

**Minutes of the Planning Commission
Sheffield Lake, Ohio
February 15, 2017**

The regular meeting of the Planning Commission was held Wednesday, February 15, 2017. Chairman Jancura called the meeting to order at 6:32 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wells, Pugh, Wtulich, Erdei

Absent: Radeff (excused)

Attending: Mayor Bring, Law Director Graves, Councilperson Gee

MINUTES: *Motion by Wells/Second by Wtulich to approve the Planning Commission minutes of January 18, 2017 as presented. Yeas All.

Mayor Bring advised our Clerk of Council had asked if somebody speaks if they can state their name so that she knows who is talking when you are addressing the chair and that way Kay will know who it is. She is getting some of these voices mixed up. You should recognize them so that the record shows that too. Chairman Jancura stated more official, absolutely.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE: Representative Erdei advised nothing new from Council except on waiting on some ideas for the driveway extensions/air conditioners and Master Plan. The ball is in your court and we just want to get other opinions of which way we should go.

REPORT FROM ZONING BOARD OF APPEALS MEMBER: None.

PRESENTATIONS: None.

OLD BUSINESS:

City zoning study – **None.**

NEW BUSINESS: *Chairman Jancura advised we have had a month to look at it, would anyone like to state what they are thinking?*

- A) Driveway extensions/materials/surfaces – *Chairman Jancura acknowledged Member Pugh who advised in looking the photographs, a part of me would like to say boy in 10 years I would like to see everybody a paved driveway. But I decided that was probably unrealistic financially for some people. But I do believe is that everybody that owns a house in this community has an obligation to keep their house and yard looking nice, just to be a good neighbor and a good citizen. So, I am looking at these photographs and if you have a gravel driveway it should be up to code. If you have a cement driveway, it should be a cement driveway up*

to code. If you have a cement driveway, it is not half and half, one or the other. I just think that it is the only way that we can at least be good citizens and good neighbors is to keep our property looking nice. So, I would love to say boy everybody have a cement driveway but I think it is unrealistic and I think it is unfair. But I do think that looking at the ordinances we can at least say that people have to have their driveways up to code. One other thing was safety for me, you know when people are building things on the side of their houses and you can't get through there if there is a fire, okay your house can burn if you want it to but it is not fair to your neighbor that a Fireman could not get around something like that. So, I don't know that people can just arbitrarily build extensions that go around the side of their house. Chairman Jancura advised that is actually a trailer but you are right. Member Pugh stated if it is not a variance, it seems that they extended a cement driveway to a gravel driveway and then put a trailer on it. When I look at everything around there, if this way to have a fire you couldn't protect this house. There would be no way. So, my two issues are #1 safety in looking at the ordinances, #2 as a person in this community you at least need to keep your home up to code. Member Wells advised well I took a slightly different approach which I looked in the Master Plan to how we got to where we are with the driveways. In other words, there was a strong recommendation for an aggressive approach to grants and development and this was particularly in the park system but it is on page 5 and I think again on page 13. So, I guess my first question would be did we do an aggressive approach to grants and development? I mean has there been research done on what kinds of grants are available that could help people who can't afford to come up to code to do this? Law Director Graves answered in just terms of grants that the city has been awarded since the drafting of the Master Plan, the city has been awarded millions and millions and millions of dollars including over a million dollars to construct a boat launch, the Ferndale repaving project was an 8-million dollar project. We consistently and aggressively go after grant funding for the city. Specifically, to your question of grant funds to help people that may not have the funds to make property improvements. The city has participated for years in the CHIP program; Community Housing Improvement Program. Part of the CDBG funds, we previously have done that on our own and on the last several rounds we have partnered up with Lorain County and Lorain County Community Development specifically with the City of Sheffield Lake and been awarded hundreds of thousands of dollars. Those are provided to lower income people for property maintenance. What happens is when you are awarded that money, the city accepts a 10-year/80% declining mortgage. So, over the course of 10 years 8% would come off annually and after 10 years the 20% remaining would be a permanent lien on the property until the property sold. That 80% that is forgiven over time we don't see that money unless the property sold. It is an incentive as we are going to put money into your house and

