

Minutes of the Ordinance Committee meeting
Sheffield Lake, Ohio
June 4, 2015

This regular meeting of the Ordinance Committee was held Thursday, June 4, 2015. Chairman Kovach called the meeting to order at 7:25 PM.

ROLL CALL OF MEMBERS:

Present: Kovach, McCullough, Erdei
Absent: Mayor Bring, Law Director Graves (excused)
Attending: Building Inspector Vogel

MINUTES: May 7, 2015, *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 – **None.**

NEW BUSINESS:

Permit numbers for signs – Councilman McCullough advised I think the only reason that they put that number on there is so people couldn't sit and have yard sale after yard sale. If you remember there was a place up on East River Road and they had a yard sale once a week and that was in Sheffield. Chairman Kovach reminisced they had the one down on Lake Road which was 24/7 until they moved out. Councilman McCullough stated I think that is why that is in there. I don't care about getting a number. Councilman Erdei stated I just don't think we need it anymore. If there was a fee behind it, that would be something else but there isn't and all the other communities around the city don't require it either. Councilman McCullough stated some kind of order has to be for how long they can keep them up. They don't have to have a number. Chairman Kovach stated we have to have the sign ordinance in position but just to remove the number. Councilman Erdei stated there is a limit on time anyway, wasn't there? Councilman McCullough stated there is but when you start removing numbers and here is the other thing, once you remove that number you are going to let Domino's and anybody who wants to come in and every single right-of-way is going to get littered with signs. Chairman Kovach stated I guess there is that possibility. Councilman McCullough stated it is a high probability, they are going to say hey we don't have to get a permit number in Sheffield Lake anymore. We will put signs here, here and here. Chairman Kovach advised by the same token if they are there any length of time and they are inappropriate they can be removed. Councilman McCullough stated okay if they are there any length of time but who is going to enforce – right there is the guy who has got to enforce it, that falls under Building Department. Chairman Kovach stated I

am going to guess but it is probably going to be the guy in the other building right now – property maintenance. Councilman McCullough stated that is the only drawback that I see to it. Chairman Kovach stated I don't think we are going to do anything tonight. It is just open for discussion at this point. Councilman Erdei stated I say Worksession where everybody is. Chairman Kovach stated well we don't have the Law Director here this evening to put a discussion on it. We will keep permit numbers for signs on the agenda and we will continue to discuss it in upcoming meetings.

Chairman Kovach advised it has been suggested that we should perhaps talk about requiring fences to be put up behind some of our apartment complexes in the community that have residential districts abutting the side of their properties. Councilman Erdei stated privacy fence is good. Councilman McCullough stated minimum 6 and no more than 8 feet. I can't vote on that – it touches our property. It is a mess we clean up stuff all the time up there. I think it is a great idea but I ain't voting on it. Councilman Erdei stated privacy is one of the main things though where you can sit in your backyard and you don't have to worry. Councilman McCullough stated that was in the frontyard. Councilman Erdei added well the people on second floor they can see but on ground level, if you have a thing going on you at least have a little bit of privacy and plus it will keep the litter from blowing on your property.

Building Permit fees – Steve Vogel advised please forgive me I would have liked to have prepared better than this, about 2 days ago they told me to address the schedule which he submitted. So what I did today and that is why it is kind of incomplete was compare the 4 cities close to us here; Avon Lake, Avon, Bay Village and Sheffield Lake. So it is probably no mystery to you guys, Sheffield Lake is probably less than every category of permit fees. Chairman Kovach advised it is probably because we haven't addressed them in many, many years. Building Inspector Vogel stated I don't know how you feel about it and I know I have been places where that is exactly how they want it. It is an accommodation to their citizens to not stick them too hard on fees. Other places are trying to cover the expense of running a Building Department. He reviewed the submitted list. We are right around everybody else, basically for most of these it is square foot charge that we are lower on or have none at all. If you get bigger projects and it may not be an issue here because it is not huge, huge square footage projects here that I don't foresee that many. So it is not an issue but if you did get those you would really lose money when you have 10's of thousands of square footage and you are charging 5 cents a square foot less or more than other places. So maybe losing a lot of money. New construction; residential is not too far off. All of our commercial look pretty good, pretty comparable. Again unless you get into huge projects then you would be charging a lot less than other places. Alterations and additions and that is where we really have most of our permits pulled – alterations and additions for residential and I think we are way lower than these other places. Again and I want to say this too, I want to give you a complete report. What I have found if you start charging too much

