

**City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
January 15, 2020**

The regular meeting of the Planning Commission was held Wednesday, January 15, 2020. Chairman Jancura called the meeting to order at 6:30 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Wells, Pugh, Radeff, Eiermann, Mayor Bring, Law Director Graves, Building Inspector Melbar.

Absent: Siebenhar

Attending: Applicant

MINUTES: August 21, 2019 – *Motion by Pugh/Second by Eiermann to approve the minutes. Yeas All.

CORRESPONDENCE: **None.**

REPORT FROM COUNCIL REPRESENTATIVE RADEFF: No report.

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

PRESENTATION:

Referral from Council, Great Lakes Property Development.

Law Director Graves states anytime there is a request for a parcel to be rezoned, it is introduced by two resolutions from Council. One setting a public hearing sixty days out and the other referring the matter to the Planning Commission for a minimum sixty-day review. We have a petition from Great Lakes Property Development to rezone three areas for the construction of group homes. Planning needs to make a recommendation either for or against. It is for limited use rezoning. Chairman Jancura asks is there a representative here? Yes, Mike Cloud, 4205 E. Lake Rd., Sheffield Lake. Who are you to Great Lakes? Mr. Cloud replies manager. Chairman Jancura asks managing member and owner? Mr. Cloud replies correct. Chairman Jancura asks as far as financial interest in the properties, do you have an option to purchase? Mr. Cloud replies we have options that have been submitted. Chairman Jancura swears applicant in. Mr. Cloud states these three homes are for individuals that need to be in an intermediate care facility home. These individuals typically have physical, intellectual and developmental impairment. These are highly regulated homes. Aesthetically they look like a ranch home from the outside. Building code requires us to do some special things to the building, because these individuals aren't capable of self-preservation. We have a full NFPA 13 fire suppression, we have an addressable fire alarm. Also, the entire home is ADA accessible. They are staffed 24 hours a day. There is a small parking lot for each home. We have been asked why we build the homes this way. We do not want these individuals segregated. We want to give them as close to a home life as possible. How did we decide

on the sites? There is a center in Wellington that is a 36-bed home. It is not ADA accessible and that is too many individuals in one home. There is not much access to roads, the Cleveland Clinic and the population there is small. Here in the North, we have more access to these things and a need. There are a few homes in the southern part of the county already, so we wanted to take the balance and put them more north where the population is. The zoning code here recognizes that these should be treated as single family residences, which is appropriate. The Department of Developmental Disabilities would love for this to just go in the right home subdivision. The fact is it doesn't fit. The reality is this is a 3700 sq. ft. ranch home with parking, and we would like a little room around it for privacy. Typically, residential lots don't work out well. We try to site these in transitional areas. Maybe a multi-family district or the edge of a business district. Some other things are we have to be in a place with sewer and water. The three sites we found here were not zoned single family, but they were the right size and location. For a supervisor to be able to get to all three homes in five minutes, that's a wonderful thing. Abbe Rd. was originally zoned Residential. At some point it was rezoned to B-2. There is some business there. There are residential homes, Amvets, etc. It's a transitional district. Lake Rd. is zoned multi-family. We are asking for limited use rezoning here and taking it to a lower R use because as this property sits, you can't build multi-family on it. So, for orderly development, I don't think we are inserting these into places where it doesn't make sense. Safeguarding the value of adjacent properties, in the case of Lake Rd., it's zoned for an apartment building. You could sell it to the apartment building next door and they could add on more apartments. We are asking for a more restrictive zoning than it currently is. In my opinion, there are very limited B-2 uses that can even go on these lots. Capacity of existing utilities and streets are adequate to absorb the additional demand. These are not high traffic things. There are 2-3 people a shift. We have the water; we have the sewer. The development will consist of a harmonious group of buildings, etc. We suggest this is not applicable, because we are not doing a large development. Uses are limited to those permitted in such districts where special use district is applicable. We are not going for a limited use rezoning then asking for a use variance. All buildings will be served by adequate storm, sanitary sewers and water. Yes, all the utilities are there. We will do a full civil engineering design on this. We will not have phases. We will get the approvals here and build this as one project. It is probably a six-month build. We are on the agenda for tomorrow night's meeting for the one Abbe Rd. site. We have to ask for a small variance because there is a paper street. So, we wind up with two side yards. It's not a considerable variance. We will use neutral colors on the outside of the homes and do landscaping. Chairman Jancura asks where exactly on Lake Rd. are the lots? Mr. Cloud replies right next to Boardwalk and Park Place apartments, to the East. We are talking about three different sites. Each site will be an individual home. Two sites are on Abbe Rd., not adjacent. Member Eiermann asks where is the one on Abbe Rd.? Mr. Cloud replies this one borders Walker, right on the corner. Law Director graves states it is actually on Walker and runs between Abbe and

