

**City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
November 14, 2018**

The regular meeting of the Planning Commission was held Wednesday, November 14, 2018. Chairman Jancura called the meeting to order at 6:35 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wells, Wright, Pugh, Radeff

Absent: Eiermann (excused)

Attending: Applicants, Mayor Bring, Law Director Graves, Councilperson Gee

MINUTES:

October 17, 2018 minutes - *Motion by Wright/Second by Wells to approve the minutes as presented. Yeas All.

PRESENTATION: CASE#20181019 Joshua Siebenhar, Great Lakes Capital Group, LLC request to rezone parcels on Abbe Road from B1 to B4, parcels no's 03-00-034-110-032 through 03-00-034-110-039 as noted on application.

Chairman Jancura swore in Mr. Siebenhar for testimony. Mr. Siebenhar submitted proposed storage condos project and advised what I want to do is build Great Lakes storage condos and the land needs to be rezoned and that is why I am here. Recently I purchased some vacant land on Abbe Road and it is just on the west side of where the old Abbe Road Lumber used to be which was recently torn down, so it is right across the road from that and it is 8 parcels/320 feet wide X 101 feet deep and right now it is zoned B1. So, it has been sitting vacant since I believe the conception of B1. I purchased in hopes of rezoning that to B4 as I talked to the Law Director David Graves, based on the phase 1 that we did over on Pleasantview, the zoning for the same type of structure would have to be B4 in order to comply with all of the restrictions of B4 for that type of building. So, I went to Council last night and presented it to get referred over to today. So, the building itself will be 300 feet X 50 feet deep and it will be 15 individual units inside and the nice thing about these is they are not just a storage rent, it is individuals that own them. These are private ownership and they take care of them and appreciate in value so they bring in a pretty good amount of money in terms of taxes to the city as well. So, each unit will be about a 1000-square feet and there will be lofts. So, in terms of storage units, I know Avon Lake has a couple and also in Avon. They are definitely on the higher end storage condos if you look around the areas. In general, the hope is that it brings some people into the city with a little extra spending cash whether it is for their boats or cars. Just some extra cash that comes in to the city. So, that is what I am here for is to present that and in hopes that we can move forward on the zoning and get this project started. Chairman Jancura asked are these pretty much identical to what you constructed before on Pleasantview? Mr. Siebenhar answered yes, it will be very similar

on how they look from the street, well-lit and secure. Chairman Jancura asked same utility hook-ups, same all that? Mr. Siebenhar answered on this one we are probably going to go sub-metering so it will cut down a little bit of cost in terms of electric and gas and gas consumption will be a little more energy efficient. But other than that, everything will be the same in each; individual water and all that type of stuff. Member Wells asked individual bathrooms? Mr. Siebenhar answered yes, correct and there will be a slop sink/utility sink and a toilet and vanity. But no shower or anything like that, just like a work shop. Member Wells asked do you have the association for this piece? Mr. Siebenhar answered yes, real estate attorney drew that up applying to the city ordinances and things like that, so we do have by-laws that you obviously must comply to. You can't live in them, no hazardous chemicals, you can't anything that doesn't fit within the zoning of B4 and whatever the zoning for B4 if we go to that there is certain laws and restrictions in terms of what you can do with these and that is all within the by-laws that spells it out. So, each individual or owner gets a copy of that and they can be fined and ultimately if they keep violating which we don't anticipate, we can actually foreclose on the unit. Member Pugh noted on the drawing you have 7? Mr. Siebenhar answered and the next one is 8, my computer skills. Member Pugh asked it takes you right over there to those apartments? Mr. Siebenhar answered it is right between those gray apartments (Hawthorne) and the brown duplex (Framm) I think on the south side of it. Member Pugh asked how far back do these set from the road? Mr. Siebenhar answered I believe the B4 setback is 35 feet from the road. However, there is an additional 13 or so feet from the road to the start of that lot. So, it will be anywhere from 50 to 55 feet off the road, so it is a real good setback. Chairman Jancura asked do you have any signs on the street? Mr. Siebenhar answered currently, there is a sign on the street right now that we are going to have to move upon construction but there will be 1 sign for the storage condos. I have a temporary permit for a temporary sign to go up but in terms of permanent signs, there will be 1. Member Wells asked will the sign be on the lumber side of the road or on the other side? Mr. Siebenhar answered no, it will be in front of the building on the west side of Abbe Road. Member Wells asked is there going to be a sign where the Lumber Company was? Mr. Siebenhar answered no. Chairman Jancura advised this is on the other side of that on Abbe Road, the old lumber yard. Mr. Siebenhar advised the old Abbe Road Lumber was on the east side and these will be built on the west side. Member Wells clarified on the Abbe Road Lumber side, I was assuming in the way you presented that that is finished and it is in that building? Mr. Siebenhar advised no, regarding the phase#1 those units are on Pleasantview, actually behind the old Abbe Road Lumber. So, the first phase lines on the east side of the old Abbe Road Lumber which is ultimately torn down. So, we are across from that. Member Wells stated I apologize, so there is one building still there. Member Pugh asked what kind of material, aluminum siding? Mr. Siebenhar answered it will be steel gage roof and steel siding, inside insulated drywall. Member Wright asked do you have prospective purchasers for these units already? Mr. Siebenhar answered I haven't advertise yet but I

