

**Minutes of the Planning Commission
Sheffield Lake, Ohio
September 20, 2017**

The regular meeting of the Planning Commission was held Wednesday, September 20, 2017. Chairman Jancura called the meeting to order at 6:30 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Pugh, Wtulich, Wells, Erdei

MINUTES: July 19, 2017 minutes – Member Wells made corrections on page 5 of 7, where it says Member Wells under Chairman Jancura which Chairman Jancura stated it says that many times. Member Wells stated where your name is right over mine in the middle of the page. That should be Member Pugh. Chairman Jancura stated read the whole sentence that you want changed. Member Wells advised “Member Pugh stated there would be documents that have that because every government agency, a school district, everybody has to go through and get approval for how minutes are kept, how long records are kept and which records are kept longer than others.” Member Wells advised Member Pugh was on a school board at that time so she would have said that because I wouldn’t have said that. (Clerk’s note: per recording no name was given in making the statement.) Member Wells continued also the same thing, where it says Member Bring advised and it is about 7 lines up and it should say “Member Bring advised we have taped (add **over**) some of the old ones from a long, long time ago”. Chairman Jancura stated, okay, we will have these for the next month. Representative Erdei asked are you going to get a motion and a second for the acceptance of the minutes? Chairman Jancura advised we can’t accept it because there is changes to be made. I can’t accept as is until they are corrected officially I don’t think I can do that unless Kay starts to tell me otherwise.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE: Councilman Erdei advised the driveways and materials, that passed as well as the air conditioners and generators. Chairman Jancura asked passed as is as far as gravel driveways and everything else as recommended? Councilman Erdei answered we thank you for your input, we did a couple of touch-ups. Chairman Jancura asked what were the touch-ups? Like no grandfathering? Councilman Erdei answered yes, that was one of them because $\frac{3}{4}$ of our city has gravel driveways. They also added the borders to them, which will aid in the appearance so the gravel does not spread. Chairman Jancura asked even for the grandfathered ones? Councilman Erdei answered yes, they do them over. I am very grateful for your input. It did help, we were working on that thing almost over a year and a half. So, we just touched up a few little things and everybody passed it. Chairman Jancura stated, that’s awesome. Councilman Erdei stated the one change was

with the backyards which we eliminated and just kept it to the front of the house because we were talking about people thinking they could concrete their whole backyard and we didn't want that because it left that part open. So, in case we run into something we can always go back and revise it. Chairman Jancura stated 90% of our language was accepted, I would call that a win. I am happy about that and I did not expect that part to go anywhere. I thought it would go down in flames. I am happy about that, I mean it is going to be a long road, but that is going to be an improvement in the look of the city on an on-going basis. Councilman Erdei concurred we have some guidelines now, where we can control it better and we have the snapshots of every driveway in this city. We just have to put it on a computer and there is the picture. You pull up an address and boom, you have got it. Chairman Jancura advised so if you try and do something. Councilman Erdei concurred all we have to do is pop it up on the computer and there it is. Chairman Jancura stated excellent.

REPORT FROM ZONING BOARD OF APPEALS MEMBER: None.

PRESENTATIONS: None.

OLD BUSINESS: None.

City zoning study – **None.**

Master Plan – Chairman Jancura advised this is our business for tonight. Member Pugh asked has there been a census since 2000? Chairman Jancura answered yes. Member Pugh asked couldn't we just input that information, it would be just helpful what the new census has – on page 2? Chairman Jancura asked Kay, if there is any way you could get us the last US census for the City of Sheffield Lake. Member Pugh continued is there any discussion and I know there is cost involved and I don't know that the city necessarily has the money. I mean before we would go through this whole piece of Planning, is there any talk of doing another survey that would give us new incite and information into what the community wants, isn't 17 years long enough....? Chairman Jancura answered I am sure that we could do another one if that form is still around, it would definitely slow us up if we are not going to do anything until we do that survey. You are talking another 4 or 5 months out. Member Pugh advised I know and that is why I brought it up because if you are going to do a survey you don't want to put in all the time into meeting over this document until you have that survey to drive it. That is why I thought I would speak up first, if it is not something that the Planning Commission wants to put forth. Chairman Jancura answered at this point, it is probably a little bit late to do that. But how about this, if we have some sections that we have questions about, we can formulate the survey around those questions. Like for different areas and such like that. For the most part; this was not drafted by a Planning Commission. Planning Commission back then I wasn't even on it. They had no power or anything and they did not write this. Part of what this is now is since they have given more authority to the Planning Commission, they want us to mold the vision of the future of Sheffield Lake which might be kind of scary. Member Wells stated this document is 10 years old and