we expect you to stay there and live in it. We are not going to give you money but unfortunately sometimes we do that and the next year the house goes into foreclosure and it is an unfortunate circumstance. But, yes to answer your question we do a lot with grants and specifically for home improvement. Member Wells asked have people taken advantage of that in the specific case of driveways? Law Director Graves answered no, it is not for driveways. It is more for necessary improvements to bring up to code but not to construct new driveway. Member Wells stated but we are saying it isn't necessary. Law Director Graves advised no we are talking about the house that there is a deterioration of a property maintenance issue or they need a new furnace or a roof or something like that. This is, we are talking about people who are – it is not that the driveway is falling apart. It is that they don't have the funds to put in a concrete driveway where they may have put a gravel addition, so they put gravel down. Chairman Jancura asked does the CHIP allow for landscaping or anything or is it just inside/outside the house improvements? Law Director Graves answered yes, they will pay for landscaping for what was torn up in the course of the improvement. If you have a leak and waterproofing the basement or any kind of drainage, things like that then of course they will reconstruct the yard if it got torn up. But not just to beautify. Member Wells stated but in Sheffield Lake driveways are structures so if it is a structure, I mean have you looked at it that way? So, since a driveway is a structure in Sheffield Lake then it should be treated like a structure because that is what we are trying to do here, to reconcile ordinances and look at driveways in a way that I have never looked at them before. Law Director Graves advised if a concrete driveway had deteriorated to a point where it was a property maintenance violation, it became a public nuisance. Your driveway looked so bad that it is a nuisance or a danger, I guess CHIP money could be used to repair it but it is not going to be permissible to use that money for someone to construct a driveway extension where they may have thrown gravel down. If they say I put a gravel extension because I don't have the money to put a concrete extension, that is like an addition and that is not for that. It is for repairs and maintenance, not for and addition. Member Wells asked is CHIP the only grant funding for people who don't have the money to do what we are talking about? Law Director Graves answered there is the HOME program, there is the LEAD paint program, there is a number of different programs. Member Wells asked but they are all restricted? Law Director Graves answered right. Member Wells stated one other question, last month we talked a lot about providing people with an opportunity to defer the costs over a number of years. Have either of the other committees talked about that, talked about whether it would be possible for a tax abatement so that the people's property taxes, the costs of the improvement would be redirected? Mayor Bring stated then we would have to approach the schools because 78% goes to the schools or something like that, so we would have to get the schools on board for

that in the first place. Law Director Graves advised I am not even sure that is a legally permissible way to do property tax abatement for something like that. Generally speaking, property tax abatements are for economic development so it is to encourage new construction or addition where it has been lacking for residential, commercial or industrial but is mostly used for commercial and industrial but mostly you do it where there has been a lack of new homes being built. But you cannot award tax abatements to already existing structures, it is for economic development. Mayor Bring stated say if somebody came down and bought the Shoreway Shopping Center and we already have buildings there and they put new buildings up, they would get their tax abatement on the new improved part of the Shoreway Shopping Center. So, that is kind of how it is. Law Director Graves advised there is TIF funding as well, payments in lieu of taxes but again that is to encourage again development and then the city is able to use those additional funds for infrastructure improvements. Member Wells asked how do you define economic development? I mean, if these abatements were used to improve and standardize our approach to driveways, we would be improving our property values of all those people. Therefore, we would have made a significant improvement to the City of Sheffield Lake. Law Director Graves advised I agree with your principle but we have to be careful because there is only certain permissible circumstances that we can off tax exemptions which is defined in the ORC. Again, as the Mayor pointed out, city revenues are mostly derived from income tax, property tax the bulk of that money goes to the school districts and other levies around but the bulk of that money goes to the schools. Again, there are certain legally permissible circumstances where you are allowed to do that under the Ohio Revised Code. Other communities have gotten in trouble and have been sued for a lot of money for giving tax exemptions inappropriately. When the County auditor and the Ohio Development Services Agency decides to question that you could be liable for a lot of money. Member Wells stated but you might be able to approach them and get an approval instead of asking for forgiveness. Law Director Graves reiterated it is not legal. Member Wells stated well than I defer to Cathy. Mayor Bring stated if the city was a wealthy city or something like that and people could come and say hey we are going to do this and we allow that by borrowing money or something and they could pay the city back under a different circumstance. Basically, what we are trying to do is just force the ordinance and it does create a hardship sometimes. I said the same thing to the President of Council the other day, everybody has to make up their mind and decide on what direction they want to go in and how we are going to address this and make it the least obtrusive way on a family. The other problem is that many of the properties we have are rental properties that are privately owned and those people should follow the ordinances. If they are going to rent the house out and I have a couple of them, so if you are the landlord you should have to follow what

