

**Minutes of the Planning Commission
Sheffield Lake, Ohio
November 18, 2015**

The regular meeting of the Planning Commission was held Wednesday, November 18, 2015. Chairman Jancura called the meeting to order at 6:30 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wells, Melbar, Guenther, Wtulich, Erdei

Attending: Applicants

MINUTES: *Motion by Guenther/Second by Wells to approve the Planning Commission minutes of October 15, 2015 as presented. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE: Councilman Erdei advised Council#062 on Council's agenda for its third and final reading for this coming Council meeting. That is for 509 Cove Beach from Industrial to R-1 and no one has really asked any questions about it.

REPORT FROM ZONING BOARD OF APPEALS MEMBER: Member Melbar advised our last zoning meeting was held to deciding whether to switch nights with Planning from Wednesday to Thursday and visa versa and it was voted on and approved.

PRESENTATIONS:

Norval & Roberta Stout Trustees, parcel 0300033109022 – Fred Najda, 320 Cove Beach advised he is representing Norval Stout as Norval is having a pace maker put in and I am buying the property. Chairman Jancura swore in Fred Najda for testimony. Mr. Najda explained what we have approached Mr. Stout which his property butts the back of Mr. Ensor and my property and also his property butts the Store & Lock off of Lake Road and the Store and Lock also bought the property along Mr. Stout's property (west all the way to Walker Road). Mr. Ensor and I approached him if he was willing to split his property and sell us the back part of his property. He said why sure he is tired of mowing it. So we said we would go from my lot line and obviously 326 Cove Beach lot line which we share a property line which is his sister actually and that would go straight across the back of Mr. Stout's property all the way to where the Store and Lock property line runs from north to south on the west side of Mr. Stout's property. Mr. Ensor is doing the same thing on my property line and his property line but Mr. Ensor is buying the rest of the property that runs my line all the way across all the way to the Store and Lock and buying that. Chairman Jancura clarified he is buying

462? Mr. Najda answered corrected and I am 163 I suppose which is just making my property go straight back all the way across and Mr. Ensor's is going to be a big L as you can see and it is going to run behind Mr. and Mrs. Aslaksen's property. Of course where Hart is, it is not a true road on a map you all know that. It has all been surveyed and all been pinned out already and we have a purchase agreement. Chairman Jancura asked who is going to own the bigger parcel there? Mr. Najda answered Mr. Ensor, he is going to be 170.49 X 118.17. Chairman Jancura asked so the Aslaksen's weren't interested in buying that? Mr. Najda answered no. It is not changing zones or nothing, it is just residential/residential. *Motion by Guenther/Second by Wtulich to approve the land split. Yeas All.

Becky Smith/Lynn Price, parcel 0311145102033 – Mark Smith, 4867 Pheasant Drive, Lorain Ohio. Chairman Jancura swore in Mr. Smith for testimony. Mr. Smith advised I am representing my wife and her sister and basically what they are proposing to do is splitting off 10 foot on the eastern property to the neighboring property so that he is able to maintain his property, his house and driveway which now encroaches onto the current property right now. So it is basically a 10 X 175 along the western property to split off. Chairman Jancura asked so how did they end up building a house that went over the property line in the first place, do you have any idea? Mr. Smith answered that would be up to Sheffield Lake Building Department, it was my father in-laws house so I really don't know. Mr. Price advised it was built in 1993 by the prior owner of our house and in 1993 he built the addition onto the garage. That was before actually his father in-law even owned the house, the property next door. When we bought it the survey showed up and we talked to him about it and he said I have known about it since I bought the house but now he is passed and it is passed onto them and they are going to be selling the house soon so we would like for that to be resolved before the house is sold. Chairman Jancura asked you own the main property with the house? Mr. Smith answered on lot#1 (per diagram 033). Chairman Jancura asked who owns the property next door? Mrs. Smith answered that would be Jason right here and his wife. Chairman Jancura asked do you have a purchase agreement? Mr. Parmenter answered no when I talked to the lady from the Building Department downstairs she said we need to get this done first and once we did that we could do the purchase agreement and get everything pinned out. Chairman Jancura clarified so the line doesn't run through the house or through the driveway? Mr. Smith advised it is just the main to the house and a portion of driveway. Chairman Jancura swore in Mr. Dan Parmenter, 3608 E Lake Road for the testimony he gave during this session. Councilman Erdei asked why would it come before us before the purchase, you would think they would purchase the land. Chairman Jancura advised not necessarily, if they are both in agreement that they have the purchase and the Building Department says they needed us first before you can do a transfer. As long as we have representatives from both

properties. *Motion by Guenther/Second by Melbar to approve the application to move the lot line 10 foot to the east. Yeas All.

OLD BUSINESS:

City zoning study – None.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: Mark Smith, 4867 Pheasant Drive, Lorain Ohio stated if we go back to the map on here, on the eastern portion you will see the 43 X 298 section. That is city owned property and if you notice the house that sits there too that is also on city owned property, parcel 015 - .30 acres which is city owned property right now which used to be an old pumping water station there I believe. Anyway it is city owned property and it is not maintained so we have a lot of trees that are ready to fall right there and they are ready to fall on this house and I approached the city about it and they stated we don't have the money to take trees down or maintain it or anything right now. So the question is for the future, is there any possibility of the city vacating this to private property possibly? Chairman Jancura advised I would talk to the Law Director David Graves. Mr. Smith advised I know the neighbor is very interested in purchasing that property.

Councilman Erdei advised it is really nice to have people bring their presentations in and have everything right in front of you so you can make your opinion or judgement a lot easier than having somebody come in that is not prepared. I commend you for being well prepared in presenting.

MEETING ADJOURNED: With no further business before this committee, *Motion Guenther/Second by Melbar to adjourn at 6:47 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 November 18, 2015.

CHAIRMAN

Scott Jancura

PRESIDENT OF COUNCIL

Richard Rosso