

Minutes of the Planning Commission
Sheffield Lake, Ohio
May 18, 2016

The regular meeting of the Planning Commission was held Wednesday, May 18, 2016. Chairman Jancura called the meeting to order at 6:34 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wtulich, Radeff, Erdei

Absent: Wells, Guenther (excused)

Attending: Applicants, Concerned Citizen; Mr. Anthony Jancura

MINUTES: *Motion by Radeff/Second by Wtulich to approve the Planning Commission minutes of February 17, 2016 as presented. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE: Councilman Erdei advised Council passed emergency resolution on the 26th of January for the rezoning of 5 lots. We also had a public hearing on April 12, 2016 for the 5 lots on Pleasantview Drive rezoning from R1 to B4 and immediately following after that, we did have our Council meeting which we had the third reading on that and it passed for Josh Siebenhar. Law Director Graves is working on the Industrial District for a lot of stuff but he is nowhere near ready to show us something. I am sure you will find out when we get it in ordinance form.

REPORT FROM ZONING BOARD OF APPEALS MEMBER: Member Radeff advised I believe we have had two meetings for Zoning Board of Appeals since we last met. Two meetings ago, someone brought up for an area variance for their home and we approved that. They had bought two lots but they weren't allowed to combine the lots to build the house. We voted and allowed them to build their house on the 2 lots. The recent meeting was about a week and a half ago and was actually pertaining to the storage units that we already had at our last meeting approved. He needed a small variance I believe parking and a little bit of extra area for that and we approved as well.

PRESENTATIONS:

Dennis & Betty Horvath, 500 Cove Beach Avenue to request to vacate city property on Madison Avenue. Chairman Jancura swore in Mr. Dennis Horvath for testimony. Mr. Horvath explained the city has a piece of property next to mine and it is between two houses, my house and Mr. Crabtree. It is a piece of land there and no one takes care of it and we have been there for one year now. I have been cutting the grass and my wife has been planting stuff. Well, the city did cut down I think it was 4 dead trees

and they were right by the house and if they fell they were going to do some heavy damage. So I came up here and talked to the Service Director and he was very nice and got a hold of the Boss and they came and cut the trees down. In the meantime, there were ruts in the property, my grandkids play there even though it is not our property. We started filling the holes, buying dirt and start planting grass and I start cutting the grass and taking care of it. She wanted to do some other stuff so we just figured we would come to the city and ask if they wanted to get rid of the land and we would take it over. So I talked to some folks here and they said to put our application in if that is what you want to call it and that is what we did. What we want to do is make an improvement to the city because the land was really rough looking and we just wanted to bring beauty to it. I am sorry but that is the way our other property was, we lived in Bay Village for 30 years but we downsized with health problems and all that. I had 2 acres there and I had another parcel and it was beautiful because we took care of it and my wife loves being outside. That is all she does is work outside, so that is what we want the land for, some place for our grandkids to play and keep it nice looking. There is a piece of property across the street and that isn't taken care of, it looks bad but that has no concern of ours but we don't want our side to look like that. Also Mr. Crabtree, the neighbor if you were to split the land as evidently half is supposed to go to Mr. Crabtree and half to me but he signed a piece of paper and I turned it into you folks. He has no interest in that land and his words were that "I could have it all". Representative Erdei stated I think this was brought up and being city property they have to have an open bid on it to the public. I am pretty sure. It just being city property, anytime we want to get rid of any property we had somebody else in here and it has to like an open bidding on it or whatever to see if somebody else was interested on the lot. But you might have talked to Dennis already in the Building Department. Mr. Horvath advised I talked to Dennis and I talked Mr. Graves and I talked to other people in the office. Representative Erdei stated well as long as you talk to Mr. Graves. Chairman Jancura stated if he says that we have to have some kind of sale then that's fine but quite honestly that is outside our purview. Our jobs are to recommend or not recommend. Member Radeff stated I actually talked to Dave today and he said pretty much the same thing, you would split the property. He said actually the land across the street I believe they did the same thing before and that is why I believe one neighbor didn't take over the other half of the land or give it over. So that is probably why like you said it doesn't look too nice over there. But no he didn't mention anything about that, he just said this is actually very typical for a city to do when it is not being used. He just said the one thing we might be concerned with is making sure that you get it consolidated and I believe you go down to the auditor and have it done. Mr. Horvath advised I asked about that first with Mr. Graves and he said we would have to consolidate and I would have to deal with Mr. Crabtree on my own. Then I talked to

another person in this office and they talked to somebody that deals with property because I said wait a minute, if I got to do all of that then I have to do a survey and you are talking thousands of dollars to have a survey done because I had done it with my other land and it is not cheap and that land wouldn't mean that much to me. So this other person who is familiar with land and I don't know who it is though really and they said the city would vacate the land and then quit deed to me. I was all for that because if I have to do a survey that is a lot of bucks. Member Radeff stated no, that is actually what David spoke with me today on and he said that is what we are doing is vacating it and quit deed it to you guys. Mr. Horvath concurred so we are on the same page? Member Radeff stated I think he is just saying eventually you might have to so when you record the land that it is part yours. So when you go to sell the land that would go with it. I know he wasn't real sure on how that was supposed to work but he said that might be something to look into eventually. Mr. Horvath explained when I had my property in Bay I bought that house at an auction and it was a separate piece of land but they made it a separate piece when I bought the house. So my house and the property was on was one parcel and then that other piece of land was a separate parcel and I figured that is the way this would be too and it is separate taxes on me too. Member Wtulich asked it says Madison Avenue, is this one of the streets that are like existing but are overgrown years past. Member Radeff stated from what I understand that Dave was saying partly yes but it is also a lot of times, they start setting up because they are going to make it a road and then they just end up not turning it into a road. Chairman Jancura added yes they abandon the road. Member Radeff concurred they just never made it the actual road. Like he said there might be fire hydrants there because they do that first and get all that setup and then sometimes they expect to have more people coming in to build and it just doesn't happen. I think across the street was the same thing as part of Madison and he said that they vacated that land. That is what he is saying that when it gets split, one neighbor didn't take the land and didn't give it either, so it just kind of sits there. Mr. Horvath stated they argue over that land I feel like going over there sometimes but there are big boulders over there but it is not my business. We just want to make it look nice and pretty and have a place for our grandkids to play because the property isn't big there in my backyard or front yard but it is some place for them to play and I am sure we will take pictures before and after. So I hope it is approved. Member Wtulich asked you are not aware of any other plans for this? Chairman Jancura advised this is far from the only road that is proposed and actually has it's a designation on the plat map that is going nowhere. Member Radeff added it is surrounded by houses so there is nowhere to go, it is literally the only part left. Chairman Jancura stated it is going nowhere and they can't put a road in there. Member Wtulich asked if you are going down Walker do you turn right, is it like south on Cove Beach? Mr. Horvath answered yes south. Member Wtulich stated okay my

sister-in-law used to live down there so I have a visual. Mr. Horvath advised the dead end part of Cove Beach. Chairman Jancura advised you back up against the Industrial land of the Ford Plant correct? Mr. Horvath answered no the other side, I am facing 301.

*Motion by Wtulich/Second by Radeff to recommend approval. Yeas All.

OLD BUSINESS:

City zoning study – **None.**

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion Radeff/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

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 Planning Commission of May 18, 2016.

COUNCIL PRESIDENT

Richard Rosso