in many ways, is obsolete. I mean in other sections that I have marked, like the St. Thomas School that is not open. There are just places all the way through. Most Master Plans are 2 to 3 years, I mean they are revised, revisited every 2 to 3 years. Even 5 years, today is too far out, so I struggled with that when I reviewed this because it seems to me what we are really being asked to do is to rewrite a Master Plan, the whole thing. Chairman Jancura stated yes, you got to have a place to start. Member Wells stated so our first step is just to go through and see what is salvageable or what needs to be changed. Chairman Jancura stated that is the kind of input I am looking for, where do we start. We have these highlighted sections and honestly, I don't know what their meaning is by highlighting them. I don't know if that is something that is directed at us or if somebody just did it. I have read through it and I have seen a lot of things that need to be updated. That is where my question lies, do we want to take it in order; page 1, paragraph 1 and move on. Or pick out certain sections that are most problematic or maybe easy. Member Pugh was recognized and stated when they highlighted things on the result of the survey, we can't change any of that because that was the results of the survey. The other thing is when you go through it, what parks are still here, what parks have been updated. That could be maybe where you got to start first making notes on each page. The history is not going to change unless you want something more and it stops at 1933. But in other things, such as; population, do you just make notation population update information 2013 census. Community survey, open discussion with the Mayor or Council on doing new survey. When it comes to listing parks, there are new parks. I don't even know what all the new parks are, so I can't offer you input. Other parks and outdoor facilities. So, who can we go to and then the Police Department. We ought to give this to the Police Department and ask them to edit it for us. What would they like to see edited in there, what new information do they have, do they still even have a bicycle patrol. So, when I went through it, I really struggled with taking some of this and who do we take that too. Who in the Fire Department, who in the Service Department, who wants to edit, I can't edit. Chairman Jancura stated we are going to edit and if we would want input from them, we would ask can we meet. They are not going to be editing anything. This would be us doing interviews or what have you. As far as the census stuff, I think if we include census facts from 2001, we will be ridiculed. Most likely, we are to delete stuff from that census section because that is old. The city has evolved tremendously in these 16 years. Member Pugh stated well, look what has happened to the Fire Department, it's fabulous. Chairman Jancura stated a big expansion as to where it was. So, that is where I am going, where do we want to start. Member Wells stated maybe we should start by making a summary of all that has been accomplished so that we have something that people can feel good about. There is a lot in here that was recommended and accomplished, both at the parks and then the lakefront. A lot has happened, the whole boat launch. Chairman Jancura advised I think that is a great idea and I think the good way to integrate that is when we go into each section that we note the original Master Plan and then note we have accomplished this

in that area and now we are looking to do this. Member Wtulich stated I think we probably have to start from page 1, maybe do one quick pass to identify what has been accomplished, if we can obtain a list of projects that might be in the pipeline with the city that we don't know about. I know that Pat Hastings has done some grant writing in the city that maybe there is things that we don't even know about. So, that we are not taking up time about things that are already in the works. That is pretty much where I am at. Chairman Jancura stated that is fine, this is just a little bit of the dream vision that we have for the city within some sense of reality unless somebody wins the power ball that lives in this city and then we could probably do everything on this list because that will be a lot of money. Councilman Erdei stated I do know that Pat is still working on the grants for the Community Center for the addition and he has got some but he is looking for a lot more. He is supposed to get us updated at the next meeting. So, I just want you to know that the ball is rolling already. Member Wells stated so, that is an example. Councilman Erdei stated so, that is one step going in the right direction. Chairman Jancura stated this is the information I want because this first meeting on this is kind of like the strategy meeting on how we are going to address it. I like that we have specific recommendations and also more general recommendations on where we should go on this. I do agree that a lot of the history of Sheffield Lake is not going to change. I don't know if we are going to amend it to add a couple more things and such like that. But that is probably not going to change, but maybe to be added onto, maybe another paragraph or so. He continued as far as population, that is not something that we need additional information to update that. As far as the community survey, again, I think that is something that we are going to have to delete because it is old. So, maybe we put out a new survey and that would be fine and we could update that. I would be happy to work with everybody on drafting the new survey that we can try and distribute if we want to keep that section. If you think that is important, I will ask that question now. Do you think we should have another survey? We are going to be the ones responsible for drafting it and putting it together. Member Wtulich answered, I think the results of this survey was the basis of framing this Master Plan and the city has already taken the city in the direction of this plan. So, if we were to do another survey I think we should keep that in mind, there is no use in recreating the wheel. So, maybe as we go through we make a new list on the issues that are applicable today or as we go through any new issues that might arise, we could tweak things rather than using the same questions that were probably asked back then. Chairman Jancura stated I think if we go that route, we can't draft a survey right away until we start going through this and coming up with questions about those certain different areas that we can do a survey and then we can distribute and maybe integrate before a final draft. Does that make sense or no? Member Wtulich answered, I think it makes sense, I guess I just don't think that we will know what questions until we are going through. Chairman Jancura stated that is what I am saying, as we go through this perhaps that will lead us to... especially if we come up with enough questions. I mean, if we have 1 or 2 then maybe that is not worth a survey.