people just stop pulling permits and that I don't want to see. I think it is a way better idea to have reasonable or lower permit fee and have them come in and pull permits. The place I just worked in before this, they charged \$20 for a building permit no matter what it was and it didn't seem to bring them in any quicker or any more greater volume than any other place. So I don't know if that theory holds water. Councilman McCullough stated I can tell you this, I know of stuff going on right now that I know they haven't pulled permits. Building Inspector Vogel advised I am a little crazy right now down there. I mean I go out for inspections and I have already caught a couple but I really haven't gone out a lot. I have got guys in the Sewer Department actually telling me about stuff, so we are getting there. Yes that would help to bring everybody who is actually doing work without permit. Councilman McCullough asked okay you are going to love this one but do you feel comfortable with putting together a fee schedule to present to us. Building Inspector Vogel answered yes I do, I can do that. I do apologize right up front. Chairman Kovach advised that is fine, you had 48 hours and you just bring forth the presentation. Would you have it at next month's meeting? We could still have our meeting and have it set so that we can start preparing on it too. Councilman McCullough stated but if he gets a fee schedule and we look at in Worksession and everybody is good for it. We could always throw it on the last vote of June and if everybody wants to go 3 readings then we can go 3 readings that way it is June and July and would be done at the end of July or they can throw an emergency clause on it or if you throw an emergency on it we can clean it up in July and if we are only going to meet once in August. Chairman Kovach stated would we like for him to come to the Worksession or just have the fee schedule for the Worksession. Councilman McCullough stated can you do a comparable pretty easily Steve? Building Inspector Vogel answered yes. I can tell you my issues today were that you try to go on the website and it is very difficult. You got to get somebody on the phone and they are busy and they will explain it or well you know you have to talk to the Building Official and he is busy. So that was the problem. Councilman McCullough stated what I am saying is rather than have all these broke out have current suggestive. Just Sheffield Lake, if we talk about it in Worksession and everybody is on board. Building Inspector Vogel stated I will do current and I will do suggestive and I will even have a 3rd column stating the justification because maybe some should even come down. Chairman Kovach stated that would answer a lot of questions. Building Inspector Vogel stated people ask me this all the time and I have been doing this for 20 years and every single day somebody is why is it this much, why do we have to pay a permit fee at all. So I have been having to explain this quite often and I like to take pride in the fact that I have come up with good reasons why these fees are there. Councilman McCullough stated I have the best reason for them, it protects the homeowner from the homeowner. That is exactly what it does. Building Inspector Vogel stated sometimes they come and think it is like a utility, we pay taxes and you guys should do it without charging us. Councilman McCullough stated what I don't

think people understand and this I didn't know, the reason you put an estimate on the value of what you are do is because you get taxed on that. That actually goes on your tax base. Building Inspector Vogel stated some guys I have talked to in the building industry and say as eloquently as they can say we do as inspectors have to maintain certifications, we have to earn our living too and we provide safety and legality as we are enforcing Ohio law here. There is insurance companies that come in that will not cover your damages and mortgage people that won't lend you money unless you have permits of inspections and approvals. I would like to think that in the end our fee is well worth it down the road when those things happen. Maybe not today you don't see what this does for you today but believe somewhere down the road you will that you need a permit and inspection and approval on it. Councilman Erdei asked what is this point of sale at the bottom? Building Inspector Vogel answered that is something that I haven't at least in these cities, Sheffield Lake is the only one I believe that does it. Every time that someone sells a house they have to have a point of sell inspection. That one should probably come up and why I say that, that probably takes a quarter of time on these things. I could do these like all day long. I don't if it is just what is happening right now. Councilman McCullough stated I always thought it was too cheap. Building Inspector Vogel concurred I think that should come up considerably, \$27.50 is low. Councilman Erdei stated at least a \$50.00 charge, it takes you about an hour? Building Inspector Vogel advised I think \$50.00 maybe max but \$50.00 wouldn't be unreasonable on that one. Councilman McCullough stated the bank gets you for 1 to 1-1/2% just because you sold your house. You get 1 or 1.5 closing costs just because you sold your house. Building Inspector stated I don't know if you guys are familiar with this but I would like something more, giving them something more for this. I am just kind of following along and I am told this is how we do it and we go through and do these inspections and I write up things but I guess we haven't been going back and checking up on them. We just kind of hand this stuff and give it to the Title Company and I guess the Title Company deals with it. So we don't really know and I am not saying this because of your problem because we don't really know if the correction has been made. I don't know if we should adjust that also. Councilman McCullough stated when a home changes hands they have to have an occupancy permit, maybe that is when you can find out if it has been done. Building Inspector Vogel stated from what I understand this is what I am doing, I am giving them an occupancy permit. Councilman McCullough stated for \$27.50. Building Inspector Vogel stated yes. Councilman McCullough stated for that is not right, I thought the occupancy permit was more than that. Chairman Kovach stated the Mayor asked you to come here tonight? Building Inspector Vogel answered no actually the hierarchy of SAFEbuilt and I should have said that up front has asked me to do this. I will be totally honest with you guys. Chairman Kovach asked is there any problem with you attending our Worksession? Building Inspector Vogel answered no. Honestly too the fees are the principle revenue to everybody and I guess that is why I was asked to do this. I think

you guys years ago, did you have a program where homeowners could pull permits where there was no fee – owner occupied pulled the permit within Sheffield Lake? Councilman McCullough stated I don't know, my Uncle was Building Inspector many moons ago. Chairman Kovach answered not that I recall. Building Inspector Vogel advised everybody needs to make revenue and cover their costs. I thought for a while when I first saw that was great because they must have brought a lot of permits and that is really what we are after is compliance with the buildings in the city. We are not trying to make people run away from us and do work on the weekends because they don't want to pay fees. So I try to strike a balance between scaring away and being worth it. Chairman Kovach stated maybe we will get you a meeting schedule that you can take with you. The Worksession will be the Tuesday after next week. So that gives you plenty of time to put it together in your best format. Councilman Erdei advised it would be the 16th. There was a brief discussion on comparisons and previous increases such as tap-in fees.

CITIZEN'S COMMENTARY: None.

All ordinances before Council at this time: None.

MEETING ADJOURNED: With no further business before this committee,
*Motion by Erdei/Second by McCullough to adjourn at 7:48 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 June 4, 2015.

CHAIRMAN

Chairman Steve Kovach

COUNCIL PRESIDENT

Rick Rosso

and/or

COUNCIL PRO TEM

Alan Smith