

**City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
February 20, 2019**

The regular meeting of the Planning Commission was held Wednesday, February 20, 2019. Chairman Jancura called the meeting to order at 6:31 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wells, Wright, Pugh, Eiermann

Absent: Radeff (excused)

Attending: Councilperson Gee

MINUTES:

December 12, 2018 minutes – *Motion by Pugh/Second by Wright to approve the minutes as presented. Yeas All.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE: None.

REPORT FROM ZONING BOARD OF APPEALS MEMBER: None.

PRESENTATION: None.

OLD BUSINESS:

Master Plan/surveys – Member Wells advised of using track changes in which when they finish in the meeting she will send to Kay. So, that is how I approached tonight because there was so much to go through. Councilperson Gee advised Clerk of Council, I was told tonight will only be doing the agenda and minutes. Chairman Jancura stated okay, so that is us or you actually. Member Wells advised well, I have the recommendations or track changes. She advised changes that she made in the residential section; the word residential was missing/she added sure that it was a section in and of itself by putting residential in the center before it started. She continued then there was another place here under vacant land, somehow there is no (d) on approved, so I track changed that. Chairman Jancura asked where would that be? Member Wells answered under vacant land, second paragraph and the last word. Commission confirmed the ones that Kay gave us says approved. Member Wells stated I am using the ones that she sent to us that has everything in it already. Member Eiermann stated is this not the blended plan? There was a brief discussion on what was before them did have the revisions. Member Wells stated the only other thing, is after residential I did sources of city income and there are 2 sections to that which are city income taxes and local property taxes then the revisions to city ordinances and at the end of that you will see sources of city income again. So, I went back to the email that I received from Tammy Smith who if you recall waited until the census information was out so that she could do the sources of city income with the most current numbers. In the email, that she sent to me under local

property at the end it is 12.1404 mils. In this second version, it is 12.149 mils. So I would suggest going with what she sent to me and simply deleting the second sources in here because it is not where it was in the last Master Plan. Member Wright asked under the sources of city income, should we include something about grants? Chairman Jancura advised in the end, it is grant money not city income. Member Eiermann stated page 15, the repeat is on there starting with single family. Member Pugh stated on page 12 she has residential and then single family and all of that. Member Wells continued sources of income is on page 14 and the second part is on page 15. It is repeated again on page 16 after city ordinances and it doesn't have the same numbers in it. They reviewed and made changes starting from page 12. Member Wright clarified page 15 on, everything with the exception of revisions of city ordinances is all repeated. That revision of city ordinances needs to be brought into the revised Master Plan and everything else on page 15 starting with single family. Member Pugh stated eliminate 15 and 16 and just the first couple lines on 17. Member Wright answered correct and then we will eliminate sources on 18. There was a repeat of review of changes. Member Pugh asked is there anything in here where it talks on failure to pay taxes, that the city should buy it and things like that and then rezone it? What I was concerned about was like if a house came up like on the lake, you wouldn't want to rezone it for a business necessarily. Chairman Jancura advised that is happening right and when you are talking Lake Road, a lot of that has been rezoned B1 which he explained. Member Pugh asked what is B1? Chairman Jancura answered Business. Member Pugh advised I have a house next to me that is a teardown, the guy is just waiting until he retires and it is horrible. I watch the racoons go in and out of the house through the roof and it is between 2 very expensive homes. Do you mean somebody could come in there and decide to build a business and get it rezoned? Chairman Jancura answered yes, but I mean everything closer to the shopping center. Member Wright explained this particular situation which he advised is going to come before our Zoning Board of Appeals. He advised this is be tomorrow and the entire interior has been refurbished a residence but because it is zoned B1 they are having a problem getting that property to transfer as a residence. He advised Member Pugh, so where you are at is all residential, so no one could tear down a house and build for example a quick mart. Chairman Jancura advised understand that that B1 area does not encompass all of Lake Road in Sheffield Lake. Member Wells stated but there was also a time if something was residential and then it became business and then the property changes hands again then it reverts back to what it used to be or what it was originally. There were continued discussions and opinions on zoning situations, Industrial and keeping language vague in Master Plan as those are always going to be watched for changes to ordinances. Member Wright stated after Member Pugh makes these changes, I think the next step would be to submit these to Mr. Hastings to get him to review it and recommend any changes that he might want to see. Member Wells stated yes that is really important because Mr. Hastings was invaluable to me when I asked him if he would review the residential piece and he said was thrilled and stated he wished

