

Minutes of the Ordinance Committee meeting
Sheffield Lake, Ohio
February 4, 2020

This regular meeting of the Ordinance Committee was held Tuesday, February 4, 2020. Chairperson Radeff called the meeting to order at 7:17 PM.

ROLL CALL OF MEMBERS:

Present: Radeff, Cizl, Wtulich, Mayor Bring, Superintendent Hastings, Law Director Graves

Absent: None

Attending: None

MINUTES: January 7, 2020 *Motion by Cizl/Second by Wtulich to accept the minutes with any corrections. Yeas All.

PRESENTATIONS: **None.**

OLD BUSINESS: None.

NEW BUSINESS: Law Director Graves states really this is old business; you are aware that Council is considering the amendments to the parking ordinances. To clarify, parking in a residential area, anywhere on the lot would be limited to a driveway. Currently the language reads you are limited to a driveway in the front yard. The issue now is people parking in the side yard and the rear yard. The proposed revisions to those two sections state that parking anywhere in a residential lot would have to be on a driveway. That will be discussed at Worksession. Along with that, I got a call and email from a resident who was having a get together and had cars parked on his grass. The police asked them to move the cars. It was on Lake Rd. where you cannot park on the street. They moved the cars and looked at the ordinance and agreed that technically they could not park there. They asked if along with Council considering those revisions, that they would consider putting a time limit in there. In other words, no one shall park in grass for more than four hours, a time frame. I spoke with the Mayor; my feeling is he doesn't really support that. It would be difficult to enforce. Currently if someone is having a get together, they call and ask, and the Mayor can grant temporary permission. Mayor Bring states my thoughts on that are it is so difficult to put a time limit on something like that because you have shift changes, etc. It works very well when you call or email me and let me know there will be a party, the date and address, etc. I forward that to the police station and let them know. This particular incident, the police stopped and said if you don't move the cars you will get a ticket. I instructed the police to say please move your cars, there is an ordinance. I'm not instructing to give tickets right now. Unless there is someone who gives a problem. I am trying to give everyone an opportunity to move the cars without getting a ticket. A time frame makes it difficult on everyone. It is unrealistic. Member Cizl states I was contacted from a resident

who said her son was coming into town and has a U-Haul parked on the street. I was not aware about emailing you. I told her contact the police. The police said can't do it, it's up to Council to change the ordinance before you can do that. She kind of panicked. I told her I recommend moving it into the driveway until you hear further. A policeman did show up and say some officers will cite her. I like the idea to contact you. One person handling it is easier. Mayor Bring states with something like that, it's a special occasion, I would be lenient. Member Wtulich states I wonder if it's doable to make that part of the ordinance, contact the Mayor for temporary parking. Mayor Bring states there are occasions where I do say no. Law Director Graves states I can try to incorporate some language into the proposed revisions that would touch on permission from the Mayor. Chairman Radeff states I wanted to bring up storage condos, especially when it's referring to Abbe Rd. I've heard the concern is maybe storage condos might be going up on it where Abbe Lumber is. I was thinking we could maybe look into making it a conditional use or saying you can only have so many in so many feet. My opinion is, I don't want the whole street to be storage condos. Mayor Bring states I think that was addressed when Dollar General come up for land use. You can't tell someone that once it's zoned that, the city is going to come in and change it. Law Director Graves states you can make certain uses of property conditional uses. They can be permitted or conditional uses. Right now, we have some conditional uses in industrial. With our zoning revisions we are looking at including conditional uses for the other zoning districts in the city. Most glaringly, we need clarification in our residential code for uses such as churches, schools, etc. These are permitted uses in residential, but there is no code or guideline. We don't have a clear language in our code to say where storage condos are allowed. We are putting them in B-4, which it's really for public garage. That's the only thing we have. It will be addressed in the revisions. We can make them conditional uses. All that does is make additional restrictions, guidelines and normally they have to go through at least the Planning Commission. Chairman Radeff states I just know some cities will say you can't have four of a specific building within so many feet of each other. Some cities may not want six gas stations within a mile. Mayor Bring replies I agree. We don't want to be known for storage condos. When the gentleman emailed me and told me he wanted to do that, I was disappointed. Especially after what we thought was going to go there. Chairman Radeff states we don't really make money on storage condos; it doesn't bring jobs. Law Director Graves states it doesn't really generate any income tax for the city. I will bring it up with Wendy next time we meet. There are discussions/plans for a wireless telecommunications tower in the park. We really don't have any good guidelines for that. I will be putting together a comprehensive ordinance to address wireless telecommunications towers in the city. Also, we need to adopt regulations as far as small cell towers in the right of way. This was the subject of the litigation that ultimately was dropped because the state revised their law and gave local communities more control over small cells. There is a model ordinance I'm going recommend the city to adopt, just to have some say

