

**Minutes of the Planning Commission  
Sheffield Lake, Ohio  
June 21, 2017**

The regular meeting of the Planning Commission was held Wednesday, June 21, 2017. Chairman Jancura called the meeting to order at 6:30 PM.

**ROLL CALL OF MEMBERS:**

Present: Jancura, Pugh, Wtulich, Erdei

Absent: Wells and Radeff (excused)

Attending: Mayor Bring

**MINUTES:** May 17, 2017 minutes – Were not accepted due to Wtulich and Pugh abstaining from vote due to their absence of the meeting. Chairman Jancura and Representative Erdei advised the minutes are good to go. NO VOTE.

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

**REPORT FROM COUNCIL REPRESENTATIVE:** Representative Erdei reported we will be having the second reading on the HVAC and generators coming up. We are having the second reading on the vacating of Hawthorne. However, we are still stuck on the driveways a little bit, everything is good except for the one paragraph. We are stuck on having like a driveway extension behind the house for like trailers or tractors, etc. We don't want motor vehicles behind the house which he explained.

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

**PRESENTATIONS:** *Chairman Jancura swore in Michael Cloud for testimony.*

*Michael Cloud, 4250 Lake Road – site plan review;* explained this is for review and we are going before Zoning to seek a couple of variances. He advised we purchased the piece of ground on Lake Road which we pulled a demolition permit from the Building Department and will be taking that building down shortly. He explained the intention is rebuild with an office zoned B1 and both adjacent properties are as well. We would like to get this and maybe start in August if we can get through approvals but we may start as late as October. It is a 9600-square foot building and of that you got about 2500 of what I would call office and about 500 of storage and annex space. Functions in the building, 10 full-time employees but no more than 7 are at the office because they are in the field. We will have 7 offices and 1 room for field staff when they do come to office which will serve a dual purpose; storing survey equipment and employee for reports that have to be done. He explained from the drawings that building would be further back off the road. There will a 12-car parking lot and then landscape for buffer. We have talked to neighbor next door and advised of considerations to him; parallel along neighbor's driveway who has a fence and landscaping there, will preserve the fence he has and work to redevelop that landscape

mound. He reviewed drawings; you have 2 parking lots abutting each other which appears to be constant trespass back and forth. Proposal will be to put a curb from the street all the way down to the back of the building with the curb in front will about 8-inch X 12-inch curb w/rot iron fence on top. He advised of river rock and shrubs for landscape. Egress sidewalk that goes around to side entrance to the back where they will be a deck off the back of building. He advised property was advertised as 55-foot lot but in fact it had 55 feet of frontage and as a result we would need a 6-foot side yard variance. Intention was to put as much space on neighbor's side where sidewalk needs to go. There is a requirement that you have 5-feet from edge of property to parking lot and we can only do 3-feet. He continued requirement is 15 parking spaces and we are proposing 12 and arguing that not every business is all the same. The parking lot being contained on all sides with curb except at the street, we will set a catch basin in the center and taper all the gradings and water collected in catch basin. Everything will be kept ADA for access and shed the water by creating a small swale. We are looking at heating the sidewalks because you are right by the lake. There is no need for a Stormwater permit to be pulled. He explained utility wise; existing water tap, previous user had more water demand then we did so the ¾ inch line will more than suffice, sanitary is there, existing pole that was only servicing that building so will get power company to remove and only keep one pole up front and go underground electric communication conduit. It is a tight site but there a place for all the utilities. He provided 3D sketch drawings for the building similar to train depots. We will do all river rock and mulch areas, small bushes and trees. I think it is a pretty attractive building. He gave economic standpoint; payroll – a little over a million, revenue will be close to 20 million, 3 companies involved with largest being a construction company, a design firm and real estate development which we own ICFID; group homes that we design, build and develop for a couple of national builders. That business is growing and that will be significant revenue stream as time goes on. Representative Erdei stated the design I like it but is that going to be on a poured slab or is it going to be 2-block up or whatever? Mr. Cloud advised we like to do a first floor grade beam all around the perimeter, reinforced 2 - #5 top and bottom and then vertical reinforcement coming out and then we like to 2 courses of block on top of that. Then grade is one block down, so you do do a slab but we will do is in-fill all of that compacted 304 except for the last 4-inches. The nice thing about the curb is the grade tapering off. Justin will present that tomorrow as it is my anniversary. Representative Erdei asked I don't see no sign for this building? Mr. Cloud answered that is a good question but we don't get traffic off the street as we are a fairly specialized company, clients aren't necessarily coming in. What we are talking about doing is just above the entrance, you know the old railroad sign which was a nothing more than a nice-looking board that hangs on hooks. Maybe suspending that right above the door, nothing huge.

