

**Minutes of the Planning Commission  
Sheffield Lake, Ohio  
January 31, 2018**

The regular meeting of the Planning Commission was held Wednesday, January 31, 2018. Chairman Jancura called the meeting to order at 6:32 PM.

**ROLL CALL OF MEMBERS:**

Present: Jancura, Wtulich, Pugh, Wells, Wright, Erdei

Attending: Councilperson Gee

**MINUTES:**

January 17, 2018 minutes – \*Motion by Wright/Second by Wells to accept the minutes as corrected. Yeas All.

Member Wells corrected page#2 of 13, about 6 lines up from the bottom it states we reworded all of the statements in that section to be positive statements like they were in the water bill. It wasn't the water bill, it was the Village of Waterville survey. I thought that was important enough to change because it is using a survey. Chairman Jancura advised otherwise it is a bit confusing, I have no problem with that correction.

**CORRESPONDENCE: None.**

**REPORT FROM COUNCIL REPRESENTATIVE: None.**

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

**PRESENTATIONS: None.**

**OLD BUSINESS:**

*City zoning study – None.*

*Master Plan* – Member Wells stated, we talked the last time to Councilman Erdei and Councilperson Gee about the Zoning Study and you kind of implied that zoning wasn't going to be changing and I am only bringing that up because as we work through the survey, you are going to see questions about zoning. So, if the city is not going to be doing anything more with zoning, we might want to keep that in mind that maybe if there is going to be no changes then why ask questions. At least something to consider, that maybe there is a question that you really want to keep because it is relative to something else. Member Wright stated I think you asked the question to see if you might want to consider changing something. Member Wells explained I just want you to know at this point because we always see monthly, are there any city zoning and so, I really felt there was some study going on and I wasn't sure what that was. Chairman Jancura advised what that was a long time ago we submitted recommendations to City Council as far as changing B1, B2 and different things. So, it is going through their process of approving it. What we did is we took the whole map of the city and laid out; okay a long Lake Road it should be more business then residential for some areas of it and so forth.

Member Wells advised that helps, that was some background, I didn't have. Chairman Jancura advised so, hopefully it will go somewhere because as far as business development in this city, that is going to be key in having proper zoning in place. Member Pugh asked does everyone have a copy of the new survey? Chairman Jancura answered, I do, but somehow the blue never printed out on my copy. But that is alright, I looked at it and I know what we are talking about. Member Pugh stated just give this copy with blue and I will keep my copy. Chairman Jancura advised going from page 1, compiling differently. You can compile it altogether, but it would be I think compiling at one time just the owners apart from the renters which would give us a little bit more true input as to questions directly involving an owner of property. Does that sound agreeable? No nays were heard. Chairman Jancura continued further, as far as wards, I think having a map of the wards that shows different streets and all of the sections that is going to be important because most people do not know what ward they live in. Member Wells asked are you suggesting then that we take those blue statements out? Chairman Jancura stated the blue statements are always going to come out, what we will do is say and there still might be an asterisk\*, what ward do you reside and look at exhibit a and that is going to be a ward map on the back of that survey. Member Wells advised the only change in page 1 is number 1 and that is the age of respondent completing this survey which we talked about at the last meeting. Chairman Jancura stated which I think is an excellent point.

He continued I don't see any *points on 7 through 18*, so are we happy with how that looks now? No nays were heard.

He continued the next is *Future Land Use/Development – add a section of the Sheffield Lake Marina District Conceptual Site Plan*? Chairman Jancura advised I think that is not a bad idea. The only issue I see is, if somebody is going to complete a survey on it, then they need to understand or needs to be some description of what that plan actually is so they have an idea of what they are being surveyed on. I know I am not the right person to write that paragraph on what the conceptual plan is. Do you think that would be Superintendent Hastings? He advised so we are going to ask for his input and I am sure he is going to give his input on all of this. Member Wright advised I am not necessarily in favor of adding anything about the marina district conceptual plan simply because it may come off as sort of a promise from the city where there is no guarantee whatsoever that that will ever take place. It is something that they are working towards and it would be years in the future, likely a decade at the earliest of ground breaking. There are so many that could happen to make that never, ever become a reality. So, I think to plant in the minds of the respondents at all and if it doesn't materialize would seem like a failure or a shortcoming. Member Wtulich advised I am in agreement, I think unless we have some question that we are wanting input from the resident I don't know if it is necessary to include it. Council Representative Erdei stated the one thing is you have to realize that if you want it to be a business area again with housing above, or if you just want it to be totally a marina then you are not really going to get any kind of