But if we come up with enough issues where maybe that should be part of a survey that it justifies putting out another survey and us drafting it and distributing it and such, we would be willing to do that. Member Wells stated the other thing is that by the time we get through this, we may have a whole different set of topics, we don't want to limit ourselves. Chairman Jancura answered they may not be applicable at all, I completely agree. What I don't want to do is sit there and take those survey questions and issue them again because it is a different time and we have gone further and such like that. The city changes, especially as Avon Lake and the cities around us change we change, slower but we change. I think that is smart thinking, not to just recreate the same questions and send them out again, but see as we go along if we have enough questions, then we will put together another survey and try and address that then try to integrate those responses back into the Master Plan. Chairman Jancura asked do you think that is the course of action that we agree on. Commission all agreed/no nays were heard. Member Wells stated I also think this Master Plan is too broad and too vague. So, we have already talked about starting each section with what has been accomplished since the last Master Plan. Then I think we need to better organize what is in here in each section. Are these the things that really cover this section today and then you know, we develop that. Then we need to have at the end of each section our recommendations. Chairman Jancura stated I see this being a summary, we should improve this. We should improve the Police Department, we should improve the Fire Department, well yes, but how about being more specific and that is a good goal because this is lacking in specifications as far as that is concerned. Member Wells stated do we have a vision for Sheffield Lake. Chairman Jancura asked I don't know, do we have a vision? We need to be on somewhat the same page as far as the direction in which we want our city to go because that is what they are really looking for, our combined vision. Member Wells stated vision for the future. Chairman Jancura asked Councilman Erdei, I want to hear your vision for the future for the next 15 years as to where this city should go. Councilman Erdei answered my number 1 concern is that shopping plaza, I think that is a beautiful piece of real estate and if we can get somebody in here to modernize it or tear it down and put something in there like I saw in the paper and we were all laughing about it. What would you call it, like going under Lake Road, the channel to boat docks in there and have condo's go all around it. You didn't see that, it was actually a channel with a bridge over Lake Road going to boat docks in that whole parking lot, they could dock and have condo's and houses built all around it. We were at the meeting at the Community Center by Northcoast. Member Wtulich advised I have seen several emails on that but haven't paid attention. Councilman Erdei stated they were the ones that were getting ideas and Dennis was even laughing and telling us well, if anybody complains about Lake Breeze not getting done, we are going to be digging it out anyways to put boat docks in. Member Wtulich stated that is along the lines of what I was talking about earlier, things that are in the works or things that people are looking into, that would be another thing that we need to look into. Councilman Erdei stated I would like to see a little bit more businesses