have probably 8 individuals that are lined up and ready to purchase. But after the first phase was completed, I sold those before construction was complete and I have probably received 20 to 30 calls asking once those were completed 2 years ago. So, there is no vacancy in that first phase. I anticipate these going as well or pretty much the same. I did have a gentleman ask me yesterday after the Council meeting about spot zoning and he said I do like where it is going but what is your concern. So, if that is a concern I told him, you know if you are driving down the street whether something is zoned B1 or B2 or even B4, a commercial building to the viewers is a commercial building. How that lines within the city obviously between David and Mayor Bring and however that works out, the difference between B1 and B4 obviously just lines in what you can and can't do in the building. But the appearance in the city for somebody that is driving in from Abbe Road which is one of the 3 main entrances into the city but there is a pole barn which is really well lit but after that, it doesn't look really good. Now that Abbe Road Lumber is gone, it just look all that appealing. So, we will put a really nice structure, well lit and well secured and it will at least help the perception as you are coming in to at least one road. I think that stuff is kind of important so it might be something else to look at. Member Pugh stated in your by-laws and I realize they are going to be coming and park a car in front of their unit but they can't just leave things parked out in front of the units? Mr. Siebenhar answered no, that would be a violation and you cannot leave any vehicles in what would be considered the common drive. You cannot leave anything there. Member Pugh asked no tires? Mr. Siebenhar answered no tires, there is absolutely nothing left there. Law Director Graves stated there is are for storage only, not for the operation of a business of the unit? Mr. Siebenhar answered no business, that is another important factor, if somebody wants to run a business out of there it is in the by-laws that they cannot. For example, one lady in the first phase, she works for Howard Hanna and owns a staging company and her staging company home address is her home address but she just merely stores her furniture in the warehouse. Only pure storage but no businesses can run out of there. Chairman Jancura stated we have been looking to rezone the city and a B4 on Abbe Road is what basically we were looking to allow further development. We don't have a lot of areas that we can develop in Sheffield Lake so that is kind of our main drag. Law Director Graves advised of the time frame for rezoning public hearing which night Council set the public hearing for this matter for January 22, 2019. You are welcome to move on this tonight but there is no urgency as the public hearing will not take place until January 22, 2019. Member Wright requested a copy of the by-laws. Mr. Siebenhar advised I have the by-laws in its entirety that were written for the first phase and will change a little bit due to the number of units and also what the city would like to see in there but this phase has not been done. A lot of this is pending for approval at this point. There was a brief discussion of waiting to gage oppositions on proposal until after public hearing Law Director Graves advised this has to happen before the public hearing. Mr. Siebenhar asked is there anything in particular that is concerning? Member Wright answered no.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE: Representative Radeff advised at our last Zoning meeting, one thing that came to our attention at the Council meeting was Zoning discussion of maybe making some changes to our zoning code and it is my understanding that will also have to go through Planning. Member Wells stated I think at the last meeting we talked about getting a copy of zoning recommendations that Planning Commission submitted to Council because many of us weren't on the Planning Commission when those recommendations were submitted to Council. Law Director Graves advised those recommendations came around 2005 so it has been 13 years. There was a lengthy recall on previous 2005 discussions.

REPORT FROM ZONING BOARD OF APPEALS MEMBER: Member Wright advised we approved a variance for a remodel basically for a garage on an addition for a home on Lake Road on a small parcel. One of those typical sort of variance request that we see that have initiated our sort of investigation into the different zoning requirement.

OLD BUSINESS:

City zoning study – remove.

Master Plan/surveys – Chairman Jancura advised we have submitted all of ours. Member Pugh asked are we now ready to put all of this together into a draft? Chairman Jancura advised I think we can do one last review and put all this together for December in a draft form. We can send all of our files together, send to Kay and get it assembled. Member Wright advised I did learn that that Parks Master Plan is not likely to be approved and I had brought that sort of assessment that I had done on my own when I was working with the Park Board and so I am going to edit that and have it for next month's meeting as an appendix basically to my portion .

CITIZENS' COMMENTARY: ***Rosa Gee, 272 Gayle*** advised I am a resident of Ward 1 and back in 2016 this gentleman came before you once before. At that time in your minutes it discusses that you all really wanted to consider changing the buildings from B1 to B4 on Abbe Road. Now, that he is back with plans on doing this on Abbe, the gentleman has been very patient and has done a great job with the business that he already has here in Sheffield Lake. He wanted to do the one behind the shopping center and everything took too long and that ended up not happening. He is an asset to our community and I don't want to see the businesses leave and as a resident in Ward 1 this definitely would make an improvement on the looks of Abbe Road if you ever drive down that way. So, I am hoping that you will please consider and try to get this done in a timely fashion. Also, keep in mind that the city is going to be doing road work on Abbe Road next year, this won't work too good if both things were happening at the same time.

MEETING ADJOURNED: With no further business before this committee, *Motion by Wright/Second by Pugh to adjourn at 7:07 pm.

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 November 14, 2018.

COUNCIL PRESIDENT

Rick Rosso