

**Minutes of the Planning Commission**  
**Sheffield Lake, Ohio**  
**January 18, 2017**

The regular meeting of the Planning Commission was held Wednesday, January 18, 2017. Chairman Jancura called the meeting to order at 6:32 PM.

**ROLL CALL OF MEMBERS:**

Present: Jancura, Radeff, Wells, Pugh, Wtulich

Absent: Erdei (excused)

Attending: Mayor Bring, Law Director Graves, Councilperson Gee, Concerned Citizens

**MINUTES:** \*Motion by Wtulich/Second by Wells to approve the Planning Commission minutes of December 21, 2016 as presented. Yeas All.

**CORRESPONDENCE:** **None.**

**REPORT FROM COUNCIL REPRESENTATIVE:** **None.**

**REPORT FROM ZONING BOARD OF APPEALS MEMBER:** Member Radeff advised at the last meeting we did approve a variance a generator and is probably something real interesting to look at next meeting when they discuss as well.

**PRESENTATIONS:** **None.**

**OLD BUSINESS:**

*City zoning study* – **None.**

**NEW BUSINESS:**

- A) Driveway extensions/materials/surfaces – Mayor Bring advised the reason that Mr. Graves and I are here tonight is that through the Ordinance Committee we had discussed this and we brought this through Council and Council President and a couple of other Members have said that they wanted to further study what the Ordinance Committee brought forth. Also, I need your opinion and I don't want David and I to influence any of your opinions, I need you guys to look at this and have objective views and your thoughts because that is what I want you to bring back to Council on how you think this should be handled. We have had many discussions on it, we have a lot of problems on this with people with extensions. I have my views but if you look at parts of the city, say Irving Park people have started to add onto their driveways and stuff with gravel and I think it looks hideous and now people are just parking on the grass and everything else. We have got old sections in the city, the middle part of the city where there is gravel that was added on and it doesn't look that bad. So, you have part of the town where it has been like that forever and it doesn't look bad, you have part of some

of these newer streets; Parkview and such obviously with new driveways and you don't want somebody coming in and neighbors putting gravel down and putting a boat or a trailer next to that. That is my thought, so there is a lot to think about this and what I did was actually get a Property Maintenance Officer and had him go around and start pictures of all the driveways extensions and what they look like. He distributed pictures of such situations to get an idea for what we are up against. We have been in discussion with this for probably 6 or 8 months and haven't come to a conclusion, that is why I wanted direction from the Planning Commission and how you guys think the city should move forward and the thought process of what you guys think about all of this. You have all the minutes of discussion on these issues. What we have now is there is a gentleman on Lake Road that just put a brand new house in with all concrete driveway and then he decided that he is going to put his boat next to his house so he put gravel in there which is actually illegal. But we have a couple of Council people that don't think that that is a problem and this is why I am trying to get your opinion on this. Like I said I don't want to put my two cents into it as I don't think it is fair because I already know what my opinion is, I need other people's opinions. Chairman Jancura stated it is a hard call considering I was considering putting gravel on the side of my house to park a car but at the same time it doesn't look good. It can look good which Member Wtulich concurred and added or at least not bad. Chairman Jancura continued it can look good, if squared off and done nicely but when you just dump the gravel and you are just driving on it. I don't know how you right off hand how you write a law like that because it is going to be subjective. Member Wtulich concurred yes how do you enforce it? Chairman Jancura concurred you can't enforce anything that is subjective so at the end of the day we need to make a hard call on the recommendation one way or another. Law Director Graves advised I can give you some more background on the various issues if you would like. Chairman Jancura gave Law Director Graves the floor. Law Director Graves advised I think you have all received a copy of the opinion that I wrote on October 5, 2016 and I wrote that because there was a lot of confusion about what type of material was appropriate for driveways and what was allowed. So, we went through and as is unfortunately the case with our code and it is not unique to Sheffield Lake's code, you have a difficult time finding one single ordinance that just answers your question or says this is what you do and this is what you can't do. What you have is this interplay with a lot of different ordinances and you have to sort through them and some of them actually appear to be conflict with one another and it is just a byproduct of over time ordinances get passed and for whatever reason we don't go back through the hundreds of pages of code and repeal/amend all of the various sections that might be in conflict with the new one. So, you get this kind of mush/mosh of ordinances. I want to summarize this for the record and then we can go forward talking about the issues