move in, I hate to see businesses move out of Sheffield Lake. Then again, if we could get somebody to improve it or even put a restaurant in there. The problem is a lot of our people or people out of town, don't sponsor our restaurants now. The majority of the time you go out to dinner, you are going to Westlake or Rocky River or Cleveland. In Lorain, Jimmy Andrews, the owner of Jackalope, he told me that the majority of his customers are from out of town. He said that even the people from the boats don't even come in here. He said the majority of them are all out-of-towners. Chairman Jancura stated he is more of a destination place. Councilman Erdei stated right. Chairman Jancura stated we don't have a restaurant in the city that is a destination restaurant. Councilman Erdei stated the majority of our property is privately owned too. So, it is kind of rough and that is why I was glad your plan review came up on the architect on Lake Road. I am glad to see that go in there, although some people disagree and said oh, I would have liked to see another park or something. Chairman Jancura stated, we have a lot of parks. Councilman Erdei concurred yes, we have got a lot of them. Chairman Jancura stated for the size of our tiny city, we have a lot of parks. Member Wtulich stated that brings up another thing, is there a way that we can get a map of what property the city owns in Sheffield Lake. Chairman Jancura stated I would guess so and I don't know who would have that though? Councilman Erdei answered the Law Director or Pat Hastings, one of them probably has what properties the city owns. The only ones that I know are the parks on Lake Road on the lake side. We do have some parcels in the city that we do own that were donated to us but are nothing big enough to put a commercial building on. The only industrial part of the city is in that red part right there on the map which is small. Chairman Jancura stated the big thing with Avon and Avon Lake is they have a lot of forested land, a lot of land that was undeveloped that we just don't have. So, we deal with what we got and that is our discussion. I do believe that improving our industrial area because we have Pleasantview and then we have the old Abbe Road Lumber and stuff like that. There is enough room for us to have businesses there, but no business is going to move in with the road of Pleasantview being as it is because it is gravel and potholes. In getting a decent size semi-truck down to turn off of Walker Road and onto Pleasantview is not happening, they cannot make that turn. So, what does that say for an industrial area if you can't bring a semi up it. So, I think looking at industrial and business areas and looking to improve those would go a long way. Councilman Erdei advised I don't know if anyone noticed, but they are knocking Abbe Road Lumber down, that owner is moving forward. Chairman Jancura answered did he have a plan for it? Councilman Erdei stated I don't know, Dennis didn't tell us, but I know that he is supposed to start knocking down those buildings and keeping the one building that is in good shape. But we will probably be getting it down the road. Chairman Jancura asked is it going to be city property? Councilman Erdei answered no, he is building a Tech Building for trades. Chairman Jancura stated that is cool, kind of like an educational thing. Councilman Erdei stated yes, something like that and it is supposed to be pretty nice. So, that is what he has been doing and it is a move in the right direction. It is better

than seeing those funky buildings, roofs and such. Member Pugh stated, is there any need in this area, you know a lot of people that live in this area go up to Sandusky and other places to dock their boats and if there were a marina here. I think of even Vermilion with its little boat club. Would something like that bring people to the area and then there would be a need for some restaurants? Now, I realize it would be seasonal but still it would bring revenue in because people would also keep their boats there. You know, you need some facility to bring the boats out and all that. I was thinking you go all the way out to Vermilion. Has anyone ever thought about... because I was thinking you go all the way out to Sandusky where maybe if it was closer. Chairman Jancura stated I think there is some truth in that, the problem is you want to set up dockage. The topography of Sheffield Lake along the lake side is we have cliffs that go down. So, to put in boat docks, what you are talking about is taking out some multi-million-dollar property to dig out and put one in. I think it would be good for the city, but where are we going to put it. Member Pugh stated we already have it, isn't Harbor Walk a marina and outside of Jackalope's is another part of that marina. Chairman Jancura stated that is a big marina and I don't know that we could compete with that and I don't know that that is financially feasible. Member Pugh stated I don't, when you said takeout million-dollar homes, that is not happening. Chairman Jancura stated it would require quite a bit. I like what you are thinking but if we could have something in Sheffield Lake that would be a destination place to bring people into the city. I don't know what that would be, the easiest thing would be some premium restaurant that is good enough that people come to the city, then you can start to build around that with some kind of upscale something and go from there. That might be something in a redo of Shoreway Plaza that could be done. It is not going to happen inside any existing structure there, that is way too 1950's. Member Pugh stated I just think of Little Vermilion with Chez Francois – hello, people drive all the way from Cleveland to go out to Vermilion and what they want is something by the water. We have the water and we have the lakefront and we have parks on the lakefront. Is it not that this couldn't be expanded into something, but how do we develop and I would have no way of knowing that, I am not a business person. But I just think that that should be a vision for the city and we have a prize, we have Lake Erie. What can we do to develop that because Vermilion built that into something and I realize that it is seasonal but still a lot of people come there. I am one of them that loves Chez Francois but how do we do that because we have communities around here that could more than afford to come, could more than afford to dock a boat and could more than afford to come. Councilman Erdei stated myself, I like what Lorain is trying to do over there across from Lakeview Park. What I would like to see is a boardwalk going so far wide enough for people and put a restaurant right there on the end of it. That is my vision, I would like to see a 75-foot boardwalk built above the water so high on top of the boardwalk. Chairman Jancura asked in the lake? Councilman Erdei answered on top of the boardwalk in the lake. You see that a lot through Louisiana and all through there in the tributaries. There are a lot of restaurants when I was in Maryland, we ate right on