the ordinance and codes are. So, if that driveway has an extension on it, you are the landlord and you put that in illegally you shouldn't be allowed to do that. Member Pugh stated I would like to quote the Master Plan on page 17 which says maintaining standards and encouraging improvements. It reads the outside appearance of residential property has great impact on the character of any city and has a serious impact on property values. The city could be instrumental in providing if residents need assistance so the relevant ordinances can be enforced. I think that goes back to my original statement, I just think that once we make a decision because I think one of our primary decisions in all of this is coming to whether or not that issue of asphalt, cement – that whole issue and then once that is determined that we are going to make something to improve the character of the city. Chairman Jancura stated after thinking about it, to demand that everyone just go and flatly demand that everyone take out all the gravel and it is either going to be concrete or nothing. When they scatter the gravel, it looks really bad and that is part of what we object to so if demanding full concrete is too far then how can we make gravel look better? The only thing that I can think of as far as that is concerned is if you are going to have gravel it has to be contained by some permanent border and you will have a standard; like the gravel has to be up to that border or below that border or whatever. But if you have that gravel contained instead of just kind of falling all over the lawn or into the dirt and such like that it is going to at least look better. This might be an interim step, maybe another 10 or 15 years you can start pushing a little bit farther. I personally feel that people that have their existing gravel just scattered around are not going to be grandfathered in. You are going to have a certain amount of time to comply and you will get notice that you need to comply within a year or two or something like that. You would give them enough time but if you are going to dump the gravel I don't think it is that much more to put in some sort of a permanent form. I don't know that I would agree with 4X4 timbers but that is something that we have got to think about. So is it going to be a little cement border, are you going to allow landscaping timbers. That is what I was thinking, was trying to improve but find a middle ground from going all the way to just concrete or nothing. Does that make sense to anybody? Member Wtulich answered I agree with that and would like to add. There is the safety aspect with the gravel especially over sidewalks as you have little kids riding bikes and things of that nature. So there is a safety issue with the gravel going over sidewalks; trip hazard, slip hazard or whatnot but one of the things for me but one the biggest things to appeal to me about this city is we have the boat launch right down the street and people have boats, people have jet skis, people have RV's and recreational type things that they have the benefit of being able to keep at their homes. Rather than paying for storage elsewhere or whatever and often times that is where this driveway extension comes into play. We do have some pictures of examples here of where the gravel doesn't look bad

because it is contained and kept up. So, if we could devise some kind of standards, I don't know if there are some standards out there that exist. Maybe a construction person could come in and advise us on the matter. You know that it has to level, no divots where cars have peeled out during the winter – they would have to fill that back in. The case would have to be level, contained, no grass or weeds seeping through. I think that is the easiest solution and there is the cost benefit with the concrete, I don't know how you would even implement that with forcing concrete. So, that is kind of my thoughts on it. Chairman Jancura stated in talking about the sidewalk, if you are going to have gravel the sidewalk must be concrete and it must be contiguous concrete. You can't go from concrete to gravel to concrete again. I think that is a must because part of what we are also trying to do is contiguous sidewalks throughout the city. So, part of the limitation would be if you have a concrete driveway there is going to be a cement sidewalk through it. Mayor Bring stated in every one of your thoughts this is exactly what I wanted, so some of the stuff that was talked with Mrs. Wtulich with one of the neighbors, you know this guy just went out and bought a \$30,000.00 boat and he put gravel in his driveway. He can afford the \$30,000.00 for the boat but he can't afford \$5000.00 for the concrete and that is kind of what the neighbors say. Then you have people with trailers and everything else and it is the same thing, they go out and buy these trailers for \$5000.00 or whatever but they can't buy the concrete. So, that is one of the complaints. So, it is the neighbors next to some of these people with the boats and trailers that we get the most complaints with. I will tell you that we brought up Hollyview as they are all concrete driveways, well if somebody decides now that they want to put gravel next to theirs then it will kind of ruin the look of the neighborhood for that whole cul-de-sac area right there. Then if you have Parkview or Elm they all have concrete driveways and people start putting gravel next to that, again it doesn't look that good. We had thought at the very least is to put a moratorium on no more gravel driveways as of a certain date saying that this is what it is and then we were going to start enforcing some of these codes. There is no easy solution and I agree with every one of you and like I said this is exactly what I am listening to because we sat there and went over this a hundred times. Then three other Council people brought something else up and we were like okay well that makes sense. It is one of those and like I said how do we address this. But my thought process at the very least is that we don't accept any more gravel because that is what is in the code. Anybody that is doing that right now is actually illegal because they are not getting proper permits and I think there is actually what David looked up as far as the gravel being 3 inches thick or 4 inches thick I think that is already in the code too isn't it? Law Director Graves advised well even for commercial, where it is just a general hard surface even that is specific to a #57 limestone or larger. Mayor Bring stated just on Irving Park we just gave out 3 or 4 tickets for parking on their lawns and one guy is screaming