and what we are looking for is a recommendation overall and there is a number of different issues to talk about. First, back in 1970 Sheffield Lake passed an ordinance 1173.02 that said for all parking spaces, drives, approaches and isles, etc., it has to be hard surface. Then 101.02f defines hard surface as asphalt, concrete or 57 lime stone gravel. Chairman Jancura advised 57 lime stone is very particular in that it locks together to create a tough surface. Law Director Graves continued yes, lime stone aggregate or larger is what it is. So, that was that and then, in September of 2000 Sheffield Lake passed ordinance 903.05a which specifically talks about residential driveways and states that all residential driveways shall have driveways of Portland cement from the sidewalk line to the front of the garage or the rear line of the residence building. So, you treat that as an exception to the prior ordinance that said for all drives they have to be hard surface but residential must be concrete. So, where we stand today, commercial drives can still be asphalt or 57 lime stone or larger but residential must be Portland cement which is concrete. Member Wells asked in one of the Ordinance minutes, there was a discussion about the damage that stone and limestone can do to vehicles. Why wouldn't that be a consideration? Mayor Bring answered limestone as it sets and rain hits it, it actually comes up and it will rust your vehicle. But that would be a personal choice and again this is my opinion, if you are going to put limestone down in your driveway and park on it, you are taking a chance on having your vehicle rust out but it really doesn't effect anything environmentally. Member Wells stated but it is unsightly. Mayor Bring concurred I agree but this is what you all have to talk about. The reason I kind of back off is because I have been talking about this for 8 or 9 months and you can go around and around and around trying to figure out what is the direct process to go to. But I don't know if there is a direct process. Chairman Jancura stated initially my thought is okay, basically you have the ordinance that everything has got to cement and if you're going to have something parked on a rock or limestone or whatever you need a variance in order to have that done. Law Director Graves advised well the way the code is setup right now you would not even be able to get a variance. Again 903.05a is the section of code that requires concrete for residential drives, that is for new construction. **The Zoning Board of Appeals only has the authority to grant a variance from the Building or Zoning code which is the 1100's section or the 1300's section, it does not have the authority to grant a variance from the 900 section which is the Streets, Utilities and Public Services.** So, that is another issue that this requirement for Portland cement for residential driveways should not even be in part 9, that should be in part 11 or part 13. That would at least enable them to seek a variance if they felt they could meet the practical difficulties standard. So, moving on, again, you look at that **term new construction** and then you have to decide if someone want to put an addition on an existing driveway whether that is considered new construction. I suppose an

argument could be made that it is not new construction but when you look at the definitions of new construction in 1353.11z and it says any structures and then you have to find the definition of structures. If you look at the definitions in 1353.11hh and 1111.04(#67) a driveway would fall within definition of a structure. So, my conclusion was that in addition to a residential driveway would be new structure, since it is a new structure. This recommendation that comes out of here and what Council could do is to clarify that that is not a new structure but that needs to be clarified. In calling driveways structures creates a whole other set of concerns, it would effectively render nearly every driveway in the city illegal because they all encroach on the side yard setbacks or into the side yard if they go beyond the front of the house which you can't have a structure there. So, the Building Inspector was concerned about that, that if the conclusion is that driveways are structures we have got a setback issue on almost all these driveways. Chairman Jancura stated unless we create a new category. Law Director Graves added that says driveways are exempt but to not call driveways structures would essentially enable someone to concrete their whole front yard if they wanted to. There would be no restriction on that. Chairman Jancura stated except you would run a foul of lot percentage coverage. Law Director Graves advised that is only for structures, structures are what goes into the Zoning code where you are allowed a certain percentage of lot coverage. We could say driveways are not structures but do count toward the percentage of lot coverage since they are impervious surface and if we do that then we have to provide for requirements for adequate drainage. So, if someone wanted to concrete a large portion of their yard and they are not structures and they don't count toward percentage of lot coverage that they would have to have adequate drainage. The other way that we could go is to say that they are not structures and they still do count toward the percentage of lot coverage. There is all this interplay of issues and we just need some direction and discussion of how we want to handle all these various things. I would be happy to answer any questions, I know there is a lot of information there. Chairman Jancura asked today do we want to talk only about the driveway things and try and flush that out the best we can and leave air conditioners and generators for next one. Law Director Graves stated there is one more issue that is kind of tied in with this and that is under traffic code; under the parking restrictions 351.21 and that is the ordinance that requires that any motor vehicle or recreational vehicle or anything like that be parked on a hard surface, it uses the word hard surface. No I am sorry, it says as parked on a drive which must be established to the code – so it has to be on a concrete driveway. But that only says in the front yard, it is worded very poorly; shall not be parked in the front yard unless it is parked on a driveway that meets the code, in other words a concrete driveway. It doesn't specifically say that they can't be parked in the side or rear yard, so when you do a literal reading of this if someone decides to park a

