

**Minutes of the Planning Commission
Sheffield Lake, Ohio
February 17, 2016**

The regular meeting of the Planning Commission was held Wednesday, February 17, 2016. Chairman Jancura called the meeting to order at 6:31 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Guenther, Wtulich, Radeff, Erdei

Absent: Wells (excused)

Attending: Applicants, Councilman Wtulich, concerned citizens

MINUTES: *Motion by Guenther/Second by Radeff to approve the Planning Commission minutes of November 18, 2015 as presented. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE: Councilman Erdei advised Council passed emergency resolution on the 25th of January for the rezoning of 5 lots on Pleasantview Drive from R1 to B4. We passed that one for consideration and then we had another one that was passed for the same thing with location of 5 lots on Pleasantview from R1 single family to B4 Business.

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

PRESENTATIONS:

Josh Siebenhar, 4357 E Lake Road, rezone parcels on Pleasantview parcel numbers 0300033108006 through 0300033108010. Chairman Jancura swore Mr. Josh Siebenhar in for testimony. Mr. Siebenhar advised I recently purchased 5 parcels over on Pleasantview Drive that are currently zoned R-1 and what I am looking to do is have them rezoned to B4 and the purpose of that is ultimately what we want to do is put up storage condo's. Now they are a little bit different then what you may see typically with your rental storage units; these will be 9, 1 free standing building 50 feet by 180 feet wide. Of course fitting in with all the city zoning and all that. There will be 9 units inside of this building and they will be sold individually, they won't be rented they will be sold. So the benefit of that is 1) there is a little bit pride of ownership so people tend to take care of their units and take care of the land a little bit more, 2) the price of the building goes up because each unit is being sold rather than rented, 3) city property taxes obviously, increase in value and more revenue to the city. Right now we can't do anything because obviously it is zoned R1 so zoning to B4 will allow for that and also with that we are going to form a condominium association for all the members/owners. They will be required to be part of the condo association to ensure 1)

that there is insurance on the building and insurance on their property, 2) that all snow removal and everything exterior is taking care of; you don't want to look at people who are just throwing everything outside, 3) will ensure that the bylaws of the condominium association are upheld so people can't run dangerous businesses out of it, 4) it is merely for storage; car collection, boats or whatever in the winter. There will be heat in there to keep it warm and water for the restrooms. That is kind of what we want to do so we can rezone this thing. I have contracted with, my have an attorney drawing up all the paperwork for the condo association as well as all that involved with it. I have contracted with Mark Ruby who is the Architect that has worked with the city before on multiple buildings. He has also worked with Bramhall who I know ultimately does the engineering oversight and from there I hired the engineers which Rafter A LTD who has also done a lot of work with the city and worked with Bramhall. We just want to make sure everything is done obviously within the confines of what the city wants so we utilized people who have had experience here because this is my first commercial project so I brought people in that know what the heck they are doing so I can't pretend like I know everything. We can't do anything actually until it is zoned appropriately. Chairman Jancura quipped even if you know everything it is still a good idea to have other people involved. Mr. Siebenhar stated just going through the process of talking with the Architect and the Engineers about storm sewer runoff and just sediment runoff, it is unbelievable but I think we have the right people there to work with. Member Guenther asked are these going to be similar to the ones over on Pin Oak in Avon Lake, kind of like that setup? Mr. Siebenhar answered they will be similar, there won't be as much concrete because for allowing water to wade through. They will be similar but a little nicer on the exterior and the interior will be drywall with a steel ceiling and these ones will also have water in the units because I asked a number of individuals and Rob as well that own these units. I asked what is the feedback; how can we make it the nicest for the city and nicest for the individual owners and they said you don't want a common bathroom for one. It just gets destroyed and people don't take care of it so we are going to put one in each unit so again people can take care of their own property as well. Hopefully it will increase the value too so hopefully more property taxes as well. I live in the city and I want to do everything I can in the city and try to help this grow. My kids are little so as they grow I want to see the city grow too so doing what I can. Mr. Siebenhar submitted photos and drawings of plans for condo storage areas and what he wants to do. They have met with Bramhall already just to make sure everything fits in and of course we haven't submitted anything yet until hopefully we can get it rezoned. Mr. Erdei asked that road dead ends or is there an outlet? Member Guenther asked doesn't this dead end into Abbe Road Lumber's old parking lot? Mr. Siebenhar answered yes but actually when I had a survey and topography done there is a city road that actually cuts through and it