and yelling and coming down here yelling at our clerk saying why because I have gravel down there. Well, the Policeman that gave the ticket said yes, he had 3 pieces of gravel down there but he is parking all over the yard and there are ruts all over the yard and every time he gets stuck he is throwing mud all over the place. That is what we want to avoid so Irving Park is probably one of the bigger offenders of parking in the front and making it look bad. There is parts of the city and Scott lives on that side of the city and there has been several gravel driveways and it really don't look that bad. Like I said that is my thoughts but going forward I still think and it is just my opinion and I am not trying to influence anybody that we should put the moratorium on the gravel as of a certain date and say whatever is there now we will address it as far as codes and our Property Maintenance Officer is coming back in April where he will start enforcing some of this stuff too. We have people now that are taking their vehicles and parking them in the backyard too which is beyond the point of what the ordinance says so instead of leaving them out front, now they are parking vans and boats and cars and they are going to the back yard and that is making things even worse. But we don't have legal rights to stop them from doing that. Law Director Graves explained that is one of the side issues that we are really hoping to address here and that is regardless of where you come down on gravel driveway additions, we also need to clarify where to park a vehicle because clearly, they need to parked on whatever hard surface you come down on; concrete or whatever. But then can you park a vehicle on gravel or a hard surface on the side of your house and in the rear of your house. That also needs to be clarified because we have people parking in the rear yard and side yard and they are putting gravel down saying it is on a hard surface. You name it, it is out there. Mayor Bring advised it was totally out of control last year, there were hundreds and hundreds of them. Especially right towards fall when everybody has to put their boats away and then they already have a box trailer, they already have sea do's and such like that. So they throw them all on there and then walk away and say it is on hard surface. There is no easy solution so I don't know what to tell you. Law Director Graves advised we have also gone through different Building Inspector's over time and different Building Inspector's have had different standards and allowed different things to go on. So, you are dealing with that history as well. Member Wells asked may I read Westlake's list, driveway parking must be concrete, asphalt or brick. It must not cover more than 14% of an entire lot or more than 35% of a front yard. Driveway/Parking locations must be approved by the City Engineering Department. Vehicles must not be parked on lawns or any unpaved areas where they extend over any portion of a lot line or public sidewalk with an unobstructed site zone. Parking should be in front of but not wider than the garage with the maximum width of the driveway limited to 20 feet when not within 25 feet of garage. The rear yard shall not be paved for parking unless it is also the location