vehicle in their rear yard this may not prohibit that. Chairman Jancura stated which is fine, if they want to. Law Director Graves stated well it must be clarified, you have to say you are not allowed to park in the rear yard at all or if it is going to be in the rear yard it still has to be on a drive that is concrete. Member Wtulich stated so as it stands now people could park on their lawn in the backyard. Law Director Graves stated we have not been permitting that. Mayor Bring stated some people started to do it and we stopped it because of that ruling right there. Law Director Graves added but the code is not clear that that would not be permitted. Mayor Bring added people where moving their trailers back there, moving their boats because we had the Property Maintenance Officer out and giving them warnings and right away, actually a former Council member decided to put that on the internet saying well they can't do anything with the back yard. So, everybody started moving stuff in the back yard and then Mr. Graves read that and we stopped that. Now, you have got if you go through the city there is trailers, boats, cars in the back yard. So, you are not going to solve this tonight trust me. Law Director Graves stated all of this kind of came to a head, soon after the city passed the overnight parking ban and many residents in the city that have smaller driveways with multiple vehicles were parking them on the street overnight. Well, a couple of years ago the city passed an overnight parking ban where you are not allowed to park anything on the street between the hours of 2 and 6 in the mornings. So, then people didn't want to spend the money to put in a concrete driveway addition and started finding creative ways to get their cars off the street. So, some threw down gravel, some tried parking them in the rear and that is kind of why this has become which historically it probably wasn't this prevalent but it has become much more of an issue since that time. Member Wells stated so then the fire hazard that that produces is relatively recent as well. I mean there is another section of the Ordinance minutes where they talk about the danger of having all these things in the back yard and the side of the house because the Fire Department can't get to the house. Law Director Graves answered correct it would impede the ability of emergency vehicles to access the rear of the home in some cases. Mayor Bring added if I may interject here, one other problem that we had was that people did gravel down in their driveways and they have been parking on it for the last 10 years and they all want to be grandfathered in but this ordinance was put in before they actually did that. Then we got into an issue do we tell them we can't do, that they have to take it out. So, that was the other issue. My thought is for you guys to think about what do you think the city wants to look like, if you think that that is okay or how do you want to address it. There is probably 7 or 8 points of you guys looking at this and giving some kind of thoughts about it. I think you are going to find it is going to take a little longer than 1 or 2 meetings. Chairman Jancura advised I am sure we will be talking about this probably a little bit longer then air conditioners and generators.

B) Air conditioners/generators - Law Director Graves stated well that particular issue kind of ties in with how you want to define structures, so kind of have that discussion with the driveways and whether a driveway is a structure or not a structure. If AC condensers and generators are structures, then they have to be in the rear yard no closer than 3 feet from the property line. If we consider them more or less a pertinence to the home, an extension of the house if you will then they can be in the side yards but the only consideration would be is are they now encroaching into the side yard setback. You require accumulative 30-feet with neither side less than 10. So, you could have a situation where it could be on the side yard but you still have to have a minimum 10- feet. So, they would need a variance if it was less than 10-feet but it could be in the side yard with that variance. If we call them structures, they have to be in the rear yard and you would need the variance to allow them in the side yard. Chairman Jancura stated I think it might be defining them as structures goes a little bit too far for what they are. But then again, we are talking about calling a driveway a structure too which I think we are going to need more definitional categories. Mayor Bring advised something you may want to do is go on your computer to other municipalities similar to us, let's you pull up Solon and you not allowed to park, you got this and that and I don't think we want to go with that. But I think you have to pull up similar cities in our category and find out what their ordinances say and research some of that too and get some thoughts on that. That would maybe help you out too. Member Pugh asked when you look at other cities, do they have the same numbering system we have? So, 900's would be one thing and 1300's would be zoning, I mean it is the same because it is very hard? Like I looked at Westlake and I copied theirs and I brought a copy of it with me tonight because it takes into consideration some other things. I didn't think would that effect their zoning as well. Law Director Graves stated most municipal codes are very similar and they may number them slightly different, for example in Avon Lake the zoning code is the part 12 and the building is I believe 14. So, they might be numbered a little different but the headings are very consistent. If you go through a municipal code, you are always going to find a zoning code, a building code, a traffic code, utilities and they are pretty consistent. I know ours matches up with Lorain's very consistently. So, while they might be numbered a little differently you will still have the same general headings. Member Pugh advised I can't navigate Avon Lake at all, it is very hard to navigate even if you use the search engine. Mayor Bring advised as we sit here as a city and we have committees and such like that, we think about new ways of doing things. We always ask our Law Director can we pull up codes from other cities and such and other cities do the same thing. If you saw last year in the paper with Lorain, they kind of mimicked a few of our ordinances and things that we were doing too. So, all cities kind of look at everybody else, you know if they see something working and it is working well