money in. I mean we are trying to develop businesses in this town and if we turn the plaza into a marina then it is not going to benefit us as a citizen and that is what our idea is to try to bring businesses into the city. All of a sudden, now everybody is all happy about this project about a marina. You have got to realize you are going to put a lot of people out of business. Councilperson Gee advised I attend every meeting and I am on that Board and we were originally told to go to the furthest extent of our mind and reach out for the non-existent to create the original plan and then work down from there. The marina also has plenty of businesses located in it, but the fact, keep in mind the fact and the expense of doing a bridge on Lake Road tall enough for sailboats to get under, you are talking one bigger than the one by Black River Landing. Member Wells advised because it is a Bascule Bridge. Councilperson Gee answered yes, so we have to keep all of that in mind and I highly agree with Mr. Wright on if you put that in the survey, that was something that was created at the furthest most point. Look at every city's drawing that they did, all of them are extremely unique, extremely high-end. These are things that we don't want our residents to think that we are spending the tax money on something like that when this still in stages way at the beginning. Chairman Jancura advised it sounds way too premature for us to survey that when there are more important current issues that aren't the pie in the sky. Member Wells advised I think there is a way to get around that a little bit, I agree, but Mr. Wright had something in his notes that I particularly liked and would be something that would begin to help you form some. In the Waterville survey, they had 4 questions and they really broke down; if you would like to see more retail which kind of retail you would like and maybe asking some of those questions would begin to give the city some idea of what people would like to see more of in Sheffield Lake. It would also be something that the Mayor could take, IE; if someone said I want a store front over by Apples. He could say, well you know we did this survey and more people would like to see. I don't have the Waterville, I left it in my car. Member Pugh stated I have, it is questions 35 through 38; whether you would like to see more clothing stores or Barber Shops. Councilperson Gee advised for clarity, you mean the Waterville community survey because when I heard you saying it, it sounded like water bill and that might be what Kay was picking up. Member Pugh continued they broke down 4 questions to really get a nice handle on what kind of business services people would like to see in the city and so, you might not tell them this big dream but at least you would begin to pull in. I think that you have that in one of your notes and I thought it was very good. Member Wright stated I did and I got some of that inspiration from that Waterville Community survey because looking at this, it is very dangerous to pose any question that may create an expectation, we are simply trying to gather information and the data that we use and I think that the main priority or goals of this survey is to refresh the information that Mr. Hastings uses in going out for grants. Then number 2, that one I thought was important to include more specific kinds of categories of business is when we are looking at that pie in the sky vision of the marina and the surrounding business and residential complex. That is kind of, we could use that there

to support our grant writing or our plan and how we are targeting those types of businesses. Member Pugh stated exactly I thought maybe this would be a good time to bring that up, rather than you know you don't want to show them the plan at least gather some useful information. Member Wells stated the other thing that you need to keep in mind, I think, is that we did agree I think back at our first meeting that the Shoreway development, whatever it looks like in the end is the core of the Master Plan, it is the heart of the Master Plan. It is really the big thing that we are looking at. When Cathy and I looked at the Village of Waterville survey that those questions that Jonathan suggested is the perfect solution and then you don't have to put the pie in the sky in the survey. Chairman Jancura concurred you just put the redevelopment of Shoreway Plaza, what would you like to see more of or what would you like to see. I think that is an excellent way to solve the pie in the sky and yet get what we need for something more concrete that actually could happen. Member Pugh asked do you want to look at those particular questions. How many people haven't seen this or don't have it tonight? Everyone acknowledged that they have questions. Member Pugh advised they might fit better later in the survey, especially when we say look at commercial businesses. You could say, would you like to see more business, less business. Why don't we actually list some businesses that they can choose from because for them to say yes, I would like more business, we are kind of clueless whether that is retail or whatever. I think they break theirs down into retails, specialty, additional services and economic development, office buildings, light industrial. I know you don't want that one at all because we don't have a lot of but at least you would be giving them things to choose from and that would help you so that if the plan moves forward and say you want to build a marina, what kind of shops would you like to bring into it. Chairman Jancura stated I agree and I think the basics of the questions are good, the one that says Walmart – we are never going to get a Walmart. I think it is an excellent idea so, do we go through and determine what questions we want to have put in there. Member Pugh advised I think when you get to 22 where you get to commercial businesses/light industrial, why don't we put them in then? Let's first deal with preferences because that is more housing. Then rank in order of importance, you know; the roads, storm sewers, sanitary sewers and parks. Those come from the previous survey, which I think are important. Then when you get to 22 rather than commercial businesses, we can begin to look at these questions and see what we would like to list rather than just more or less. Member Wright advised I like the more or less question and then the addition of more categories. Member Pugh stated, okay, we can do that too, but I think that is a better place to put it so it is all kind of together. Member Wells clarified so Jonathan, you are saying you would like to see as the essence of what is in 35, 36, 37 and 38 in addition to 22, 23, 24, 25 and 26 or instead of? Member Wright answered, I think in addition to. Member Wells asked before or after? Member Wright answered after 22 and before 23. Member Pugh advised I think if you are going to do very light industry, there is a light industry question here. You want it to follow like commercial businesses, then sort of listing retail or whatever as