of a garage. Parking pads shall not be located within side yard setbacks. Parking pads are limited to one per property for a maximum of two vehicles. ***(Clerk note: this legislation can be found under Westlake codified ordinances 1221.11 which includes illustrations)***. Member Wells continued with comments, now what prevents us from extending what we have in our ordinances to cover some of the things that we have been talking about. Chairman Jancura advised that is the kind of thing that we would aspire to but do you grandfather in everybody and if you do, there is a lot of people that won't or they will take a long time before they will? So, upon sale this must be done and you must convert into a full concrete if you have all kinds of gravel. At the same time that is going to be a detriment to everyone who tries to sell their house that has got a gravel driveway because either they are going to have to do it before they sell or be a condition upon purchase for the new buyer or something like that for them to pay for it. Honestly that is what we would aspire to but how do we remedy all these in these positions, you must do that now or two years or three years or upon sale? Member Pugh stated I want to go back to what Mayor Bring said, we don't want to go backwards and so we have to really look at, you know people that had cement driveways and then put on gravel, broke code, they didn't bother to check it, they didn't bother to get approval. So, I am having a hard time feeling sorry for them. I am willing to say that if you have a gravel driveway now, it can stay gravel, it just has to come to code. I am willing to say if you have a cement driveway or asphalt driveway that is fine as long as it is up to code. I don't think there is anything wrong with when people are buying all these other large pocket items to say to them if you want to extend your driveway that is great but we have standards here in Sheffield Lake and you have to meet our codes. I think that is all realistic and goes along with the Master Plan, I don't want us to go backwards. I don't want us to start grandfathering everybody in, these people put on additions without checking our current ordinances and they are in violation. So, I am not feeling sorry for them, I would feel badly for someone who has a gravel driveway and next week I am going to say hey next year you have one year to put in a cement driveway. Those people I would feel badly for because they may not be able to afford it. But other people neglected to do their due diligence. So, I would have a hard time just grandfathering everybody in and I am willing to grandfather everybody in if they have a gravel driveway, asphalt or cement but I think they should have followed code. Law Director Graves advised you are right especially in a lot of cases with the more recent ones and a lot of these have cropped up within the last three years when Council passed the overnight parking ban as prior to 2013 you could park vehicles on the street all night. In November 2013, Council passed the ordinance from 2A to 6A you cannot park on the street. So, a lot of people that had come to rely on that ability suddenly had to find a way to cram those cars into their driveway. Some had small driveways and some just decided to throw some gravel

down and you are right they didn't follow the code. Whether they had the means to do it I don't know but there is also a lot of driveway additions where the primary driveway is concrete and they have got a gravel addition, probably hundreds of them throughout the city that have been there for years and years. The property has transferred several times and some bought these houses with a gravel addition and because prior Building Inspector's would let it go. There are gravel additions on houses that have probably been there fifty years. These are the kind of things that I think the Chairman is talking about grandfathering them in. These are people that had no idea, they just bought a house and thought it was fine and it was not an issue at the point of sale inspection. Mayor Bring stated in the follow-up to David, I have lived here since 1958 and I have seen it all. Way back when it was all cottages and people used to come out for fishing on weekends, there were no codes, they did whatever they wanted to and a lot of these houses didn't even have foundations. Yes, primarily everybody just threw some gravel down. In Westlake, I dated my wife in 1972 and when I was driving out there Rt. 2 extension wasn't even put in yet. So, Westlake was built up and most of those were all brand-new houses. They had some older sections over there but most of their lots were at the very least 70 some feet or 90 feet. We have some lots that are 50 feet, so we have a lot of that. Also, puts a hardship of these things and the reason I am bringing all these things up and I know Mark has been nodding his head the whole time because in listening to you guys and knowing that this is what we have been talking about. The cottages that we had and the Building Inspector that we had – God Bless him John Trubach pretty much just let everybody do whatever they wanted him to. Then Mr. Wiblin started enforcing more things and now as we go along we are trying to better this and follow all of this. Just trying to find a solution and there is going to be some people that just aren't going to be happy and that is the way it always is. But we would like to see the city move forward too. I agree with you, I don't want to go backwards. One of our Councilman believes that they should park trucks all over and park on the tree lawns and everything else and I just don't believe that that is the way to go here. Also, as far as the parking ban from 2A to 6A that has helped the city out tremendously safety forces and snow plowing, crime – our guys go down there and they can see the whole street and see somebody walking around or something. It has stopped a lot of this theft, breaking into cars and such, We will never be able to stop all of that but it has been a huge help as far as the Police. I think if you would ask anyone of them over there if they would absolutely be against ever reversing that. That was one little thing that we moved forward on and I have had people down here screaming and yelling over that but then I had people saying should not be able to park on the street at all. Just like you said Scott you can't just say no this is what we are going to do, you have to have some kind of leeway. Council Representative Mark Erdei stated we have been hash-tagging this thing around in Ordinance and at first I was