they try to mimic that too and that is what he does. He looks that up and if he finds a favorable law so to speak or something like that, he will come and reference that and give it to us because it works. Law Director Graves advised I think when cities set out to write their code when they first become incorporated or whatever, there is a model code that they use that has all the same numbers but then over time things get modified. For example, in Avon Lake about 15 or 20 years ago, they spent a lot of money and they completely rewrote their zoning code. They paid an outside firm and they completely redid it and so when you do things like that there is major changes. But I think they all kind of start out very similar. Chairman Jancura asked are we shooting for some kind of time frame? Law Director Graves answered no, I thought tonight was just going to be informational, to kind of layout just generally what we think the issues are, answer any questions you might have, try to clarify anything and have a discussion and we can continue to discuss these things. I think that there is a lot of thought and then the idea would be to at some point this commission puts forth a comprehensive recommendation for City Council and Council can take it from there. Mayor Bring stated I think at this point you guys need to kind of absorb all this stuff, read through and see what you think. Then maybe get on some other lines, cities and also share those pictures with everybody. If you get a chance drive around and look at everything and see what we are talking about and come to your own conclusion and then work on it. If you have questions, our Clerk of Council would be more than happy to help you with some of the other discussions but I think she has given you most of what we have done. We can also always direct you but like I said I think this should probably come from the Commission as you guys. I am looking for somebody else's thoughts, like I said just because I have an opinion doesn't mean I am always right. Member Wtulich shared her thought, that is a lot of pictures and I guess what would this look like if we were to change things around or whatever. I mean concrete is expensive, you know so this is a considerable expense for a lot of homeowners and they need places to park. So, those are the two biggest things that are kind of sitting in my brain right now but I do agree about the appearance. Member Pugh stated I think what these pictures say to you is what is your vision of Sheffield Lake. Mayor Bring stated exactly. Member Pugh continued because if your vision of Sheffield Lake is that someday everybody has a paved driveway then there should be a couple core things that we deal with first. In other words, I am always going to make safety number 1. So, if issues of safety come up I am always going to go on the side of safety. So, some safety issues came up if you are putting things on the side of the house and whatever because that impedes safety for the homeowner whether they are aware of it or not and they may disagree with it. The other is what is the Planning Commission's vision of Sheffield Lake in the future because you are creating that vision in the decisions that you make and in these ordinances. Will we someday be nice concrete

