009 and has been denied funding it just rolled over each year. We redid that application and really spruced it up, clarified it and made some more persuasive arguments and hopefully we get funded for that. Again that would be a handicap accessible, public restroom along these trails and the only one of its kind for miles along these biking and hiking trails. I wouldn't count the restroom facilities for example at the Miller Road boat launch in Avon Lake because those are really for the boaters that are using it – they are not for the trail; biking and so forth along the trail. Chairman Jancura asked would this be located near the boat launch? Law Director Graves answered right next to the Library, handicap accessible – so keep your fingers crossed on that. I continue to pursue other grant opportunities for the city and will keep you apprised of that. He continued on the proposal that was submitted Tuesday night Council meeting, what Council voted on and I think it wasn't really said in the newspaper entirely clear and I wanted to make sure. He showed proposed development (Gibbs Place) which will be next to Mariners Watch, at the west end where the woods are (23 acres). He also showed layouts of the houses which will be 1500 square foot homes. He explained I don't think it was reported fairly correctly, first of all it kind of came across that it is all approved and ready to go. Nothing could be further from the truth, this is an initial proposal they are seeking approval for tax credits and basically they are competitively awarded – it is like going after a grant. All they were looking for from the city were various letters of support in proceeding with the grant application. So no plats have been approved; as far as the stormwater, the dedicated streets – there is a lot of things that have to happen here. What this housing is and I want to be very clear, it is tax credit housing. It is low to moderate income and how the program works is they submit their plan for the project to the state and if it is awarded they would award a certain number tax credits on the project and then private investors; usually corporations would buy those tax credits and they are a dollar for dollar tax credit once you buy it and then those private investors fund the project by buying these tax credits. This is not a PRD, these are not cluster homes, this is not multi-family – they are single family/1500 square feet/90-foot frontage/full lot size homes. They will be rentals for 15 years with an onsite management company, with a proposed club house and playgrounds etc. This has not received final approval in any way shape or form by Building, Fire, Police, Planning Commission or all the other entities that will be subject to looking at this. Law Director Graves continued you should know that we did receive our response back on the Dollar General appeal. The Judge did agree with my argument which was that it should be remanded back for further proceedings. So that will be coming back to the city to the Zoning Board of Appeals this time precisely for size and location of building with a directive from the Judge that the Board issue findings of fact and conclusions of law to support their decision. I have made a proposal to the Attorney representing them that I believe it would be in the best interest to come back with a proposal that incorporates some

landscaping, some beautification, some buffering – things like that that would potentially make it more palatable. We will keep you apprised of that and he didn't overrule the Zoning Board. I don't want to get into too many details but there are some exciting things going on, just so you know. We have had some inquiries in the city, some developers. There are some exciting ideas floating around. The Speedway project is on track, the necessary easements were approved and I just talked to the Development Company the day before and they are set to begin March 11th. Lastly I want to let you know that I have been championing an increased role of the Planning Commission and that is being discussed in the Ordinance Committee and hopefully something comes of that. I would like to see the role of Planning Commission expanded beyond public projects such as roads and public works or lot splits or rezoning but more of an overall site plan review. Even if it is just for a recommending body to Council but some initial site plan review for any proposed development which will incorporate a lot of specific factors that we could look at. So that in the future if something comes in and happens to meet our code, Planning Commission could have the authority to look at it and basically rework the concept of that Architectural Board of Review that is in the code. It really doesn't belong in a separate sub-committee, it really should be something that is under the authority of the Planning Commission and I know that a lot of other communities do that.

OLD BUSINESS:

City zoning study – there was a brief discussion on item which Law Director Graves explained when we look at rezoning we have to make sure that it doesn't make it more restrictive; if something is zoned B2 you can't make it B1. Chairman Jancura advised we also made recommendations to clean up our code as far as the definitions of what all those meant.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion McClelland/Second by Guenther to adjourn at 6:55 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

CHAIRMAN
Scott Jancura

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 February 21, 2013.

PRESIDENT OF COUNCIL

Richard Rosso

and/or

COUNCIL PRO TEM

Eric S Elliott