commercial businesses and then ask them about light industry. Then ask the Waterville survey question about light industry so that they kind of go together? You know, they have thought about and said sure, I would like more. Member Wright answered my thought was instead of doing 35, 36, 37, 38 and this Waterville community survey – just have one question with some categories that are a little more generic but maybe a half dozen to ten other categories that might capture all this stuff. Member Pugh asked if you do that, do you want them to put them in order of priority or just check off the ones that they want? Member Wright answered check off the ones that they want and tally that way. I am a fan of simplicity with this thing. Chairman Jancura concurred if people are looking at it and it is complex and takes a lot of time, it is going to be the downside of some people. Member Wtulich advised it is funny that you say that because I used to be a Paralegal, so I read a lot of depositions in my years and Attorney's tend to word things and ask the same question five different ways. It is amazing the answers you will get when you word things different ways. As we are going through this I was almost wondering if we should ask residents what goods or services, do they go outside of the city for and have them respond? Would that be more telling if you make them think about the things they are going outside of the city for? Member Pugh pointed out, if you don't give them choices collating the survey – open ended questions. Then you are going to have a thousand different answers. So, you want to make a survey in a way that you can begin to tab things. That is why there is only one open ended question on this survey because once you put open ended questions it is so hard to begin to not only capture those in a condensed form, it is just so huge; pages and pages. Then you are actually hunting for, people that do those kinds of surveys actually have special software that pulls out key words. That is how they tab there when they are doing a dissertation or something and I don't know that we have that kind of software. I am just kind of warning you that you want to be careful with open ended questions. As an educator, I love open ended questions, but I think in a survey you have to be careful. Chairman Jancura advised that is a good point and as an Attorney I understand. I have asked the same questions many times and be thinking I don't think you are quite understanding. Member Wright stated I think it begs to question and I think they are both good points, you could ask what services do you leave the city for and then give them the categories from which to select from. Member Pugh concurred that would be great, that would be wonderful. Member Wright asked do you think that would be more effective than asking what they would like to see in the city or which do you think would be more effective and get a more accurate response from the community? Chairman Jancura advised if you want to tabulate, you could have all the categories and outside of the city or inside the city can all be on the same question. If we do it right where they put an X or O or something like that, that allows us to tabulate it inside of one question. You know, what services do you want inside of the city, then mark with an X and then the ones that you go outside of the city for then mark O. Does that make any sense? Member Wright answered yes, I can see what you mean. Member Pugh noted concern for some things that you might get

outside of the city because there is a grocery store here. I think for Walmart, for Target – we are never going to get those kinds of things in here. She asked do you want to open it up to that or do you want to just say in terms of something that is more realistic? Chairman Jancura offered groceries and sundries might be one question, but we are talking about different service things to like, you know, we lost our hardware store. Would they really want a hardware store? He added I miss that hardware store, they knew everything. The same sentiments were heard across the Commission. Chairman Jancura continued, but if you look at different categories, you know we go to Aldi's but outside of those things because we are never going to compete with Aldi's and such like that. But, a shoe store, a jewelry store or different things like that. Does that still make sense? Member Pugh stated, but a shoe store wouldn't do enough traffic to be here. Chairman Jancura stated maybe not, but I guess I don't want you to miss my point, other things other than stuff that you can buy at Walmart which you can buy a lot of stuff at Walmart. Member Wright suggested TABLE this one single question. Then we could go through the rest of this and then maybe this question becomes our homework assignment because we could probably debate this one question for the next half hour. Chairman Jancura agreed and advised tabled and when we come back for our next meeting, maybe we will try and address that. Chairman Jancura moved forward "should the city deny variances for inadequate frontage. Is this still relevant? Do people understand what is being asked? He advised my wife being the Head of ZBA, she deals with this all the time and you know, we have a 90-foot frontage requirement for new residential housing and rarely do people meet that. If you put two 40-foot lots together, you then have 80-foot so they are starting to make 80-foot a slam-dunk. As a matter of fact, she is going to try to have it changed to an 80-foot requirement. He asked Member Wright for his thoughts as he is a Member of the ZBA? Member Wright advised I have only been to one meeting and we didn't discuss anything like that. However, as a side I literally called into the Building Department last week with this very question and they told me it was 50, that 50 was the minimum amount needed for new construction/new residential construction. Chairman Jancura answered well they need to look back at the code because 90 is the current code and anything less than you need to get a variance. What my wife Diana is trying to do is if you have 80-foot, you don't need to come before the Board for the variance. Chairman Jancura advised so 50-foot, no as there would be a lot of people wanting to build small houses but we are not looking for that. We are not looking to rebuild the cottages. So, I don't if that question will already tell us anything that we don't already know and also Zoning is trying to deal with in the first place. Member Wright asked do you want to strike it? Chairman Jancura agreed I think we strike that one. He polled the Commission and all agree to strike it. He continued to the next question, if we work to create an image for the city, expand choices to include vacation destination, residential bedroom community, fishing village, etc.? He asked are you talking about modifying number 19? Member Pugh advised I think of the old survey, there was a question and we folded it into this one because we were looking at the