everyone would ask me to review. So, I think he wants to do that. Chairman Jancura stated this is going to be his tool to use for grants. Member Wells stated she has on page 2 that the Master Plan includes all of the 2000 census information and it also includes all of the survey results from the 2004 Master Plan so, the reality is those numbers in both where the 2000 census is used and the 2004 survey responses are too old to be in this new Master Plan. She advised striking that history from the plan and not using any information that was used prior in this Master Plan as it wavers and does not compare to ours, whether it was done right or wrong or whatever, the numbers would not make us look good and Mr. Hastings can pull that up anytime. We don't need the one from before. Member Pugh stated eliminate population and results of community survey as they are not the results of this Master Plan. Member Wright totally agreed and recommended to append the survey results to the end of this. Chairman Jancura stated I would like for Mr. Hastings to somehow see the sections that we omit, in case he says those have some value. There was a brief debate on what to remove which resulted in also sending omission's to Mr. Hastings for his recommendation. Councilperson Gee advised public schools; Tennyson hasn't existed in a very long time and it is there. Also, under city government; we haven't had a Treasurer in quite a long time either and those are listed. Member Pugh stated I gave you a paragraph on the Charter School, remember the paragraph I gave you this when you were doing the school section. You are right because this is wrong because we have a Charter school now. Councilperson Gee advised you are also missing some of the parks. Member Pugh continued and obviously St. Thomas School is not here any longer. Member Wright asked what parks are missing? Councilperson Gee answered we have more then the parks that you have listed and they are on the city website. Member Wright advised all the parks are there, we have 10 parks. Member Eiermann stated you have to take out Barr because it is gone. He advised on page 4 we have to get rid of Treasurer under elected officials. Chairman Jancura asked is that a permanent elimination? Councilperson Gee answered has been for a long time, there is no such position and we have no plans of bringing one back. Tammy is licensed to do all of it and there was no sense in paying 2 people doing the same job. In fact, that was one of amendments to our Charter. Member Pugh pointed out page 14, second paragraph, states an in-depth study should be contracted by a professional firm of the city for advantageous use of all land within the city. I like the idea of using a contracted professional firm to do that study. There was a brief debate on words and that it says should not maybe. Member Pugh advised of grammar corrections and write up which she will send to Mr. Hastings and request that he attend the next meeting. Councilperson Gee advised of corrections; our electric company is Ohio Edison (page 11), Century is our main phone system (page 12), Columbia Gas is our gas supplier, Centurylink is internet, phone and cable, then Centurylink, Spectrum and WOW. Member Pugh asked is it SR6 or US6 or what, there are inconsistencies? Chairman Jancura answered it is SR6, not US6. Member Wells advised I changed the acronyms, so when that happened I changed all of those. Councilperson Gee suggested where it talks about the bike lanes,

we put in a new bike station and that wasn't mentioned anywhere, not in the parks or the bike lanes. That is a complete service bike station that we have. Also, the restrooms are complete at the boat launch now. Member Wright answered I didn't have those in there because I had them in this 20 odd page appendix to this that I submitted to everyone because again this is a Master Plan with suggestions of ideas towards the future. Councilperson Gee stated well, those are done things. Member Wright stated I didn't put them in here because they are already done things, not planned for and again I have an appendix that has all of the parks, aerial views, photographs of all the stuff that are in our parks and a description of everything that exist in our parks.

Chairman Jancura advised I will be able to meet next month but fair warning I will be on vacation in Puerto Rico for the April meeting. I will be appointing someone to be acting chair.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion by Pugh/Second by Wells to adjourn at 7:34 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 February 20, 2019.

COUNCIL PRESIDENT

Rick Rosso