driveways, regardless of expense or is expense first and we don't care what it looks like. Once you set those guiding lines it is easier. Member Wtulich stated yes but expense it is a reality too. Law Director Graves stated this is something else that we thought about, the way it is written right now if we are considering driveway additions to be new construction, if you have an existing non-conforming asphalt or gravel driveway that has been there forever and you want to add on to it you would be required to add onto it with concrete which would create an inconsistent look. You know you are going to have a gravel driveway with a concrete extension or an asphalt with concrete extension and you wouldn't even be able to get a variance on that because it is under the streets and utilities code section to install a consistent addition with what is already there which would be non-conforming. So, decide if you say if you want to put the addition on then you have got to bring the whole thing up to current code which is concrete which could be significantly expensive. Member Pugh stated back to vision, has there ever been a session where all of the committees for Sheffield Lake have been together to talk about vision. So, say we do a lot in the next few months and we tell you what our thinking is but by the time we finish our thinking is going to reflect what our vision turned out to be. So, then we give that to you and then you have to go to Council and then may not be on the same page with the vision. So, if you could have everyone together so that when and this would be for other things too, when one committee is reporting and it is going to another committee then you would have that consistency. So, when people say vision, anybody that was serving on a committee would have the same idea. Member Radeff asked have you ever seen how government works before? Mayor Bring stated that is why we have an ordinance committee and this was the discussion but basically, they brought a proposal to Council and it became a stalemate. But when you get committees like that and talking about it and not everybody attends that committee and you have a Worksession which is a committee of the whole and everybody is there and still couldn't come to an agreement. That is why in the planning process of your city, you get a group of people like you and just like Member Pugh said how you want the vision of the city to be as it moves forward. Do you want it to stay status quo, do you have visions of the city being much better than it is, do you think that the people would be accepting of that? You also have to think about there is 9,130 people in this city and you have to think of everybody's thought process and you got to think of what is best for everybody, not just what is best for a few people. That is the hardest thing to come up with and the hardest thing for the committee's to agree with and that is why we have disagreements but that is why you have multiple people thinking about. That is why I am trying to get more people's thought process and maybe my thought of what I had is way off base and then I have to accept what other people think and move forward. Once I get enough people's opinions and if it seems to be a general direction then that is

the direction we are going to have to move on. I can't take 2 people's idea and say this is what we are going to move forward when we got 15 people saying maybe we shouldn't do that. So, I have to take the general consensus and then present that to Council and then if Council says still not happy with that then I have to take Council's opinion on it because that is why we have a group of people that all sit on boards and other committee's. Law Director Graves stated there is really two classifications, you have the committee's of Council and the committee's of Council are made of the various members of Council and they have very specific responsibilities under the Charter and the ordinances. Then you have all the various boards and commissions made up of residents, non-elected people serving in various capacities and the real long range planning and vision and those things usually comes out of the non-elected boards and commissions. Those committee's of Council are dealing with current laws, current situations, finances, spending money on roads, safety and things like that. That is also why the Mayor gave you a copy of our last Master Plan and the last time we amended our Master Plan was 2004. They really worked on this for quite a while and you had mailers that went out, you had community consensus meetings, you really took into consideration a lot of different things in coming up with the City Master Plan. If you read through this a lot of the goals and aspirations that they set forth in 2004 we have either accomplished or made a lot of progress on. A Master Plan should be updated and revised and that is what Mrs. Wells was referencing get everyone together and you could maybe start working on revising the Master Plan. We have had community consensus meetings at one of the schools, we put out notice and have everybody come and get everybody's input as to where they want to see Sheffield Lake go and what do you think are the main concerns. Mayor Bring stated adversity is what a city, just like you said concerns about money but is what I need and that is why you have a group of people and you want their opinions and you get everybody's ideas. No one person should be making decisions all the time, there should be groups. I am real good about making decisions or giving them but that doesn't mean I am right. Member Wells stated there is a lot of reference to maintenance and what you see in these minutes and what you see in these pictures have not been maintained at all. So, you could do a compromise in terms of vision and have criteria for having stone, you have to have a border around it, you have to keep it fresh. As you see in a lot of the pictures where the stone is all over the sidewalk and it is down the street. Member Wtulich added grass growing through it. Mayor Bring stated I also agree with that, I think that Council had brought that up too. It came down to well maybe this is what we should do but like I said please just take the time. Member Wtulich asked is there another area in ordinances where it could maybe addressed another way with upkeep? Law Director Graves answered we have real property maintenance code, that would be under 1395 which is our real property maintenance code. If you look at Chapter 1395 it