Marina. She explained if you are going to create a new vision and it doesn't have to be the Marina one, I think you would want to find out what do the people of Sheffield Lake want to see. As a vacation destination, residential bedroom community, a fishing village; you have that question on the original survey and I should have typed that in and I didn't. Member Wright advised that is number 21 in the original survey which reads if we work to create an image for the city, the image should be and then the categories should fishing village, residential bedroom community, vacation/resort, other. Member Pugh stated so since you are looking for something about the future to put into your plans being the next 10 years, you would want to gather some information on that. Do you want to keep that question and then possibly expand it or have them rank it in order of preference? I think it is a good question. Member Wright asked is it a question that creates an expectation? Member Pugh stated you know, some people just want to be a bedroom community and some people would like us to be a destination. Member Wright stated I think it may be a good indicator of how people feel currently about it is. Chairman Jancura advised which right now, they may feel that we are a residential bedroom community with very little business which all we are really trying to do is get some more business. We are never going to be Avon Lake, we don't have the land mass and we don't have the room. We are not going to be Avon Lake who has business and high-end houses. At least, not in my lifetime probably. I don't mind the question, but we need to be like, okay, we are going to be vacationing destination – how is that going to work. Member Pugh stated that is a Vermilion, do people really see us becoming like that? Chairman Jancura added Vermilion is special because it has got to the river and it has got to the harbor. Member Pugh stated that's right. Chairman Jancura stated, we have none of that and even if we dug out the Shoreway and everything, we are not going to have that same thing. He continued I don't mind asking the question's, but I don't know that we will become a fishing village. Member Wright advised I don't like the question. Member Wells stated it sounds like we are coming to a consensus that the question is misleading. Chairman Jancura advised no matter what they answer, we are going to go in the direction that is practical for us. Again, there is the pie-in-the-sky and there is what we are actually able to do and pull off. Member Pugh concurred I agree to strike because I think you are going to get your answers to the questions that we are going to kind of prepare for next week with what do you want to see more of. Chairman Jancura stated going down to the more specifics of what you want to see of will give us more of oh, yes, we want to be a vacation destination, residential community and a commercial powerhouse. Member Wells recalled minutes from last month, Mayor Bring made a point of being realistic. That he started as a Mayor wanting to do things, that he realizes now he has to be more realistic about more fundamental things that have to be done first. It was something along the lines of that. So, I think he would be more supportive of leaning more toward realistic data. Chairman Jancura asked anything with the number 19? Member Wells stated there is a built-in point that we didn't resolve at the meeting because we had schools to that list of things to prioritize and then someone suggested

that we insert a separate school construction question. Chairman Jancura advised school stuff is good, we have no input as to what the schools are going to do and they are going to do what they do if they get enough money to do it. Member Wells advised we talked about that the last time and it is not a question of how we influence the schools or are able to. The question is do people see the schools that Sheffield Lake residents children attend as something that they would seek out and is very positive. That is really what we are trying to get at here. Chairman Jancura stated the question should be how satisfied are you with the Sheffield/Sheffield Lake School System, then they could choose to rank them. Member Wright asked do we want to include anything about schools at all? I mean I remember the conversation and I remember Mayor Bring chiming in on it and talking about the schools and everything. I just think, like Scott said, we have nothing to do with the schools and we have no influence on the schools. I think it goes back to creating expectations again with the respondents, we might actually some influence there, some ability to affect anything. We don't because it is a completely different entity. Member Wells recalled I thought the Mayor said there is an elementary school here and that he would interested and would in having more than one elementary school here. Councilperson Gee advised they just closed out the other one. Member Pugh advised I think the point was that in the Sheffield/Sheffield Lake School District, the buildings are all being put in the Village. Chairman Jancura stated yes, he wants more tax base here. Member Pugh stated the only school now that they could possibly build within Sheffield Lake would be an elementary but once again, you are absolutely right. When the school district decides that, it is going to be where they have learned to do it. So, I think that if we try to frame a question and from your point of being a lawyer, they are not going to understand that we are trying to get out of them. They want an elementary building built within the city limits. I think we already have a nice question about the schools, about them attracting new residents. So, we put in a question about the schools, I think this could really be convoluted in the fact that this whole big issue of building an elementary within Sheffield Lake so that not all the elements are in the Sheffield Village area and our kids have to travel there. Well, they have to travel a couple of miles, it is not like we are this huge area. So, maybe we don't want a question about the schools. Councilperson Gee advised Mrs. Pugh you are aware that the elementary schools are in Sheffield Lake. It is the High School and Junior High in Sheffield Village. Member Pugh stated I thought from what the Mayor was saying that they were all outside of the city. Chairman Jancura explained well, Knollwood is within us. Councilperson Gee advised so is Forestlawn, they are the only elementary schools. Chairman Jancura advised we lost Barr and Tennyson. Councilperson Gee advised that is technically Junior High. The Intermediate over at the old Brookside is 6<sup>th</sup> grade to 9<sup>th</sup>. Member Wright advised no, my daughter is in 5<sup>th</sup> grade and she attends the Intermediate school. Chairman Jancura advised 7<sup>th</sup> grade is the last year you are in Intermediate and then you are in the Middle School and you are there for a couple 3 years and then you are in the High School. Member Wright stated Intermediate is grades 3 to 6, Junior High is 7 to 8 and then obviously 9 through 12 is



