

Minutes of the Ordinance Committee meeting
Sheffield Lake, Ohio
December 4, 2014

This regular meeting of the Ordinance Committee was held Thursday, December 4, 2014. Chairman Kovach called the meeting to order at 7:20 PM.

ROLL CALL OF MEMBERS:

Present: Kovach, McCullough, Erdei, Mayor Bring, Service Director Smith,
 Law Director Graves

MINUTES: October 2, 2014, *Motion by McCullough/Second by Erdei to accept the minutes with any corrections. Yeas All.

PRESENTATIONS: **None.**

CORRESPONDENCE: **None.**

OLD BUSINESS:

Industrial District – **None.**

Subdivision regulations – Councilman McCullough stated this subdivision, is this one that you were just kind of digging into? Law Director Graves answered we really do not have very much of a subdivision regulation ordinance. What we have is very short and there is not much meat to it and it goes back quite a ways. We really haven't had very many subdivisions go in Sheffield Lake in many years other than the Gilfeather development. We had Mariners, but that was PRD. So I think that we are way behind other communities in the type of subdivision requirements and down the road if some of our property ends up being proposed for a subdivision we should have a comprehensive set of subdivision regulations/site plan review and everything for the Planning Commission. You know green space requirements – things like that. Councilman McCullough asked what areas do we have that can be subdivided now? Law Director Graves answered two that come to mind would be Walker Road/west of Abbe; there are paper streets in there and fire hydrants in the woods and the other one would be on the west end of town; the DeBenedetto property. Councilman McCullough stated, the property at Marion/Mansfield that cut through, would that be considered because those are paper streets there. Chairman Kovach clarified behind Apples. Councilman McCullough stated yes even though it chops at Apples, those paper streets are still going all way through. Law Director Graves advised that land behind/between Apples and Ferndale, when we bought the shopping center that land remained part of the Levin Trust. So that land is still privately owned so if they so chose they could develop that land as well. Service Director Smith added also across from Irving Park/north of Madison to Lake Road. Councilman McCullough stated there is not that much room there for a subdivision. Chairman Kovach asked what about South Street. Mayor Bring answered yes, that is owned by Levin Trust also. Councilman McCullough stated I don't think that that would be a subdivision only for the simple fact that there is no room to build. Mayor Bring advised there is

90 foot lots there. Councilman McCullough stated 90 foot deep or 90 feet wide. Service Director Smith answered they are 105 or 108 feet deep, I actually checked on them one time. Mayor Bring stated because it is wooded it doesn't look like it is that deep. Service Director Smith stated he owns from Freedom Park all the way to Lake Breeze.

Housing Study/CRA zone – Law Director Graves advised the County and I have worked together to prepare a preliminary draft. I am satisfied with it and we added some new data from the Building Department in regard to property maintenance violations throughout the city and distressed property throughout the city. That draft proposal has been sent to the State and we are awaiting on their comment. If the Ohio Department of Health and Services gives us their blessing on that, I will be bringing that to Council. Chairman Kovach asked, you have a time-frame on that? Law Director Graves advised I will give them a call next week and see where we are. I called them last week and they said they had not heard back from the State yet so I will have to call next week and try to keep the fire under them.

Solicitation ordinance – Law Director Graves advised Council has been reviewing a draft for that and I think it is up for a third reading. The only amendment – we completely revised that Chapter and I think it is strong, the new proposal is very strong and the only change to the language from the last meeting is we added based on concerns by Council that if it was for educational or religious door-to-door that they would just require one permit for the organization. So for example; school fundraising – it would one for the school organization. Councilman McCullough asked it would be the same for Boy Scouts and Girl Scouts because those are educational. Law Director Graves answered yes.

NEW BUSINESS: None.

CITIZEN'S COMMENTARY: None.

All ordinances before Council at this time:

Council#056 – THIRD READING – an ordinance amending Section 772.06 of the codified ordinances of the City of Sheffield Lake.

Council#058 – SECOND READING – an ordinance authorizing the Mayor to enter into an agreement with Statewide Ford Lincoln for the purchase of one Police Department vehicle and the declaring of an emergency.

MEETING ADJOURNED: With no further business before this committee,

*Motion by Erdei/Second by McCullough to adjourn at 7:28 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 Council's Office.

CLERK OF COUNCIL/COMMITTEES

Kay Fantauzzi

I, Kay Fantauzzi, duly appointed Clerk of Committee Of Sheffield Lake DO HEREBY CERTIFY that this Is a true and exact copy of the Minutes of the Ordinance Committee of December 4, 2014.

CHAIRMAN

Chairman Steve Kovach

COUNCIL PRESIDENT

Rick Rosso

and/or

COUNCIL PRO TEM

Alan Smith