Pleasantview on the southside of Walker. The other is farther North near the paper street of Madison. Mr. Cloud states we put the driveway on the southern border so as not to cause congestion. We meet and exceed every setback. There's a patio and activity room out back. There has to be three entrances and an area of refuge. In the back room, there is enough square footage for an area of refuge. In an I-2 building, you have to shelter in place. The next site is by the paper street of Madison. We could have turned the home here and fit it in nicely, but this street doesn't exist. We are still 18ft. off the right of way and it's a 60 ft. undeveloped right of way. The Lake Rd. site has a decent size back yard, which is good for privacy. No setback issues. So, why say yes? By doing this at these sites, we get pretty good control over (inaudible) engineering review and good control over what use is going to go there. This is a population that is underserved. We build very high-quality homes. The people who live here are not going to be running around causing problems in the neighborhood. Member Pugh asks the other home houses 36 people, but in all three buildings you are providing housing for only 18? Mr. Cloud replies we are building six. Four will be in Sheffield Lake and two in Lagrange. There is another site where everything worked so we can move forward on that. Member Pugh asks where is the fourth site in Sheffield Lake? Mr. Cloud replies off of Robinwood. Member Wells states sidewalks are horrible in these site areas. If these individuals are handicapped and they try to go out, they could really get hurt. Member Eiermann states the people in ICF's are usually wheelchair bound, in beds, older with dementia, etc. If they are going out, it is always with a staff member and getting in a van going somewhere. Mr. Cloud states the majority of people in long term care facilities are typically not in a position to do any outdoor activities. We do have the ADA approved patio, if it's a nice day, they will get wheeled out to enjoy it. These homes will increase the tax base and create jobs. Member Eiermann asks I know there are some group homes currently around the area, have you built any of those? Mr. Cloud replies no, our nearest one is North Royalton. Member Eiermann asks do we know who will own these houses and staff them? Mr. Cloud responds we will be the owners, Bright Spring is the management company. Member Radeff asks what state department licenses these facilities? Mr. Cloud responds the Ohio Department of Developmental Disabilities. Law Director Graves states just to clarify, he is seeking a limited use rezoning. This means construction has to begin within 12 months of formal approval and if the use ever deviates from what is approved, then it reverts back to its prior zoning and begin violations. Mr. Cloud states to speak on that point, the average stay in one of these homes is 20+ years. Law Director Graves states again, they are asking for more restrictive zoning classification than is currently there. Member Eiermann asks Law Director Graves to explain what the major difference in the classifications is. Law Director Graves replies R-3 allows apartment buildings, R-2 is more multi-family, B-2 would be business retail.

*Motion by Eiermann/Second by Wells to recommend a zoning change for Great Lakes Property Development Site #1. Yeas All.

*Motion by Pugh/Second by Eiermann to recommend a zoning change for Great Lakes Property Development Site #2. Yeas All.

*Motion by Jancura/Second by Wells to recommend a zoning change for Great Lakes Property Development Site #3. Yeas All.

Member Pugh states at the Boardwalk Apartments, the garbage containers are out front. Maybe as you do construction, that may be something you want to look into with the city. It would look horrible with a nice, new building. Mayor Bring replies those apartments do not have property in the back which is why those are out front. We have addressed that and are trying to make sure they keep the area clean.

Proposal by Dominick Guarino for a lot split.

