

**Minutes of the Planning Commission
Sheffield Lake, Ohio
October 15, 2015**

The regular meeting of the Planning Commission was held Thursday, October 15, 2015. Chairman Jancura called the meeting to order at 6:31 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wells, Melbar, Guenther, Wtulich

Attending: Applicants

Chairman Jancura welcomed new member Angela Wtulich to the Commission.

MINUTES: *Motion by Guenther/Second by Wells to approve the Special Planning Commission minutes of September 30, 2015 as presented. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE: Councilman Erdei advised Council on October 13, 2015 accepted Angela Wtulich to the Planning Commission.

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

PRESENTATIONS:

Joshua E Nichols, parcel 0300033115016 & 0300033115023 request for land split as attached. Chairman Jancura swore in Joshua Nichols, 600 Cove Beach/Dawn Nichols, 600 Cove Beach and Jean Cantu, 556 Cove Beach for testimony.

Dawn Nichols explained we have already transferred the first 2 parcels, they were already accepted through the Auditors Office with the easement rights as we have them written up which we didn't think was going to go through but they said it was written properly so they okayed it. So what we are going for now is the original parcel – 5016 and original parcel – 5023 which are these 2 very long parcels. She submitted colorized diagrams for friendly visual. They are the last 2 lots in the City of Sheffield Lake and of Sheffield Village. The 5023 that you see on the very end is that real long that is why we want to separate it. He has already purchased the 2 right here. She advised via the diagram long parcels that are proposed to split. We are just getting them to match up to the 2 that were transferred with easement rights. So we just want them to match up to these other 2. We are just waiting for the okay from you guys so we can go through to the Auditors Office and go ahead and get a quit deed on those. We already got quit deeds on the first 2 for the first section with the easement rights so the easement is going to go all the way through on the 3 lots. Then we will have to come before you again because I believe they are Industrial and he wants to build on

them at a later date – residential home. So we will have to come back again to get a change to residential. Chairman Jancura advised you do know you are going to have to have a full survey in order to get this done. Mrs. Nichols stated she had a survey done and the pins are all there so it won't be hard for them when they come through.

*Motion by Guenther/Second by Wtulich to approve the land split as presented. Yeas All.

OLD BUSINESS:

City zoning study – **None.**

NEW BUSINESS:

Change board meeting date/time – Chairman Jancura proposed to make it easier for our applicants; business and residential, coming in front of our board. Usually if you have a plan for a new building or something you will go for Planning first and then Zoning next. Zoning has always been the 3rd Wednesday of each month and we are the 3rd Thursday so we are backwards to really be friendly, everything takes a month due to scheduling issue. What I am proposing conditionally on Zoning agreeing to move to Thursday that we move our meeting to 6:30 pm every 3rd Wednesday keeping the same time. *Motion by Guenther/Second by Wells to change meeting to 3rd Wednesday of each month. Yeas All. Chairman Jancura advised conditioned on Zoning changing. Mr. Erdei quipped you have connections.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion Guenther/Second by Melbar to adjourn at 6:42 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 October 15, 2015.

PRESIDENT OF COUNCIL

Richard Rosso