

**Minutes of the Planning Commission
Sheffield Lake, Ohio
May 21, 2015**

The regular meeting of the Planning Commission was held Thursday, May 21, 2015. Chairman Jancura called the meeting to order at 6:32 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Guenther, Wells, Melbar, Erdei

Absent: Building Inspector Vogel (excused)

Attending: Law Director Graves and applicant Tom Jordan and concerned citizens

NOMINATION OF CHAIRMAN: *Motion by Wells/Second by Guenther nominated Scott Jancura for Chairman of Planning Commission. Yeas All.

MINUTES: *Motion by Melbar/Second by Wells to approve the February 21, 2013 minutes as presented. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE: Councilman Erdei advised you as Planning will be taking on the Site Review Plan, is not going to get so much into the color of the shingles and the color of the flowers but an overall view of the structure and if it fits into area. That is pretty much what it is and we take whatever you say and do and we bring it to Council before us. Member Wells asked what structure? Councilman Erdei advised we don't really too much building going on but it is just to cover ourselves in case somebody wants to come in that has an empty lot and wants to build a structure and we don't have any power but now we do. Law Director Graves advised it is Chapter 167.05 and you guys can take a look at that and it basically provides for a mandatory site plan review for any new construction; commercial or industrial district, as well as R2 and R3. Member Wells advised that is what Kay said to us a couple of days ago. Law Director Graves advised anything other than single family R1, they will have to submit a site plan for your review and there is a lot of criteria in there. Chairman Jancura stated this significantly increases work for us and it gives us the ability to review and recommend. We can always be overruled by Council but they will get our recommendation one way or the other. Councilman Erdei advised when I was on planning and things were brought before us – the new Speedway, we discussed like the sign and we wanted them to be changed to be lower to the ground instead of up in the air. Also where they keep their garbage, they wanted to just put that plastic fence around it and we said we would rather have brick a solid encasement around them and then that way the trucks and that – any kind of damage, it wouldn't effect it as bad as just a regular vinyl fence around it. Member Melbar asked that was recommended by Planning?

Councilman Erdei answered yes. Chairman Jancura stated which is a kin to a lot of other Planning Commissions in other communities do that.

REPORT FROM ZONING BOARD OF APPEALS MEMBER: None.

PRESENTATIONS: Mr. Tom Jordan advised have you seen the diagram? Commission answered yes we have it. Mr. Jordan continued as you can see the existing property line where it kind of cuts through the corner of the apartments – that dotted line and then where I propose to move it is on the east side of the easement where we put the storm sewer through – right there. Member Melbar advised it makes sense, he is just moving it out of the building. Mr. Jordan stated it gives me enough room to get around behind the building also. Law Director Graves stated did you clear up the ownership with the parcel. Chairman Jancura answered yes we have, I independently did research on it. He asked Mr. Jordan do you own that parcel? Mr. Jordan answered it is mutually owned in the family with my sisters. Chairman Jancura asked is it owned by the trust? Mr. Jordan answered the trust is in the 05 lot which I mistakenly put down on that application Dave said. I didn't realize that because the 05 lot really isn't effected, it is the 10 and 11. Chairman Jancura asked so you are a joint owner on the 10? Mr. Jordan answered 10 and the 11 and I am part owner on the 5 but the 5 is unaffected. Law Director Graves stated if those particular parcels, you are joint ownership? Mr. Jordan answered yes. Law Director Graves stated okay you are a proper applicant that is fine. *Motion by Guenther/Second by Melbar to approve application for split. Yeas All. Law Director Graves it is noted in the minutes that it was basically a typo, the legal descriptions and the site plan that were submitted reference the proper parcels.

OLD BUSINESS:

City zoning study – **None.**

NEW BUSINESS:

Site Plan Review – discussed above. Law Director Graves advised there is a strong possibility that next month there will be an applicant for site plan review for a new building in the city.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion Wells/Second by Guenther to adjourn at 6:45 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 May 21, 2015.

PRESIDENT OF COUNCIL
Richard Rosso

and/or

COUNCIL PRO TEM
Alan Smith