Law Director Graves states to refresh everyone, in 2017, this commission and City Council approved the vacating of a portion of Hawthorne Ave. That vacation was by agreement with Mr. Guarino that if the city was to vacate that property, he would grant a portion of his property to the city. The split today is to grant that piece to the city. The problem is the code requires that any split not result in a non-buildable parcel. The piece we are requesting, is not buildable. The approval for the split is contingent on the Zoning Board of Appeals giving him a variance to split a non-buildable lot. The city is asking him to do this. Dominick Guarino, inaudible, Avon Lake. Chairman Jancura swears applicant in. Mr. Guarino states I do not really have much to add to what the Law Director stated. It is pretty straight forward. Chairman Jancura states I do not see a problem with it. On our end, you checked the boxes. Member Wells states in the conditions on course one it states Council was praying, and in course three it states that they prayed. I think that should be corrected because I think it is the wrong word. Law Director Graves replies are you talking about the legal description written by Bramhall? Member Wells replies yes, in section one it states: Council finds the petition signed by the honors of all the property abutting on the portion of Hawthorne proposed to be vacated, have been presented to this Council praying that said portion be vacated. Law Director Graves states we are talking about the legislation from 2017, approved by Council, vacating Hawthorne. That language is taken directly from the code. It is common usage. For example, a prayer for relief, in legalese. In a complaint, there is a prayer for relief, or you are praying for, it is something you are asking for.

*Motion by Pugh/Second by Eiermann to approve with Zoning's agreement, a lot split for 4PG LLC. Yeas All.

Presentation by Superintendent Hastings for Transportation For Livable Communities Grant Project.

Superintendent Hastings states this is a grant project through NWACA. It is an 8ft. sidewalk going from our covered bridge through our retail district to the library and the boat launch, including pedestrian crossings. It is part of a \$500,00 investment in multi-purpose trails in the city. This project is administered through ODOT and federal

funds. So, the right of way is required for the construction of this. Since it is 8 ft. wide and there are obstructions along the way, ODOT has required that our right of way be defined. Although it is city property in most cases, the Shoreway Shopping Center or the library, if sold by the city; lease terminate, which is not until 2062, the property be forevermore identified as a right of way to a public highway. Our engineering firm defined the expansion of the right of way and that is what is before you tonight. Planning has to give a recommendation to Council and then with their approval, we can record it. Law Director Graves states all the proposed expansion involves city owned property, so we will not be taking anyone's property for it. The only wrinkle was the library's two parcels, which we own. The library has a 99-year lease which was entered into in 1963. It will not affect any of the structures in the parking lot, however, some of the light posts, etc. will fall within the expanded city right of way. I spoke with attorney Jerry Innes who was speaking on behalf of the library, and they do not have any objection to it. Member Wells asks this expansion will be on both sides of Lake Rd., correct? Mayor Bring replies correct. Member Wells states so we will have 8 ft. on both sides? Superintendent Hastings replies the North side only has 8 ft. in front of the library itself due to the anticipated foot traffic, but the trail itself is predominately on the South side. Coming off of the covered bridge bike trail head to Lake Breeze. There will be opportunities with flashing pedestrian crossings, to cross Lake Rd. to an 8 ft. wide sidewalk in front of the boat launch and in front of the library. Chairman Jancura asks I take it the path will go behind Speedway? Superintendent Hastings replies no, it will go in the front. It will be the road, the existing bike lane, and there is a 4 ft. sidewalk in front of Speedway, it will be double that.

*Motion by Eiermann/Second by Wells to approve the Transportation For Livable Communities Grant Project as presented. Yeas All.

OLD BUSINESS:

Master Plan— Member Eiermann asks where are we on that? Chairman Jancura replies Council wants to talk to us about it. We are going to have to attend a special Council meeting. Member Eiermann asks can we discuss what would be best for us? Law Director Graves states it will most likely need to be at a Worksession, which is the third Tuesday of the month. That can be coordinated between the President of Council and the chairman. It would need to be advertised. If you get a majority of Council members in the same room and they are talking about city business, then they are having a public meeting. I think the best approach is to have a joint meeting of the Council and Planning Commission on a Worksession. Chairman Jancura states I will reach out. Law Director Graves states also, the city has engaged the Services of Wendy Moeller and Compass Point, they are a consulting firm on zoning codes. We are meeting with her again on Friday to go over her recommendations. She has expressed a desire to meet with

Planning Commission and maybe have a joint meeting with them and Council. Maybe not at the same time as the master plan, but that is another thing that could perhaps be scheduled. Maybe even a joint Planning and Zoning meeting.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion by Eiermann/Second by Pugh to adjourn at 7:27 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 January 15, 2020.

COUNCIL PRESIDENT

Rick Rosso