

City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
August 21, 2019

The regular meeting of the Planning Commission was held Wednesday, August 21, 2019. Chairman Jancura called the meeting to order at 6:32 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wells, Pugh, Radeff, Eiermann

Absent: None

Attending: Building Inspector Melbar, Applicant

MINUTES: April 17, 2019 – *Motion by Pugh/Second by Eiermann, approval with noted corrections. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE RADEFF: We are going forward with getting the ordinances updated. It is going to cost about \$50,000. Council is waiting for a date to discuss the master plan. We won't move on it until we meet at some point to discuss it. President Rosso would like you to contact him directly.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SIBENHAR: Not present.

PRESENTATION: Building Inspector Melbar to submit application from Mr. Reiber for rezoning an R-1 to industrial on Pleasantview.

Mr. Reiber, 325 Pleasantview, states he is trying to put up a building that's approximately 40 x 60. A pole barn basically for equipment and firewood.

Chairman Jancura states our commission does not have the authority to approve or disapprove your application. This application should go in front of the zoning board. Mr. Melbar says it is going in front of council for a vote. Representative Radeff states it is because it's a zoning change, it's an actual change of the zone. That's why they are asking for your opinion. Planning commission is to give an opinion on if they want that area switched to a different zone. Member Pugh asks will it go to zoning board then? Attorney Budway replies yes, there is a public hearing September 17th. Chairman Jancura states it has been our plan to make most, if not all of Pleasantview, fully industrial. That's our only industrial zone. Member Eiermann asks R-1's and R-2's are residential zones? Chairman Jancura replies correct. Member Eiermann asks and on Pleasantview, everything around it is an industrial zone? Well most of it, like 90%? Chairman Jancura replies yes, that is our industrial section. Member Eiermann says I wouldn't see a problem with it at all. If it follows our plan, I think our recommendation would be to move it through. Attorney Budway states we will also file variances, but we are taking this one step at a time. Member Pugh states that area should be all industrial. I have no problems with that. I just want to make sure that then this will go to zoning,

and then will you be coming back to us with a site plan? Chairman Jancura states he will have to come back to us for a site plan. It did not used to be this way. Planning will review if you want to build a new structure. We will see it on a site plan with a layout. It's a simple review. Attorney Budway states we will provide pictures, etc. Member Wells asks before you do all that, you want to have the zoning changed? Attorney Budway replies correct. Member Wells states I also feel the whole area should be zoned industrial. Representative Radeff says because it is a zoning change, we need the recommendation of the planning commission that we can rezone the area, which then council will have to vote to rezone. There are separate variances he will have to get which is why it will go to zoning separately. It will come back here at some point; we just need the recommendations saying it's ok to rezone this. Chairman Jancura asks is there anyone who doesn't want to rezone this? Member Wells says I want to understand why planning commission is considering the impact of the zoning. Then it goes to council before it goes to zoning? Representative Radeff replies yeah, because the point of a planning commission is to divide up how they want the city to be divided up. Anytime there is going to be a zoning change, it is going to go to planning first for a recommendation. Member Wells states that has never happened before. Is this a new process? Representative Radeff replies we've never really had one before. Chairman Jancura replies we didn't do site planning reviews before, but now we do.

*Motion by Eiermann/Second by Wells to recommend a zoning change. Yeas All.

OLD BUSINESS:

Master Plan/surveys – Representative Radeff states just that we need to meet with council. Chairman Jancura asks are you talking about us coming to a council meeting? Representative Radeff replies Rick said he will accommodate either way, you can come to council, they can come here, we can do it at work session or set a special meeting. They just have questions. Chairman Jancura replies I understand. That is an area where we are not discussing anything of substance. Member Wells states we need an updated copy of the Master Plan. I would prefer they come to one of our meetings because I can't come any other night. Chairman Jancura agrees. Member Eiermann agrees and asks when this master plan is finished, what do we do next? Representative Radeff replies you review a lot of plans and people come in with different businesses. You guys can always recommend zoning changes.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion by Pugh/Second by Eiermann to adjourn at 6:50 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

Brandy Randolph

CHAIRPERSON

Scott Jancura

I, Brandy Randolph, 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 August 21, 2019.

COUNCIL PRESIDENT

Rick Rosso