and guidance. Member Wtulich asks the wireless telecommunications, that's at Ferndale Park, right? Law Director Graves replies yes, I think so. Superintendent Hastings states I am working with the Law director on authorization for the Mayor to enter into an agreement for the TLCI project. That's the 8 ft. sidewalk. Authorization to do the annual bid. This includes fuel, stone, aggregate street paving list. We also picked up another approximately \$25,000 from a NOPEC grant. I am still in the preliminary stages. The Mayor has me researching changing the generator system in the Police Station, which does power city hall as well. That unit is around 25 years old. That is what this grant source is for. Mayor Bring states we will probably put the new generator in there and put the old one in over at the water department. Chairman Radeff asks does the old one still work well? Mayor Bring replies the young man we hired is a great diesel mechanic and I would have him refurbish it.

CITIZEN'S COMMENTARY: None.

ORDINANCE/RESOLUTIONS BEFORE COUNCIL AT THIS TIME:

COUNCIL #001- THIRD READING- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHEFFIELD LAKE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION OF A NEW WATER MAIN ON IRVING PARK BLVD.

COUNCIL #005- SECOND READING- AN ORDINANCE BY THE COUNCIL OF THE CITY OF SHEFFIELD LAKE APPROVING THE LIMITED USE REZONING OF EIGHT LOTS KNOWN AS PERMANENT PARCEL NUMBERS 03-00-034-115-001, 03-00-034-115-002, 03-00-034-115-003, 03-00-034-115-004, 03-00-034-115-018, 03-00-034-115-019, 03-00-034-115-020 AND 03-00-034-115-021 LOCATED ON THE SOUTH SIDE OF WALKER ROAD BETWEEN ABBE ROAD AND LAKEVIEW AVENUE FROM A B-2 BUSINESS DISTRICT TO AN R-2 RESIDENTIAL DISTRICT.

COUNCIL #006- SECOND READING- AN ORDINANCE BY THE COUNCIL OF THE CITY OF SHEFFIELD LAKE APPROVING THE LIMITED USE REZONING OF SEVEN LOTS KNOWN AS PERMANENT PARCEL NUMBERS 03-00-034-115-015, 03-00-034-115-016, 03-00-034-115-017, 03-00-034-115-029, 03-00-034-115-030, 03-00-034-115-031 AND 03-00-034-115-032 LOCATED ON THE WEST SIDE OF ABBE ROAD (STATE RT. 301) NORTH OF MADISON AVENUE AND EAST OF LAKEVIEW AVENUE FROM A B-2 BUSINESS DISTRICT TO AN R-2 RESIDENTIAL DISTRICT.

COUNCIL #007- SECOND READING- AN ORDINANCE BY THE COUNCIL OF THE CITY OF SHEFFIELD LAKE APPROVING THE LIMITED USE REZONING OF THREE LOTS KNOWN AS PERMANENT PARCEL NUMBERS 03-00-034-105-011, 03-00-034-105-012 AND 03-00-034-105-013 LOCATED ON THE SOUTH SIDE OF LAKE ROAD (U.S. RT. 6) FROM AN R-3 RESIDENTIAL DISTRICT TO AN R-2 RESIDENTIAL DISTRICT.

MEETING ADJOURNED: With no further business before this committee, *Motion by Wtulich/Second by Cizl to adjourn at 7:37 pm. Yeas All.

CLERK OF COMMITTEE AFFIRMATION:

This Meeting of the City Committee of the City of Sheffield Lake, Ohio, was 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 Council's Office.

CLERK OF COUNCIL/COMMITTEES

Brandy Randolph

I, Brandy Randolph, duly appointed Clerk of Committee
Of Sheffield Lake DO HEREBY CERTIFY that this

Is a true and exact copy of the Minutes of the
Ordinance Committee of February 4, 2020.

CHAIRPERSON

Rocky Radeff

COUNCIL PRESIDENT

Rick Rosso