

City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
April 18, 2018

The regular meeting of the Planning Commission was held Wednesday, April 18, 2018. Chairman Jancura called the meeting to order at 6:30 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wtulich, Pugh, Wells
Attending: Councilperson Gee, Mayor Bring, Superintendent Hastings
Absent: Member Wright, Councilman Erdei (excused)

MINUTES:

March 21, 2018 minutes – *Motion by Wtulich/Second by Wells to accept the minutes as presented. Yeas All.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE: None.

REPORT FROM ZONING BOARD OF APPEALS MEMBER: None.

PRESENTATIONS:

Chairman Jancura swore in Superintendent Pat Hastings for testimony.

City of Sheffield Lake lot split – Superintendent Hastings advised the first is a lot split referring to a packet that you have with you. This is a portion of a 3-acre parcel at the Shoreway Shopping Center where the city has been approached and some other Boards to consider the sale for the development of storage condo's. Now, while that sale would still be contingent on other committees and reviews, it is required by our Charter that the Planning Commission look at and give their blessing. So, the city being the owner of the Shoreway Shopping Center in this 3-acre parcel prepared the application and there is a map in there about it. Basically, to familiarize yourself, behind Speedway and in front of the Bowling Alley is a grass lot that has never been developed and it is a 3-acre parcel in which we are looking to get your blessing on .3 acres for the consideration of a sale. Again, your blessing does not necessitate that the city would still sell it, but we certainly want your input as part of the process. It does include a legal description and the city is working with appraisers right now on that as well. As part of the process, our Building Inspector Jeff Fillar gave a brief narrative in support of project which is necessary for your review. I would be happy to answer questions should you have any. Member Wells asked did you say it is for condo's? Superintendent Hastings answered storage condo's in which a successful project already exist on Pleasantview which is behind the Old Abbe Road Lumber that has since been raised and poised for new development itself. It is a series of storage

buildings all under one roof, but individually owned, people would individually buy these units which give a little bit more to their credence of upkeep and professional use. Chairman Jancura stated so there will be like charges and rent and such.

Superintendent Hastings advised no, as a part of the lot split, the city would sell it in its entirety and it would be privately owned and be separate from the Shopping Center.

Chairman Jancura stated so it is not like an enclosed thing, there will be like pavement going back and then will be a row of doors, standard style as opposed to being inside of a whole building of itself. Superintendent Hastings stated each entry has its own distinct and separate garage door. Member Wells stated there will gates?

Superintendent Hastings answered gates, I doubt it. I mean his current project, which is sold out does not have gates. Chairman Jancura stated so you are not looking to fence in a total area? Superintendent Hastings advised most likely no, I haven't seen that on the plans. He hasn't engaged in a terrible amount of engineering yet because we haven't sold the property and being that the city owns it, it is quite an extensive review beginning with yourself, the Administration, the City Council, appraisers and so forth. So, while he does have a rendering of it, if you will, the particulars are not defined.

Member Pugh stated when you say a business condo I am assuming there is a front door where people can come to the business? Superintendent Hastings answered no, it is not designed for retail in and out, it is more for, for example; the people who are renting it now, one is a million-dollar RV where a local radio station has their recording equipment in there. So, it is not for the public to come in and out of, moreover, it is a business that is using it for storage. Another company, for example, sells medical equipment, handicap ramps and so forth, sizable equipment where they rent that space. Only the owners themselves access it. Chairman Jancura asked how many are they looking for? Mayor Bring answered, I think it is either 11 or 12 I believe and it may not even be that many. Superintendent Hastings stated after reviewing rendering, he has 8. Mayor Bring advised they are a pretty good size and the inside is heated and everything else and have their electricity and each one has their own bathrooms. Chairman Jancura asked are you looking to pave the entire parcel?

Superintendent Hastings answered as part of my next presentation, dedication of Community Road – that would kind of entail that which I can go into greater description of that presentation, but for their purposes, it would be a finished concrete up to the road. Mayor Bring advised so the whole building is going to be obviously concrete there as their entry going in is concrete and 90% of what they own would be concrete. But like the ones over on Pleasantview there are a few there that are not. But there is no gravel or anything like that, it is all finished and nice. Chairman Jancura asked are they looking for the city to improve that road so it is more passable?