like well if we make it a point that when you sale your house the buyer has to put a concrete driveway in and then it was like that kind of floated away. I was bringing it up like they do on the sidewalks and put it in escrow and I thought that was a good idea but there were pros and cons on that. Then, myself if you have a concrete driveway already and you are putting an extension on it should be concrete. I don't care period. Now if it is asphalt and you want to put an extension on then it should be asphalt and for your gravel I was thinking on the same ideas as you Scott. If people are going to add gravel to their driveways, it would have to have some kind of a border to where it is going to hold it in, so if you are cutting grass and you hit a rock and it flies through your neighbor's window or it does damage to their car or even hurt a kid or anybody. If you contain it and make it look presentable and that is where we are stuck a little bit on the ordinances but then what kind of border are you going to specify. Like you said you can a poured wall or railroad timbers or landscape timbers and that is kind of where we are at too. How are you going to enforce this, there is so many gravel driveways but I think if you contain them and make them look presentable and we have got to start enforcing these back-yards. It is getting to be a joke with people parking vehicles and everything in their back yard. If you were living behind them and you looked out your kitchen window or whatever and seen all that mess I don't think you would be happy and I know I wouldn't be happy. So, again, we have been hash-tagging this around for a long time, we got a lot of opinions and we figured we would see what Planning has to say about it. This isn't going to be an overnight decision because we have been back and forth on this 9 months or better. Chairman Jancura stated I do believe that anything that we do is going to be a compromise, we are not going to make everybody happy. Whatever decision we come to, unless we do nothing there is going to be a lot of objections by a lot of people and we are just going to have to accept that that is going happen. There is going to be some people that this is going to be a burden on them but if you want to own a property, you want to own a house. That is why I think in a way that upon any transfer or conveyance and that is not handing it down through the family, any transfer or conveyance. That is the problem with our sidewalks because it is not written the right way from back when. I think that should be a trigger, if we are really serious about trying to make things look better. When somebody is going to buy a house, someone selling it might have to mark their house a little bit less so the buyer can afford to put in the driveway. It is going to be hard for a while but once everything is done, that is just what I am thinking. There was a brief discussion on concept of selling of home to include construction of driveway. Law Director Graves advised the alternative could be they could just rip it out and plant grass which is a lot cheaper, just remove the extension of gravel and plant grass. Mayor Bring advised that is what we said, we would give them the option of, if they had a concrete driveway and they had an extension on it and

they go to sale the house and instead of putting that extension into concrete if they wanted to go back and just put dirt back in there and fill it up with grass they could sell the house and there would be no penalty but then if somebody else moves into the house. That is what we had thought of when we had talked about all this. Member Wells stated then that would go back to your point about making sure that going forward, everything is to code. So, coupled with that, you would make some progress. Mayor Bring stated somebody had said how are you possibly going to do all that stuff, just like you saw I had the Property Maintenance Officer go around and take pictures which he did in 2 weeks. He did tell me I can take pictures of the whole city and we would have records of all of it. So, if somebody came in and applied for something all we would have to do is go back and look at the records on file. Then we could say, you guys put this in and it is illegal. Whatever happens, it comes down to ultimately to me because I would have to direct whomever to enforce the codes. That is always what I have always told everybody, I ultimately end up being the bad guy and I really don't care. The only reason I backed off of this was because of opinions here and find the best solution to this without going crazy and having 50,000 people down here screaming and yelling. It is what it is but I will enforce whatever we come up with. Law Director Graves stated along with that, if we are talking about going forward in a manner that there would no more gravel extensions, going forward any extension must be concrete but for those in existence right now we are going to come up with some plan to give you time or it would be corrected upon the transfer. If we are going to do that, we will have to come up with a program to go over the entire city and catalog every existing gravel driveway extension and give people an opportunity to make a border or whatever they need to do and that way down the road if you see one we can check the record and if it wasn't then they are going to get cited. We could say that was a one-time thing and this is obviously a new one because it wasn't part of the record when we did this and that you are going to be cited and you have to rip that out or replace it with concrete. Mayor Bring advised it is actually quite simple, you just keep a file with addresses on it. The Building Inspector would just look at it and handle it, he has to do point of sale anyway. Chairman Jancura stated I am sure you can digitize all that. Member Wells asked how many square miles again? Mayor Bring answered 2.5. Member Wells stated so it is doable. Mayor Bring stated there is 40 miles of road. There was a brief recap on discussion. Mayor Bring recalled we had said that if anybody had a totally existing gravel driveway that we were not going to tell them to put that into concrete as long as they kept it all gravel but to address the appearance of it. Eventually it would be a huge improvement to the city. Law Director Graves reiterated any existing ones that are known as grandfathered, they would need to have at least maintained at 4 inches of the gravel, depth with borders or something of that nature. There would have to be standards. I had a guy in my office ranting