Also, as far as lighting, we are not going to do site poles because it is really not needed there. What we are going to do is all around the soffit, we are going to do a little 2-inch exterior LED can. So, that will just give that nice dim down lighting enough to illuminate it but not be an irritation to the neighbors. Then some form of a lantern light on each side of the entrance door and on one side of the egress door in the back and on either side of the sliding door by the lake. Those will be down-lighted probably...the architect has something in mind that he thinks is sympathetic to the design. It is some kind of green looking globe or something but it will be shielded down and we would put all that lighting on a photo-cell that will come on when it is dark and off when it gets light. Again, I don't think there is going to be enough there that is going to be offensive to anybody. Mayor Bring advised we have met with these gentlemen; the Superintendent with the Water Department and the Building Inspector as well and we have talked to the neighbor who is very excited because their hours are not going to be as such as a business when the ice cream place was open with all the lights and everything. So, he is very excited about this and I think aesthetically removing that is there and having like this is going to enhance that area over there. Like I said, overall, I think everybody is pretty excited about this. Chairman Jancura stated I have to agree, your building is a big improvement over what is existing there and I like the detail and everything that you have laid out. Member Pugh stated I, too, was impressed of how well you researched it and explained your variances. Mr. Cloud stated well we do this for a living and it is kind of nice to finally do something that you are going to get to enjoy at the end instead of doing all of the hard work and getting a check at the end. A check is nice but we are very excited to do it and we believe that your lakefront there has a lot of possibilities and we are starting to see a lot of homes and we don't like to go to custom homes but we got roped into doing one last year in Avon Lake and since we put that one up I want to say they are down to 2 lots, they are all gone. So, I think that is going to come this way. You already got a lot of it but I think there will be more. Chairman Jancura replied we hope so. Mr. Cloud stated it will be a great place to show up to work in the morning and now we are looking at another building in the Landings which is fine, nice environment and everybody has a window. **\*Motion by Wtulich/Second by Pugh to approve the site plan as proposed. Yeas All.** Chairman Jancura stated we are excited to see this and I think it will be a great addition to the city. Thank you for considering Sheffield Lake and building your awesome building here. Mr. Cloud stated tomorrow night will be Justin for Zoning and the variances are approved but at what point do I come back for the final plan approval, when they are complete. Mayor Bring stated you will go for that tomorrow and I think next month would be back here. Mr. Cloud stated at that point you want full civil design because we will be at that in a week. So, if my site design is 100% complete and the building components that I have here now, that is an acceptable submission. Chairman Jancura

advised yes. Mr. Cloud asked is there a dead line that it has to be in by? Chairman Jancura answered at least a week before otherwise we don't know that you are coming. So, we would need a little bit of notice. Mayor Bring stated they have actually switched their meetings around to benefit people like you coming because you are now skipping a whole month because you are going to Zoning tomorrow. All committee's take off in August. Mr. Cloud advised we will be prepared by next week and if not, early the following.

**OLD BUSINESS:**

*City zoning study* – **None.**

*Master Plan* – **None.**

**NEW BUSINESS: None.**

**CITIZENS' COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee, \*Motion Pugh/Second by Wtulich to adjourn at 7:10 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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CHAIRPERSON

*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 June 21, 2017.

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COUNCIL PRESIDENT

*Rick Rosso*