Superintendent Hastings answered absolutely and again that is part of my second presentation, dedication of Community Road. Yes, they are looking for that as is the

city. Quite frankly, without getting too much into the next presentation. The access to this lot requires or necessitates some improvement to that road. Mayor Bring asked has anybody seen those up on Pleasantview there? Chairman Jancura answered, I have seen them. They are standard ones, what you see everywhere. The ones over on Clemens and Bradley Roads, they have that super huge structure, so it is a standard one level. So, they are putting RV's in, so these are taller. This is not going to be your tiny ones. Superintendent Hastings answered absolutely, and some of the examples are million dollar RV's quite frankly. Chairman Jancura asked are they looking to have water, sewer or electricity. Superintendent Hastings answered all of the units do. Chairman Jancura stated they might even have a bathroom inside? Superintendent Hastings answered they do in every one of them. Mayor Bring advised there are people out there that have excess money that have very expensive cars and gentleman had been approached by quite a few people before he even finished them, they wanted places to put them. People that have Ferrari's, they do not drive those in the winter time. So, they store those and they want some place nice. So, these are the kind of people that you are dealing with. Chairman Jancura stated I have clients that are building a condo for boats out in the Huron area. That is the same type of thing, premium. Member Pugh asked if we approve, where does it go next? Superintendent Hastings explained the Administration would still have to give your blessing on the sale, they would have to finish the appraisal process and it would go to City Council for the sale of public property. Chairman Jancura stated so basically it is different from all the lot splits where I sign the paperwork and it immediately happens. It is not going to be like that, it is just us saying yes, we approve that and it can move on because the city can do their own split, they don't need my permission. Member Wells stated does your next presentation on the dedication of Community Road, are these 2 linked? Superintendent Hastings answered, I would say yes. Member Wells stated so shouldn't we have both presentations before we? Chairman Jancura answered not necessarily, we don't approve the dedication of a road. That is beyond our purview. Member Wells stated alright, we don't approve this either. Chairman Jancura stated, we are approving it from our point of view, understand that most things come through us, but a dedication of a road which means that they are going to open a new road. That doesn't necessarily come through us. Member Wells stated, but if they are linked, why wouldn't we do both presentations? Superintendent Hastings stated I would say I understand both of your perspectives, both of which are correct. This one by Charter most certainly needs your blessing and a motion. The dedication of the road, boulevard, wharf, anything in the city needs your recommendation. The city cannot put in any roads or dedicate any roads without going to the Planning and you are recommending the project. Your point, you are not approving it but certainly you are one of the many steps in the approval and in this case a recommendation. So, I can

present them both if you would like or they can just come around when it is time for that part. Chairman Jancura stated there is many hurdles that they have got to do before they dedicate the road. Member Wells stated I would just like to hear, since they are linked what is going to happen with the road and then make this motion.

Dedication of Community Road – Superintendent Hastings stated the dedication of the road does not have a formal application like you would find with lot splits, variances and so forth. We did enclose in both, the ability for you to get a visualization. Albeit it small, basically the rededication of the road encompasses the back portion of the Shoreway Shopping Center. When they built that in the 50's, the city vacated the property for the construction of that. The city now as the unique owners of the plaza would now like to rededicate the property and that affords many different advantages. Number one, the lot split and potential sale affords a public road to access the very property that they would purchase. Right now, theoretically they would be accessing the property through private roadways. So, that is one advantage to this. A second advantage is there are public utilities throughout that and despite the fact that should the city not own it, we always have the right and requirement to maintain water, sewer and Columbia gas airlines and also Ohio Edison's. This affords a more streamline, smoother process to repair and improve our utilities. Finally, and most importantly, is the condition of the road. By rededicating the road and promoting access to development over there, we can then steer funds from our road accounts to resurface and improve that road ultimately improving the entire shopping experience. Right now, the city never mixes the operational funds of the Shoreway Shopping Center with any municipal operations. So, this is an avenue to get public funds on a public street, promote private development and that is the connection to the two. So, as far as this review by Charter the Planning Commission has to have it put before them and recommend that the process continue on through the various steps. One is a motion to agree that the lot split be approved and the second is for a recommendation to move forward. Chairman Jancura clarified with the rededication of Community.

Superintendent Hastings answered yes. Member Wells stated thank you very much, that was very helpful and I am ready. *Motion by Wells/Second by Pugh to approve the lot split. Yeas All. *Motion by Wtulich/Second by Wells to approve the rededication of Community Road. Yeas All. Chairman Jancura asked is there anything that you see coming before with these two items? Superintendent Hastings answered no, other than updates. Mayor Bring advised with things like this that you approve, we will keep you abreast of this and what is going on because this is part of moving forward with the city. This is just a small piece, but of moving forward. Chairman Jancura advised I look forward to that because that is a nice big piece that can generate tax revenue and it will be nice for that road to be a real road again.

OLD BUSINESS:

City zoning study – None.