and raving about how he just got cited and his vehicle is parked on gravel and the Police Officer came and said well he about 3 stones out there and the rest of it was dirt. Mayor Bring stated we are always going to get some kind of rebelling like that but is kind of the nature of what is going on. The respect of keeping properties up, if you look in the ditches and see all the garbage, if you go down the bike path and there is a garbage container and you see 4 Speedway cups laying there and stuff like that. The demographics and people's thought processes now are completely different. Back when we used to look at some of that stuff, they don't seem to care that much about a lot of stuff. We constantly are sending letters to people about their properties and stuff and it is a constant battle and everybody says we don't do that – that is absolutely not true. But the process takes sometimes 3 or 4 months by the time you send letters out. Then the people come down and they want to complain about it. We just had an issue over on Sheffield Road over there where the guy had 6 trucks, 2 of them didn't run and there is 2 snowplows and literally had; if you would have taken out a 20 X 30 building and emptied all the garbage out and threw it that is what he had in the yard over there. We have been over there 7 or 8 times in the last 2 or 3 weeks but it is very difficult. It is a process, that is why you have to have codes and you have to enforce them because otherwise things get out of hand. It is like this past year for 3 months I did not have the Police ticket anybody in the front yards, well one of our Officers just went out and there was probably over 200 people parking on the front lawns again. It is just like that that it escalates, one person sees it and they are all doing it. Law Director Graves added they were out today ticketing and city hall was just flooded with calls and people coming in. We try to aggressively enforce as much as we can. Unfortunately, Sheffield Lake is the most densely populated city in the county. We have got almost 10,000 people in 2.5 square miles. Unfortunately, we have a lot of people in town that think that they live in a rural area and want to do things that they could do out in the country side but you can't do when you live in the densest populated community in the Lorain County. Member Wells stated I think when Cathy did her summary, I don't think that it said no new gravel driveways, I wanted to make sure that that was in the minutes. Chairman Jancura stated yes a moratorium on any new gravel driveways. Law Director Graves stated we would just enforce the code as it stands, we will tweak it so the language is clear. That additions must be Portland cement because that was one of the things that I had to address in the opinion, the primary drive has to be concrete but if someone puts an extension, that is new construction. If it is not new construction then the Portland cement doesn't apply and that is why I had to come to the conclusion that yes it is new construction. Chairman Jancura stated I will not be here next month because I will be in Puerto Rico on vacation. Mayor Bring advised I will see if I can't get the number of rental houses so that would give you at least a percentage and also an idea of how many homeowners would actually

be burdened. I don't have any sympathy for landlords, I either do what I have to do and keep it up to code or I shouldn't own a house. Member Wells advised when this Master Plan was done 74.4% of total housing units were occupied by their owner. So, there has been a tremendous shift if that is the case. Mayor Bring stated in the 80's when we had the downturn of the economy, a lot of the ownership went to rental properties. Now I think it is transitioning back because some of the rental houses are now selling and people are actually coming in and buying them. The schools have had an effect on it, we had a brand new school built. People come to Sheffield Lake because we are safe and there is a lot of people coming here from Lorain because they feel much safer. So, there are people that are moving into the community that want to be here. Again, if we are going to have new families coming in we want to make it as nice as possible. Chairman Jancura asked Member Wells if she would like to be Acting Chairperson for March 2017? She answered yes, she could that.

- B) Air conditioners/generators – **None.**
- C) Master Plan – **None.**
- D) Other

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion Wtulich/Second by Wells to adjourn at 7:37 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 February 15, 2017.

COUNCIL PRESIDENT
Richard Rosso