don't know if you can picture it but just north of Abbe Road Lumber there is a fence with some boats, etc., that is actually in the middle where the street is supposed to be. So people actually built into the street and Abbe Road Lumber is actually where their supposed to be. So there is a street that goes through there and there is plenty of room right now to drive through. Now I am not sure if I need to get an easement from the Train facility on Lake Road purchased that so I am not sure how that is going to work but the actual city street has been built over by an individual fence. Member Guenther stated that runs right along Kolleda's property then too, he is right north of you? Mr. Siebenhar answered yes exactly and actually there is one parcel in between ours and Kolleda's – a 40 foot wide parcel that was deeded over to him. I tried to contact him but he hasn't called me back. Member Guenther stated Jim will sell the property. Mr. Siebenhar stated oh Jim will but he wants my arm and a leg for it. But the one just south of it the gentleman owns and I don't even think he knows where it is. So yes that street is there, I mean if you were to actually draw the lines where the street is you would run into a fence right now. So there is a way to get there which hopefully we will work that out somehow but there is access from the other direction at least off Walker. Now there is big potholes in the road, it is pretty bad. Member Guenther concurred yes it is a bad road. Mr. Siebenhar stated we will cross that road when we get there. Chairman Jancura stated that is another committee and also the same committee I think would have to say hey that fence has to go, the city may want to reclaim that access to Lake. Member Guenther stated I would like to make just one comment, it is nice to see that individuals actually want to partake and build in our city. Like you said it is nice to see the growth and hopefully it will promote it and hopefully other people will take your lead and start moving into the city. As long as we can make it easier for them. Mr. Siebenhar advised these are a little bit higher end because you own them, you are not just renting and it actually costs less to own it then to rent it. If you look at what a monthly payment would be. When you start bringing in and we are on the lake and the next city to explode has to be ours right so I am hoping that car collectors, boat collectors – higher end, just people bringing their toys or whatever they want to store out this way will bring people to the city as well. It is a start I guess and anything will help. One other thing too part of the condominium association, I have an attorney that is drawing up all the bylaw's because again I certainly wouldn't know the first thing about doing that so they are going to write up all that and in it we are going to make sure it is included that everything on the exterior has to be taken care of to make sure that it is nice. I have seen too many buildings in the city and in neighboring cities that they just get dilapidated and just worn down. So the condo association, everyone will be a part of and will obviously maintain the exterior and also make sure that everyone knows there will be no outside storage. Everything is inside so you don't see a tire thrown outside, an old crate. It will be

landscaped or soft caped something other than storage. There will be lighting around all buildings as well. Mr. Erdei advised I think it is a great idea and it is great like Karl said to see people invest their money in our city. Mr. Siebenhar advised if you take a look at typically the storage units you rent people don't tend to take care of them because they don't own them. It is just like when they rent a house. But if you look at the ones that you had pointed out on Pin Oak Parkway, people take care of those and the nice thing for the individual owners when they sell them it is typically an appreciation value. So people can actually look at this as an investment as well. So the city benefits and the individuals benefit when they get out they are getting their money back and then 4 or 5%. *Motion by Guenther/Second by Wtulich to accept the rezoning application as presented. ROLL CALL FOR APPROVAL: Yeas All – Guenther, Radeff, Jancura, Wtulich. Chairman Jancura read parcels numbers into record 0300033108006, -07, -08, -09 and -10 to be rezoned from current R1 status to B4.

OLD BUSINESS:

City zoning study – Clerk Fantauzzi advised city will be asking you to go back for revision of the zoning study and also the Master Plan. Chairman Jancura stated let's look at it again because I was there for the end of it when Mr. Bontempo and the Commission was doing it. I think it needs to be looked at again because the city is in a different position then it was 10, 12 or 13 years ago. This is the city zoning study and what it involves is we are looking to things like Lake Road, certain areas that are patch worked and we want to make things consistent, Pleasantview - make that all Industrial and if a house goes out then it reverts to Industrial. That type of planning for the entire city as far as the zoning is concerned for where we are going in the future. I think it is a plan that needs to be revisited, it has been so long we would be stupid not to take over and make it our own for how the city is now. It has been 12 or 13 years. What we are talking about when we do this is we will have a meeting every month guaranteed whether we have an applicant or not until go through it. It is a big commitment but it is crucial for the growth of this city, you want to make this city more friendly to business and so forth this is the big step in that direction. I think everyone is in agreement and on board that we need to do what Planning Commission was made to do and designed to do in the first place.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion Guenther/Second by Wtulich to adjourn at 6:50 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 February 17, 2016.

CHAIRMAN

Scott Jancura

PRESIDENT OF COUNCIL

Richard Rosso