Master Plan – Chairman Jancura stated, we have a nicely prepared spreadsheet, that Member Wright distributed. Member Wells stated there were 900 surveys as I understood it had been turned in. They had until April 14, 2018 to send the surveys in. I don't think any of us have heard exactly how many surveys have been turned in. Councilperson Gee advised I haven't finished counting them, I am about half way through them because I have been tallying them for things that we needed and I am about half way through. But there is not 900. Member Wells stated, all together? Councilperson Gee answered no, unless you are counting ones that are not deliverable. Member Pugh stated well, if you are half way through them, how many of them are you through? Councilperson Gee answered, I didn't bring that paperwork tonight because I thought you guys were doing your own tallying? Member Wells stated did Jonathan indicate that he has been working with my husband and my son? Chairman Jancura answered yes. He indicated this was generated by them and said thank you for their help but said in his email that he knew we were going to split up doing additional tallying's between us and I have a meeting with him tomorrow on another matter. So, he had asked me to bring my share to that meeting and I responded to him okay, but having no idea of what I was agreeing to. Member Wells stated for one thing we need to know how many surveys have been returned. Not the ones that were undeliverable, but how many surveys do we have returned to tally. That is really important because the last time we did the survey we received 900 which is what it said in the old Master Plan. Member Pugh stated I do have a concern on the surveys, they were sent out by people's names rather than to current residents and because of that we got hundreds back which left us with ones that aren't filled. We have to decide, what did we send out 2100? What is going to be a fair estimate of them. Chairman Jancura stated, let's say if we got a quarter of them back, statistically that is enough to have a good sample size with a small deviation. Mayor Bring stated, we sent out over 3000 and I will tell you that I read a lot of those that were returned, not all of them, but the majority of the returned were people my age and older. So, with the younger people they were very limited on what they returned and how they responded. Member Wells stated or the people who own their homes are older and all those returned surveys didn't go to the people who rent because renters turn over and they had the name of the renter on there. Chairman Jancura stated then the Post Office then bounced it. Member Pugh stated if you wanted a quarter of them you would have to get about 750 back. Chairman Jancura stated well, oddly, I never got one. Mayor Bring advised we did have a round table the other day and we had several people in there that did not get theirs either, they said the same thing. Now, if you would like we could check on the ones that were returned and find out what happened and resend some of those if you want but it is expensive. But there is a box full of them right there. Chairman Jancura stated, let's say if we have a few hundred and we can consider that a decent sample size. However, for whatever reason that we are only getting them from older residents, everything is going to be skewed. Mayor Bring

stated there is a mixture that responded, but like I said if you want to take 10 minutes you can count them. Member Wells explained how the spreadsheet would be set up. You have to start with each survey and then you identify is where the person lives, what ward the person lives in and those answers to those questions and that will all be totaled for that survey. Member Pugh stated before, we tally, we should divide it by ward. Member Pugh stated about 79 each divided. Mayor Bring advised the ones that I looked at didn't put the ward down, I was told they didn't know what ward they live in, so that is going to be a problem. Councilperson Gee advised a big amount did not put the ward down. Mayor Bring stated just so you know that if you are trying to break it down that way, you are going to be sold there. Councilperson Gee advised you will find a few that live in more than one ward, they just checked all the wards. Mayor Bring stated you will find a lot of discrepancies'. Member Pugh asked where did these tallies come from I wonder. Chairman Jancura stated I don't know, just the initial return, I don't know where he got those from. Councilperson Gee stated I think Jonathan had those only as an example because I haven't seen anybody move it around or anything. Mayor Bring answered no they haven't. Chairman Jancura advised I guess we just break them up for 79 each and I will take Jonathan's with me. Member Wtulich advised we can combine them at the next meeting. Chairman Jancura stated, we will put in wards where we have it. Member Wells stated, where can I get a copy of this blank? Chairman Jancura stated that was emailed to all of us. Member Wells stated no. Chairman Jancura advised well, I saw both of yours on the copy of the email. Member Pugh stated if half the people didn't put the wards in, there is no sense in putting the wards in. There was a brief discussion on the subject of the entry of wards. Councilperson Gee suggested the ones that have a ward, the one you had I seen – the ones that don't have a ward, why not just put them on a total one, don't put them in a ward 1? Member Pugh stated I think you are going to come across other questions with the same thing, they just didn't answer it. Mayor Bring advised there is a lot of that too. Chairman Jancura advised it is not going to be a perfect spread sheet, but he can alter it if we just put in the information, he can alter it to make things work by breaking them up.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion Pugh/Second by Wells to adjourn at 7:31 PM. Yeas All.

CLERK OF COMMITTEE AFFIRMATION: This meeting of the City Committee of the City of Sheffield Lake, Ohio was held and conducted under All Rules and Regulations Governing the Sunshine Laws of the State of Ohio as they may apply. All meetings are recorded and available in Councils Office.

CLERK OF COUNCIL/COMMITTEES

Kay Fantauzzi

CHAIRMAN

Scott Jancura

I, Kay Fantauzzi, duly appointed Clerk of Commission of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of the Minutes of Planning Commission of April 18, 2018.

COUNCIL PRESIDENT

Rick Rosso