talks the obligations of all the property owners to maintain their property. Chairman Jancura stated then we have to move the driveways into that section, especially if you ever want the Zoning Board of Appeals to look at something and render an opinion based on the facts because what we are going to recommend is just a general thing. We can't write all the exceptions but we need to make sure that. Law Director Graves explained the standards for driveways should be moved into the general part 11 and part 13 but in their actual Chapter 1395, that is the real property maintenance code and driveways fall under that right now. If you don't maintain your driveway, you can be cited by the Building Inspector or the Property Maintenance Officer. We had a part-time person along with our Building Inspector this summer and we are going to do it again come spring who just went around the city and sent hundreds of letters, hundreds of notices and got a lot of properties cleaned up and cited a lot of them into court and it is an on-going process to stay on top of unfortunately more people than we would like to admit who don't maintain their property. We only had a couple of people that police that. We are getting a lot of transients come in and some of the reason why we get rental properties with 1 or 2 people that are renting the property and the next thing you know there is 7 or 10 cars for one residence. So, we are getting a lot of that. We are getting a lot of outsiders come in and fix up the houses and then somebody stops doing this. The problem is is that the city was really in bad condition as far as the way the property maintenance looked like because our Building Inspector years and years ago never wrote anything down, never kept any records and never followed through with any of the codes. So, if somebody wanted build a shed, they just built a shed. If somebody wanted to build a garage, they built a garage. They didn't look at set-backs, they didn't do anything. So, we have so many problems that were created by nobody overseeing that and then we had a Building Inspector come in that was being proactive towards the city. You guys probably don't remember, it was an absolute disaster with screaming, yelling and doing the what is this city coming to. But we had to get up to the Ohio Revised Code because we were going to be in fault of that. So now as we continue forward, now we have got another Building Department and they are enhancing what we are doing. As the steps to the city go forward, it maybe just baby steps instead of like you said, well we can't afford to do this all at once but maybe we can come to some kind of solution where it is baby steps to get the city to start moving forward. I think it has moved forward but a tremendously long way to go. Chairman Jancura stated people that have an existing gravel drive, it is possible that we could have something akin to the sidewalks of when it transfers you need to upgrade and put in things. I hate the fact that if it handed down to a family member as such is not considered a transfer. Mayor Bring answered that was actually my plan, originally that was my thought process the same as sidewalks when a house closes if they are not you have to put them in. It would be the same thing with driveways and

extensions. Member Wells stated you could do a moratorium and then take into consideration the costs and make the moratorium 10 to 15 years so that they would have time. Chairman Jancura stated everyone would wait until the end. The responsible people would have taken care of it ahead of time, the people that the moratorium is for are going to wait until the end anyway and then scream. Member Radeff added and then what if there are new people in office and they just scratch it. Mayor Bring advised well it is on the books like any law. Member Radeff stated right but I'm saying though by then you could have a whole new city council and that be like we don't want to do this. My issue is regardless you take away the gravel driveways and they still look crappy. So are we going to force them to do the whole driveway which I think is unreasonable and a lot at once. I see and understand the vision of you want to get to this point by this year but I think to just throw that in there I don't think is a good idea as in just not enough warning for people and the financial thing is huge. I mean even on Irving Park, I know a lot of those people are elderly and they can't just throw \$5000.00 for one thing. I mean it is just going to lead to a lot of complaints to Councilmen, so it is not going to stop. Ideally you would think though that if all these people make complaints, eventually they are going to get their Councilmen to hopefully get rid of it. The only way to prevent that, people understand where you are going but then there is not putting on the pressure to just scrap everything at once because at some point, you are an elected official and you have to listen to what your constituents want. I think for the vision thing to what is tough for me is the vision housing is huge but there are also all the other aspects of business, commercial and the looks of city hall and things like that. For me, we don't want to just work on driveways, I mean you look at Shoreway and the parking lot there is horrible and other places like that. If I am a citizen, so you want me to fix my driveway and we don't take care of ours. I think as for a vision of when people come to the city, the first thing they are going to look at are those type of things, not the houses. I think if you can promote and say okay now we have a really nice Shoreway or these buildings then people are going to be okay, let's step up and start taking pride in that aspect. I think if people see that we are putting effort in on this end then they are going to put their effort in on that end. But I think that recently people in the city just don't care because they don't feel like it is going the other way around. I am not saying that at all, it is great we are starting to get new roads and things like that but that is not people look at, they look at other aspects and it is kind of hard to sale that idea to them. Mayor Bring stated if you look at a road that hasn't been paved in 15 or 20 years which we have some of those but as we pave each one of those, it seems like every time we do pave that then the people on that street then fix up the houses and do this stuff and that is part of it. That is just like we paved the parking lot out here, we are trying to stuff to ours. I agree with you, you can't go give tickets out to people for property