Chesapeake Bay, we walked all the way out and there is a restaurant there. Chairman Jancura stated the challenges are that there is going to be a lot of heavy duty construction that has to withstand freezing and wind and such. So, it is basically going to be almost what Lorain did as far as extending along their huge boardwalk and such like that. Councilman Erdei stated the old east pier. Chairman Jancura stated anything is possible with enough determination and money but you also have to figure that we are looking for the biggest bang for our buck because at the end of the day, somehow or another the city is going to end up helping whatever improvement is necessary to draw that business in the first place. I like what you are thinking and I want to hear more of that and those are things that are real things that we can try to achieve and that would make a real difference as opposed to the generalized recommendations that we have in this existing one. As far as what we could do to try and create some sort of destination point here in Sheffield Lake. The restaurant is a great idea, we do have the lake which we can always leverage off of that a little bit. Member Wtulich stated the walking trails. Chairman Jancura stated aww, the walking trails. Member Wtulich stated I don't know if there is any way to expand on that. Chairman Jancura stated they are very nice from the lake up until Ferndale and then after that they are just rough gravel. Councilman Erdei advised you got the path that goes right along the ball fields and goes back over a bridge and goes down along the little creek right there. We are getting held off by the Metro Parks in connecting it with them to go all the way through to the actual Colorado Avenue. Member Wells stated yes, that is what I was going to ask about the Metro Parks because they have been very good about working with other cities. Councilman Erdei stated, but the EPA is messing around too about the wetlands and that. But that is what our original plan was 2 or 3 years ago was to connect, that way you could go across Colorado Avenue and all the way through to south Lorain and all the way through to Elyria. Member Wtulich stated, we walk the trail every day and there is always deer and people walking, people riding bikes, people running, walking their children and animals. Councilman Erdei stated I think we have to better advertise that too, off of Lake Road have a nice sign or something at the bridge. Member Wells stated, but there is no parking. Councilman Erdei stated that is just it, but people that ride their bikes or walk down Lake Road can see that sign and stroll through and say oh, this is nice. Then, they could park at Ferndale Park if they wanted to, just take a stroll from there to the lake and back. My wife and I ride our bikes through there, it is really nice. You wouldn't believe you were in Sheffield Lake for a minute, but we have got to have some advertising on that. We have been negotiating with the Woodshop on making new signs for our city and that because they did the one at Memorial Park, to have a sign like that made would be a couple thousand dollars easily and we negotiated with them so when we need a sign they would be glad to make one for us. But we do have to advertise it better and that is a problem with a lot of our cities and we discussed that at that Northcoast meeting, the signage is poor. Member Wells asked what meeting? Councilman Erdei answered the one at the Civic Center for the Northcoast Trails for Lake Road. Member Wells asked