High School. Member Pugh advised the new building is 7 through 12, so there has to be other buildings out there. I think you don't want to question about that because you are not going to have any input anyways. I can see striking it, it is just that it was a conversation the last time. So, we kept it in here as a note. Member Wtulich asked is Tennyson a Charter School now? Chairman Jancura answered yes. Member Wtulich continued so is that sort of make this relevant? Since it is not just the Sheffield/Sheffield Lake School System that we are talking but Charter schools? Councilperson Gee advised they bought that building. Chairman Jancura stated yes, the city doesn't make except for taxes. Councilperson Gee advised Charter schools are tax exempt, we have no say-so on that. Member Wtulich stated also St. Thomas? Member Pugh advised St. Thomas is closed, the school is over at St. Anthony's. Member Wells advised that happened about 2 years ago. Representative Erdei advised about 4 or 5 years ago. Member Wtulich advised I still have no bearing on what we are considering, just tossing it out there. Member Pugh stated you could keep it number 19, the issue of schools just to generate whether it is something to consider in the future. If a lot of people mark they want more schools, that might be something they we could say to the schools. It collects some data that maybe is not really relevant to the overall Master Plan but it might be relevant just to see if that is an issue and then just don't have a number 20. You know, what kind of new construction that people want and they are marking schools down. It is an interesting concept with having new schools. Chairman Jancura stated I would rather improve facilities at the existing schools, give air conditioning in some of the buildings that have no air conditioning. So, my son doesn't come home a sweaty mess. At this point, I don't know and at this point I don't know if we want more school buildings or just improve the buildings that we have. Forestlawn is still a very old building and such like that. I don't know where to go with this, I will leave it to the Commission. Do we want to leave schools in number 17 and strike 20? Commission to strike. Chairman Jancura continued number 26 has all that spot zoning and I will tell you this, they don't spot zone anymore. Member Wright stated I will tell you this, that section in blue there makes perfect sense to me, I don't understand why it is in there. Especially if you said it is irrelevant at this point, then it shouldn't be a survey question. Member Wells stated remember, the old survey is like 10 years old, almost 15. Chairman Jancura continued and that is when spot zoning was popular. It was like, oh, yeah, let's do this and let's do that. So, that is when spot zoning was like that. He asked does everyone understand what spot zoning is? He clarified you are in the middle of a residential district and someone wants to build a business – okay, we will let you convert that house into a business. You are in a business district and oh, I want to put an Industrial building right in the middle of – well, okay we will rezone that for that building. It makes a mess of the city because now you don't have the right businesses where you want them and so forth. That is something that the Zoning Board has been working to completely eliminate. Member Wells stated then I think we should take question number 26 out because that is going to cause people to think they can? Chairman Jancura stated yes, City Council can do it, Zoning Board of

Appeals can't do it on their own, but yes, I think that question should go. I don't think it is going to get any input that is relevant as Zoning is going to do what Zoning is going to do. When we redo the zoning map, we are not going to allow it. We are going to be eliminating any spot zones the best we can. Councilperson Gee noted if you look at question number 24, it refers to question number 20 and question 20 no longer matches what that says. Also, if you go further down, you are going to see that on number 28 and it refers to number 26 and that don't match each other either. Member Pugh advised that is easy to change. Chairman Jancura continued number 24 is going to be gone. Member Pugh stated it will actually be, if you answer yes to question number 25 because I have been renumbering as we have been striking. Member Pugh advised would you support a rec center will now be number 25 and then if you answer yes to 25, would you how would you propose paying for it. Chairman Jancura stated on the rec center thing, I don't know how that would go. Can we compete against the Y? Member Wells stated it was in the last survey, but I am going to tell you right now with a city this size, a rec center – really? Member Wright stated, well, I think it is relevant specifically because I know that there are designs to make that thing a rec center. There are people working in this building who are endeavoring right now that bowling alley a rec center. Chairman Jancura stated, oh yes, that's right, they want to do something in that. Member Wright advised they want to make it a rec center specifically and they are working towards it. I know Mr. Hastings is writing grants towards that effect. So, that is something that people like I said people in this building are working towards. Councilperson Gee advised it was in the newspaper even this week. Chairman Jancura stated well, the question should stay, but the question should be would you support the old bowling alley being turned into a rec center? Maybe we need a little bit more detail and not just say it is a rec center. Member Pugh stated, but is this idea that is floating out there at the moment, but a rec center can be any location. I think if we start to say that it is going to be the bowling alley and they don't get it, they might go after something else. Member Wright stated I disagree Mr. Chairman, simply because again now you are creating an expectation. Just like that big beautiful Marina, it may never become a rec center. That is just a reality as well, no matter they are going for it might not happen. You know, priorities may change in the future significantly before funding is secured to turn that thing into a rec center. I like this very generic question and then with the following question, I would assume most people are going to select user fees because that means they are not going to pay taxes. If that is what everybody would want, I think it would be more important to ask would you be willing to pay taxes to support a rec center to see if they are even open to that? Or would you be willing to support a rec center with your taxes? Member Pugh advised I will tell you the other one that I pulled off of here is grants. Once you tell people that you can do things with grants, they all want it. There never is going to be enough grant money to pay for a rec center, it may pay for part of it and people misunderstand grants. Member Wright advised the bigger problem with grants is we have one guy writing away for all those grants and there are projects that are of much