maintenance if you aren't taking care of your own stuff. We have gradually started trying to do all that stuff, cleaning up. That is what I told Council, you give me enough money I will pave the whole city. Member Radeff stated with the expenses, is there any way to say or contract one person to do all the houses in Sheffield Lake to get a lower costs in itself or something like that. Are those options? Mayor Bring stated first of all I think before you even get to that is that you guys have to figure out what direction you want to do, right now from what I am understanding you have got 4 different opinions right there. That is exactly where we were as a Council and Ordinance Committee, that is why you have to talk about it. But don't be afraid to give your opinion just like Rocky just did and Mrs. Wtulich and Mrs. Wells, don't be afraid to give your opinion because that is what we are looking for. Everybody needs to give some kind of an idea here and maybe make an outline and break it down that way and come up with the best ideas. You may disagree with everything, then you go okay 2 people agree on this and 2 people don't agree with that. It doesn't matter, that is what I am looking for – opinions. Member Wells stated but you also want something for us to present to Council. Mayor Bring answered eventually. Member Radeff stated my understanding to is we need to go through and redo the Master Plan correct? Mayor Bring answered secondary. Member Pugh stated I think we are charged right now with looking at the ordinances and deciding on how to rectify the discrepancies in them? Law Director Graves concurred. Member Pugh asked are we just dealing with residential or commercial too? Law Director Graves answered in my opinion the primary issue is with residential. Commercial is a different animal, you can have asphalt parking lots, you wouldn't want to require a concrete parking lots. Commercial is fine, it is the residential that we are concerned with. Mayor Bring stated if you get a chance to talk to some of the residents and get their feedback and find out what their frustrations are as far as how they feel about this too and then bring that as your opinion too. Member Wtulich stated I know one of my neighbors just redid their driveway last year and they did the home equity loan so that they could do it. Their intension was to do the side drive too, they ran out of concrete and ran out of money to do it, so they put gravel down. I don't know, I am confused on all this I guess. Chairman Jancura stated I had a gravel driveway and like I said I considered putting gravel on the side of my yard to park a car on because I have too many cars. Mayor Bring advised David just said what they just did was illegal. Law Director Graves advised you are required to get a permit from the Building Department for your driveway and no permits are issued for gravel driveways, so every gravel driveway in the city there was no permit issued for that. Member Wtulich stated I think that kind of goes to show that their intension was that they were trying to find some kind of solution to it. Law Director Graves stated we are not enforcing that right now because it is so ambiguous and because it is just so prevalent

throughout the city, there is so many of them we just have to sort this issue out. Mayor Bring stated that is why I asked Council, technically by law which I am supposed to abide by that and I am supposed to tell the police or the Building Inspector they are in violation go do this but as a whole we all agreed to say let's step back a minute and think about this before we start doing it. I think one of you said, if we start doing this there will be an uproar. Member Wtulich stated I agree and there is a bit of a timing element with this thing, it is not going to go well but I understand that maybe long term. Mayor Bring stated well, tomorrow when I give that neighbor of yours a ticket I will blame you. Laughter was heard. Chairman Jancura asked so it is okay to hold off on the air conditioners and generators for a while. Law Director Graves answered yes that is okay, it is a good time to start talking about this because it is the winter and I think many of these issues won't really kind of rear up again until spring when people start doing these projects. Chairman Jancura stated then we will have a decision by spring but I will not be here in the month of March due to vacation.

C) Other

**CITIZENS' COMMENTARY:**

**Rosa Gee, Council-at-large**, stated while you are considering this we worked on it really hard in Ordinance for probably about 9 months. Please drive around the city, you will be surprised at how many asphalt driveways and nice homes there are. You will also be surprised how many gravel driveways there really are. Also, keep in mind the average income of the residents of Sheffield Lake but at the same time there is no excuse for what they have been doing lately. These dumping a bucket full of gravel and calling it a driveway is wrong. There has got to be some sort of in between that will grow along with everyone. Like the Mayor said baby steps, they are better than fighting everybody.

**MEETING ADJOURNED:** With no further business before this committee, \*Motion Wtulich/Second by Radeff to adjourn at 7:30 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.

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CLERK OF COUNCIL/COMMITTEES

*Kay Fantauzzi*

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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 January 18, 2017.

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COUNCIL PRESIDENT

*Richard Rosso*