can I ask what is happening with that? Councilman Erdei answered they have the meeting in Avon Lake and then they had a meeting in Vermilion and I think the next meeting is Lorain Community College. They have had 3 meetings already, I made it to the one where I saw you guys at the Community Center but I couldn't make the one in Avon Lake but the one I went to had the same turn out and the same suggestions. So, citizen wise, everybody is on the same page, it is just getting to get the ball rolling. I know they are doing Lake Road right now, they are doing that to where they are going through with the bike trail which they started all the way from Vermilion past the Ford Plant and they are working their way down West Erie, they are going to eliminate to have one lane on each side and a bike lane. Member Pugh stated I talked to someone at NOACA, she is the Financial Director and a friend and they do a lot of these grants plus they are paying for the turn-around over there on 83, they are paying for step thing over here at Miller Park and they will help a city write their grants and I am wondering if anyone is working with them. They put in sidewalks, they are big on sidewalks for ADA capability and one of the things that we have complained about is that we don't have sidewalks on Lake Road. Does anybody work with them to write? Councilman Erdei answered Pat Hastings works with them and they have helped us out a lot and I am still kind of arguing the point because I want sidewalks from the gas station all the way to the corner of Lake Breeze. They said well wait, we have to see what is going on with this other stuff. Me and Mark Cizl have been pushing it. Member Pugh stated she (source) said that anything for ADA capability, that they are really into that. She (source) said that they would help to write the grant especially for sidewalks because they do those a lot. That is one thing that they do a lot because you know a turnabout or like these steps, that is a big expense, but comes up less often than sidewalks and things like that. Councilman Erdei stated well, from what Pat was saying and what I understand is that they could give us that, but he would have a better opportunity of having asphalt put in there for a sidewalk than concrete. Member Pugh stated that is not what Northcoast is saying, they are looking at sidewalks. Councilman Erdei stated I wanted to see like the poles that we took down from the Community Center and have them lines and have a path. It would be a sidewalk of asphalt, but it would be coming from Speedway to Lake Breeze. You look at all our people even when our Community Days are going on, how many people do you see walking right next to the road. Chairman Jancura stated there needs to be a sidewalk there. Member Pugh stated I would think that they would pass that before they passed those steps that are going to the lake at Miller Park. I mean that they are doing it like they do in Lakewood with the big wide and I was like oh, like that is necessary. So, I just don't understand why someone isn't making that effort. I know that Hunter for Sheffield Village, he is always at NOACA meetings and he would support Sheffield Lake in a moment. Councilman Erdei stated I am going to make a note of that for Tuesday's meeting because I have been slacking off on those sidewalks because they heard me enough for a while but I am going to bring it to their attention again. Member Pugh stated well, Suzanna said that she would connect anyone, she

would be happy to talk to anyone and get them connected. She is their chief financial officer and would be willing to, you know.... she lives in Avon Lake, she knows that this is really the direction that it is going and my husband is a paraplegic and so I tend to want. We can do very little here. Representative Erdei asked can I ask you her name? Member Pugh answered Suzanna Merlone. Chairman Jancura advised we have about 5 minutes left, is there any other thoughts on what we are talking about like the walking path improvements or what else that could make us a destination point. I mean, if you had some sort of a shop that was an exclusive shop. Member Wtulich advised the problem with shops is that everyone shops online now, I just saw an article yesterday announcing more stores closing because of online shopping. Unless we were to take on like a Vermilion vibe where you have the cute little craft stores and the candle shops, but I think that works when you have a collective; you have like a wine bar next door to it. Member Pugh stated plus, you have people coming because they are coming to the lake to spend the summer. First, you have to create something that is going to bring them in and like I said before, we have the lake, what do we do now. Member Wells stated well, we are only 2-1/2 miles long, that's it and most of that 2-1/2 miles is already built. So, unless whatever you were reading about....that Shoreway. That is the biggest...really undeveloped space that we have. Member Pugh stated, but it is a treasure, I know when you look at it now you might not imagine that. When I go by there I think, oh my God. Member Wtulich stated drive by at sunset, every single night and the Boat Launch parking lot is packed with people just stopping to watch the sunset or to take pictures. You have amazing views there. Member Wells stated it is very unique and very rare. Chairman Jancura stated that is why I think to a certain extent that a lot of our Master Plan recommendations focus are on the redevelopment of Shoreway Plaza and how the city can best benefit from its redevelopment. I mean I remember when they came out with the plans and they have multiple buildings, shops and apartments and such like that, that was all good, but trying to make a tiny, mini Crocker Park so to speak. I don't know if it is that type of thing that we want to look at, again shops don't seem to bring people in unless you can bring Crocker Park level of shops which now you are competing against Crocker Park and we can't do that. Member Wtulich stated or even Avon Products. Chairman Jancura continued if we can be unique which all of this is going to require thought and debate and such until we can really come up with it. What do you think about it, do you think that Shoreway is the critical point in Sheffield Lake to make the most bang for our buck changes so to speak? Representative Erdei stated I do have one suggestion and all of us have talked about it, but you have to have a shopping center that has full capacity to bring people in and when you can show investors that you have all of your rental property filled up with tenants, that is a plus for a developer to come in and suggest doing something. Member Wells asked are we still open here, the one thing that I would caution about as we think through what would be a destination is that businesses generally don't want to be on the lake because that cuts 50% of their potential business. So, for example, Giant Eagle left where Apples is now and they left