greater priority for the city. Things that everybody that lives in the city just take for granted, like roads and things like that, that are always going to be of a greater priority. Member Pugh stated I like your point, I would remove user fees as much as I remove grants because nitty-gritty, if you really want it you can bring in some of these other things to help. The bottom line is you are going to have to pay for it. Member Wright stated I think the bottom line is with the amount of people in town, it is going to need to be supported by taxes. We could charge you the fees, a discounted rate for residents and a greater rate for non-residents or whatever. Ultimately, it is going to need to be supported by taxes. Otherwise, it might go broke quick. Member Pugh noted I think people then get a more realistic feeling about a rec center. You know you want the moon, what are you willing to pay for it. Member Wright advised in the notes, I worked with the Park Department for a long time and I was of the opinion for a long time that recreation and the ability to pursue recreation in this town is one of the very strongest characteristics that this city has for attracting new people. We have 10 parks in town, we have got 4 decent size community parks that are within walking distance to nearly everybody in town. We have Lake Erie and a beautiful boat launch and all that kind of stuff and I have been trying to work with the Park Board to really put an emphasis on developing those parks. The amount of money that it would cost to put some really amazing things in all 4 of our large community parks would be a fraction of what it would cost for a simple road project. That is the reality of it and it would have a huge visual and quality of life impact immediately. That is another thing though, with those community parks I did the math. He advised my last job, I sold park equipment. When I did the math, it would cost the taxpayers \$4.00 a month for 3 years to do ½ million to ¾ million dollars worth of park projects in the 4 major parks and those parks would be drastically transformed. This included a ¼ million dollar splash pad and also included a ¼ million dollar skate park, which I don't think are realities, but that is what we stuffed in there because it was one of those pie-in-the-sky approaches to planning. Member Wells stated I am really confused because when Mr. Hastings provided us with his update and all of the things that have been accomplished since the last Master Plan. The greatest accomplishments that we have made have been in the parks. Member Wright concurred sure. Member Wells continued I don't know the name of the park, but it is off of Lake Road, it was just finished and it has a beautiful deck on the lake. Councilperson Gee advised Shell Cove. Member Wells continued beautiful park, what is wrong with that park the way it is? Member Wright answered nothing, but those pocket parks aren't what I am talking about. I am talking about the 4 major parks which are Guenther, Ferndale, Freedom and Memorial. They have made lots of progress in every one of those, there is no doubt about that. I do commend them for it, but there is a lot of development that could be done for a smaller price tag than people would really believe if it were communicated efficiently and effectively that would again, really transform all those parks. Member Pugh asked do you want it communicated in the survey? Member Wright answered no because then again we are creating an expectation. What I wanted to ask in

the survey was, I like the rec center question, would you support it with taxes. Then there are questions about what they thought about the parks themselves and the amenities that are in there. I had a question in my notes that was something like would you support neighborhood park improvements with a low cost special tax assessment that could be towards neighborhoods, depending on which park you are doing it in. It could be community wide. This is a conversation that I have been kind of having with the Park Board for years. But I think, in my opinion, that if it were presented correctly, it would be a slam dunk. Member Wells asked would you be willing to write the questions for that section? Member Wright answered sure. Member Wells continued because of the needs to update on parks & recreation, those questions need to be updated because those I guess were focused on the smaller parks. But now you want to bring in the larger parks and you want specific questions asked, most of the work has been done. Member Wright advised the work has been done since 17 years ago, there has been plenty of work done but why stop. Why stop with something that is such a great asset in this community, then again, does anybody disagree with that recreation in these parks could be a great platform to bring in business and/or new construction, new home buyers and that kind of thing. Member Wells stated what I agree with it is that it is more important than a rec center in terms of the future of the city. Member Wtulich advised I am in complete agreement with you and this kind of goes back to the question that I raised the last time we met because residents don't get it that money comes from different places and that they think by saying yes, I want this park or park improvements or whatever that that means that they won't get their road done or more pressing issues. I think that is kind of what I struggle with when talking about tax dollars and tax increases. Maybe somebody would say no I wouldn't support a rec center because my street hasn't been done in 20 years. Councilperson Gee agreed they do say that. Member Wtulich stated I don't know that explaining or putting some kind of statement together in here at any place would help people look at the survey. Member Wright stated I think that there might be a bit of an underlined reality in that regardless of what people say in this survey and how they respond, there is already a plan of action in place and there are already certain goals that our current administration and grant writers have and they are going to go towards the goals. I think answers to questions like that are important to see because it might indicate the amount or the significance and importance of the marketing of those plans that maybe need to be done. The message and how it will need to be communicated in the future to support those plans. Member Wells stated, we have one question in here about do you think parks and recreation facilities are satisfactory. Do you then want to just add in a question right here, would you support a temporary low cost or do you want to think about what the current parks are and in which case do we want to list prior to the question? It kind of goes along with some of what you are saying for clarity. Do you want to at this point, this juncture where we say for an update, do you want a list that the parks in the community have been updated and whatever but are still in need of? They still have opportunities and potential and then ask that question, do you support a

