

**City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
October 17, 2018**

The regular meeting of the Planning Commission was held Wednesday, October 17, 2018. Chairman Jancura called the meeting to order at 6:40 PM. We currently do not have a quorum, so we cannot vote on anything.

ROLL CALL OF MEMBERS:

Present: Jancura, Wells, Wright
Absent: Pugh, Eiermann, Radeff (excused)
Attending: Concerned Citizen

MINUTES:

September 19, 2018 minutes -

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE: None

REPORT FROM ZONING BOARD OF APPEALS MEMBER: Member Wright advised at our last Zoning meeting we approved a variance for the construction of a roof over someone’s front patio. Then we moved on from that to begin reviewing and discussing ordinances and requirements for setbacks, side yards, things like that in an effort to change those to entice builders and new construction in the city. So, that really just got underway and we have a Worksession scheduled for tomorrow to continue.

PRESENTATIONS: None.

OLD BUSINESS:

City zoning study – Chairman Jancura stated well, we don’t have Representative Radeff here.

Master Plan/surveys – Chairman Jancura advised we have Member Pugh, Member Wright and Member Wells but unfortunately the Chair forgot what he was supposed to be doing and did not do ordinances and lakefront connectivity. So, I have catch up work to do. Member Wright advised of little changes and there was a lot of language that Member Wells pointed out to me that could be cleaned up. That was the majority of the changes. He advised also with the Master Plan portion, I had spoken that last time and presented a quasi-Master Plan. I am still waiting to hear from Superintendent Hastings and/or the Architect who presented to the Park Board about whether or not that is going to be funded by the city. Member Wells raised a question on the YMCA? Member Wright advised it is under recreation and in the final paragraph before zoning which he advised changing language to it would be too expensive for the city. There was more language about pursuing a recreation center but I don’t know that we are going to pursue

it. Member Wells recalled speaking with Member Pugh who is a member of the YMCA and she said there is a partnership with Sheffield Lake and that she gets the senior rate just like the Avon residents do. There was a brief discussion on the senior options there. Member Wright advised he spoke with Superintendent Hastings about our involvement with the YMCA and he said there was none. So, as far as I know the City of Sheffield Lake has nothing to do with the YMCA. Member Wright advised changing if residents would be willing to pay as it was 32% of respondents were supportive of a tax assessment for the purpose of parks development which he read the change he had made. Member Wells advised of accomplishments since the last meeting, she advised she had spoken with Superintendent Hastings in reference to vacant land in which he recommended that we leave out the statement regarding vacant residential property being auctioned by Lorain County due to property taxes aren't being paid. He recommended we scratch that in its entirety as the County has a process in place which we use and also to remove the last reference in the current Master Plan about single-family homes. He advised that a change should be made reference a vacant lot, that the owner should be made to maintain the lot as most of those lots are wooded (not just mow it). He also explained that some of Sheffield Lake's unbuildable lots are 35-foot frontage lots have been grouped in such a way that they are desirable for development which areas in the city under this grouped category were discussed. She advised leaving in, in the same order the new housing and also the thing about the density and those percentages. She shared an article about Lorain committees to increase housing docket cases and it is really about enforcing ordinances. Chairman Jancura shared the one thing we might want to do is explain what housing docket cases are. But if you just said revenue from permits and fines could partially offset the cost of this change. Member Wright stated we should consider maintaining a certified Building Department. Member Wells advised in speaking with Finance Director Smith on sources of income and she has asked us to please allow her to wait for the schedule A which is the County report on all of the property tax rates and more importantly the current mileage. Chairman Jancura suggested putting as of _____2018 the city currently... There was lengthy commentary on the city zoning study and what has happened to all of the recommendations from years ago. Commission advised they will figure that out when done with the Master Plan on how to approach the city. Commission spoke of supplemental that was produced by Superintendent Hastings which notes updates of projects done since 2004 Master Plan and decided to incorporate some of that information in the introduction of new Master Plan. Also, they would submit the new Master Plan to Superintendent Hastings prior to submission to City Council. Member Wells advised Kay gets copies of final copy.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee,

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

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 October 17, 2018.

CHAIRMAN

Scott Jancura

COUNCIL PRESIDENT

Rick Rosso