because they didn't have enough volume and they didn't have enough volume because they don't have another city in the lake that provides that other 50% of their volume. You know that mall in Avon where Walgreen's is, well they had a great Giant Eagle there and Giant Eagle closed that one down too because they couldn't get enough volume. Parker's, that has been 3 restaurants in as many years. So, if we are going to be a destination it has to be I think – the lake. Instead of the lake being the barrier, it has to have something to do with the lake. Chairman Wtulich stated the lake will be what ultimately makes it more unique. But we still need to have something, the lake itself is probably not going to be enough because there are bigger areas experiencing the lake but we are going to need a combination of stuff. Member Wells stated yes, but stuff that is related to the lake, so that the lake isn't a barrier, the lake isn't a 50% population barrier but rather the lake enhances what it is that we are developing. Representative Erdei stated a nautical theme kind of really. Member Pugh stated, we are just bringing in those architectural firms, if I was the Mayor I would be talking to those guys because they are now going to put people in their conference room and they are going to look out to the lake. I would start telling those people you know we have a hidden treasure here, but we are looking for a developer because somebody could come through that would say because you know the lake is limited to people and that is really what draws them to Vermilion. Have you ever seen the Sandusky mall, you don't want to shop there, but would you go to Sandusky... sure because they utilize their lake and it needs an investor that will see that vision and realize that there is a limited space there. Like you said, show them that sunset. It doesn't have to be shops, it can be other things that you put in housing, you put in restaurants, you put in docks, you put in things that will draw people there to be by the lake. That is what will bring them from the other communities around here, especially when you go further south, that they are not going to get at Crocker Park, they are not going to get anywhere else and you have possibilities. Chairman Jancura stated, we have a lot of awesome ideas that I think that we can build on. We have used our hour, does anybody else have anything to add before we go that we can think about for the next time we meet? Member Pugh stated I have one thing for Kay, she doesn't have to print me out a copy of the Master Plan every time I come in. I have my copy now. I feel badly for her, every time we come in, every time we come in for these meetings I get another copy of the Master Plan and I think I have killed another tree. I don't know about the rest of you, if you keep your copy. Chairman Jancura stated I am all with that because I have my copy too. Member Wells stated I do think that we need to make up our minds at least at the next meeting whether we are going to do what needs to be done and have a vision because if we have a vision then everything else will follow that vision because the sections that we select, the recommendations that we make are going to be to actually recognize that vision to make it happen. Chairman Jancura advised I have a problem of talking a lot and not communicating well. I completely agree with you and what I am wondering is when we are talking about the Shoreway Plaza, that could be most of our vision and everything else kind of builds around that because

if we can turn that property around to be something big we have done something good for the city that probably hasn't happened in 20 or 30 years. So, we would be the heroes. Yes, I think the vision of what we have whether it would be just the Shoreway Plaza or adding a couple of other things to it and so forth, but I think that is going to be the driving force in putting it in the Master Plan because that is what a Master Plan should be in the first place. Basically, writing down the vision and then breaking it down into steps and goals to make it more achievable. Does that make sense, I think we are all on the same page as far as that is concerned. Member Wells summarized content of discussion, vision and goals then page by page review of the current Master Plan, identifying sections and how they are going to be organized. She continued we talked about starting with accomplishments, identifying what we need to do to reach the goals, identify the new sections, for example; being a destination, walking trails, redevelopment of the plaza and then recommendations. If each section had those parts in that order, then we would have a much more organized and I think inceptive Master Plan. Chairman Jancura stated I agree, it is not enough to have the vision it needs to be clearly articulated in such a way that people can understand. That's okay, here is this and here is how it could be done. This is a big deal that we have been charged with and I wouldn't be surprised if this takes us all through the winter and into spring to really start to form up and be something and that is okay because if we rush it, it is not going to be good. The more we talk about it, the more we knock heads and combine our brain power. We have got a lot of brain power sitting at this long table and I think we can come up with something that is significantly better than what this was. Member Wells stated I am just inspired by the fact that the Council accepted our recommendations. Chairman Jancura stated I am in shock and awe. Representative Erdei stated it takes a lot of ideas. Chairman Jancura stated quite honestly, I give most credit to Councilman Erdei who defended and argued position to the rest of the Council so well that he help make it happen. (applause was heard) Representative Erdei stated well, I had help from Rosa Gee and Steve Kovach. Chairman Jancura stated without you, I don't think it would have happened. Member Wells stated, please keep coming. Chairman Jancura stated he is compelled, he is on the attendance list.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion Wtulich/Second by Pugh to adjourn at 7:40 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

CHAIRPERSON

Acting Chairperson Angela Wtulich

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 September 20, 2017.

COUNCIL PRESIDENT

Rick Rosso