temporary low cost assessment? Member Wright answered, I think that just having the one question, do you think the park facilities are adequate and then would you support it with more tax assessment or something like that? Member Wells asked the reason I am asking, do you want us to pull that question out of the grid. Member Wright answered yes. Member Wells continued then put it in here so that it brings your focus back and that was the part that I was trying to get to too. Member Wright stated yes, I wrote that in my notes. Member Wells clarified so we would eliminate, well not really eliminate but question number 12, we would just move it to the park and recreation section. Member Wright advised I think park and rec, that whole section is summed up pretty well with 4 questions; 1) do you want a rec center, 2) would you support with taxes, 3) do you think our park facilities are good enough and 4) would you support more development with taxes. Member Wells stated those are pretty easy to write and the only question is do you want to put it first as a positive statement? Member Wright answered yes. Member Wells stated are parks & recreation facilities are adequate, do you want yes or no or do you want strongly agree, which way do you want that? Member Wright answered, I guess following the format that you had here before in the grid, would probably be better. Member Pugh advised so we could just move that question and make it number 25 and then 26 would be what you have written here, would you support a temporary low-cost tax assessment for neighborhood park improvements – yes/no/no opinion. I don't know what other way to do it, how do you want to word that? Member Wright answered or you could simply make that a positive statement. Member Pugh advised I would support a temporary low-cost tax assessment for neighborhood park improvements. Strongly agree and insert those two right there. I will take your notes today and then type it up and edit it out the next time. So, we would make that 25, 26 and then 27 would be the rec center and would support it with an increase tax or property tax? Does that kind of get to park & recreation in a much better way? Member Wright advised to continue on with your line of thinking there. I would support a rec center, agree, strongly agree, etc., etc. I would be willing to pay with taxes for the rec center. Member Pugh added strongly agree, etc. Okay, I can make that in the grid again with strongly agree and then just insert those four. That will help and then you don't have to take it home. That will get us moving a little faster next time because then we still have that one area of the quasi 23; pharmacy shops, card shops, as there is a long list here. Somebody needs to take that list and start to say, you know Bed & Breakfast and who would want another craft shop. We already have banking, would you like to see a medical building here? I don't know, which one of these would you want to pull out? Isn't that kind of what we are left with? Member Wright stated I think that is the only one we are left with. Member Pugh asked where do you want that one to be inserted at because I will just leave a blank for it? Possible future development, do you want that as the last one. Do you feel the most residential areas in the city are too dense, and that is 24. Do you want to make question 25 and I think you have it here, what type of businesses would you like to see in Sheffield Lake? You can just call them businesses,

you don't have to break it up into retail if you don't want to. The question now becomes what do you now want your list to be, you come up with that list, you have completed your survey. Member Wright stated that might be a good spot for an open-end question too? Chairman Jancura advised people are going to write in whatever little thing that they want, that is another variable that would be hard to... Member Wright answered quantify. Chairman Jancura agreed yes, into some sort of statistic. Member Wells stated we already have one open-ended question. What is the most important task the city should try to achieve in the next 10 years? That is the last question on the survey and it is easy to find. Do you want to change that question? Member Wright answered no, I think we should just ignore my previous comment about the question. Member Wells stated you have exactly 30 questions and I think that is a nice size. With that said, if you guys want to kind of look, really start throwing things out and decide what you want on your list. If you look at the old survey and I can start with the list that Mr. Wright has here, a retail, a boutique, a convenience? Chairman Jancura stated there are some things that can be thrown out – a video store, nobody goes to video stores. He continued a department store is a no go, a grocery is a no go, a stand-alone pharmacy – we have Rite-Aid, I mean do you want a Walgreen's? Member Pugh stated yes, we have a pharmacy. Chairman Jancura continued a card shop is... Member Pugh stated might be a specialty store, you could just list specialty store. Chairman Jancura stated I do like a clothing store and also an appliance store which is really tough anymore because people go to Best Buy or Walmart or something like that. He continued a cell phone store, that is a fair one. A service station – you are not going to have another service station. A sporting goods store – I mean, unless you have like a Back Packers Shop. So, I don't know if you are going to come up with something different, I don't know that you are going to compete with Dick's or anything like that. Member Pugh asked do you want to keep office space? How about technology? Chairman Jancura stated I am just kind of going through. A coffee shop – they are popular and it is always nice to have an ice cream store in there where you don't have to drive down to K Cream Korner. A book store is another tough one. We could have a jewelry store. You know, medical – the way you would say that, what do they call these places where you go for just like something easy. Member Wtulich stated clinic. Chairman Jancura stated like a health clinic, a walk-in health clinic or something like that. Member Pugh stated, let's put it as a walk-in. Member Wells advised an urgent care. Chairman Jancura agreed, that is what it is called. Councilperson Gee advised a lot of time the other places that you are mentioning putting down, a large part of those businesses only go into communities with more than 15,000 residents. So, Sheffield Lake doesn't qualify for most of those things. Chairman Jancura stated, we qualify for an ice cream shop and coffee shop. Councilperson Gee advised we definitely don't qualify for an urgent care though, we definitely don't qualify for one of those because when they looked in Lorain County we weren't even on their list. Member Pugh advised let's keep hardware. Chairman Jancura stated I would always keep hardware because I like hardware stores. A health club and I don't know, coffee shops aren't what

they used to be. He continued hair salons, barber shops – that is always a choice. Councilperson Gee advised we have three beauty shops I believe now. Member Pugh asked how about computer repair? Chairman Jancura stated that happens in a small space so sure. Unless somebody is going to Best Buy to get something fixed. It is always nice for a small place like the place over on 611 that fixes things. Like when we talk clothing store, that is going to be some sort of specialty clothing, you are not going to come in and compete with major department stores or Walmart. Member Pugh advised how about if I put specialty/clothing store. Chairman Jancura answered yes, that will work. Member Pugh stated that way if you wanted a boutique or you wanted a consignment shop or anything like that, it would kind of all fit into that. Chairman Jancura stated that can all be popular. Member Pugh stated here is what I have so far from the list; hardware, specialty/clothing, coffee shop, ice cream shop and computer repair. Chairman Jancura added cell phone store. Member Pugh advised you could make 1 – other list just to see if it stands out, not that you might tally everything but if you keep seeing something repeated. But I would be careful with that one. Councilperson Gee advised for those of you that are on social media a lot, has anyone noticed how many people are asking for dog groomer, dog boarding, dog daycare. That is a big thing being asked. Member Wtulich answered, I haven't noticed that in particular, but I have noticed a lot of discussion recently about a lot of different things. Councilperson Gee advised we have to pay every time we board our dog, we have to pay in Avon which is where we board our dog at. Member Pugh added pet grooming/boarding. Member Wells stated we don't have a downtown, so we can take that out. Chairman Jancura stated well, we do have a downtown, but it is very small. Where city hall is, that is downtown. He polled Commission for any other suggestions to add to list. Member Pugh advised I will take this, what we have done today because we got our basic 30 and I will put this on and then at our next meeting we can kind of hopefully finalize it. Chairman Jancura answered, I think we could, we made a lot of progress today and thank you people.

Member Wright advised Councilperson Gee sent us an email a couple of weeks back and she had one question that she raised in there that I think might be worth asking in the survey about Veterans. If respondents are Veterans or people in the home are Veterans, is that something that we might want to include and if so or if not, why? Member Pugh asked why do you want to know it I guess is the question? Councilperson Gee answered we just took care of 3 for example, that didn't even know that there were places to contact in Sheffield Lake and they are Veterans that live here. We took care of 3; one we picked their medication for them, the other one we got them food and the third one we referred them to the place that they needed for assistance on a burial. Member Wells stated that is a communication issue though, not a survey issue. Councilperson Gee stated we don't know how many know that we are in Lorain County. Is there an accurate count of how many Veterans live in each community. So, the Veterans Organizations have been saying that each city needs to start counting their Veterans. There is no way of tallying it or knowing. Member Wells stated demographics. Chairman

Jancura agreed, yes demographics are you a US Veteran. Councilperson Gee advised they qualify for grants and also the city, if you have X amount of Veterans. That also helps gets grants in the city that are needed. Such as, handicap walkways, things like that all fall under the VA at that point if we know how many Veterans that we have in the community. Member Pugh asked how do we put that? Chairman Jancura answered US Veteran or active duty. Member Wells stated well, here is another one if you really want to get sidewalks and everything. You can ask if anybody in the family is handicapped. Member Wtulich defined member of the household with disability, number of members. Member Pugh asked when you say handicapped, what? Chairman Jancura answered disabled. Member Wright stated I think the PC would be, are there any people with either special needs or disabilities. Member Pugh asked do you want me to put the number of US Veterans in the household? Chairman Jancura answered yes. Member Pugh clarified if you want to count the number of US Veterans or active duty in the household. Chairman Jancura stated the follow-up would be the number of those that are disabled if any.

**CITIZENS' COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee, \*Motion Pugh/Second by Wtulich to adjourn at 7:55 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 January 31, 2018.

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COUNCIL PRESIDENT

*Rick Rosso*