

**MINUTES OF THE PUBLIC HEARING FOR REZONING  
OF PARCELS ON Cliff Dr. and Lake Rd.  
SHEFFIELD LAKE, OHIO  
September 8, 2020  
www.sheffieldlake.net**

This public hearing for the request of rezoning of 5 parcels on Cliff Dr. and Lake Rd. was held Tuesday, September 8, 2020. Council President Rick Rosso called the meeting to order at 6:47 pm.

**\*\*\*\*\*ROLL CALL OF MEMBERS\*\*\*\*\***

Present: President Rosso, Cizl, Kovach, Gee, Erdei, Wtulich, Radeff, Stark,  
Mayor Bring, Law Director Graves, Superintendent Hastings, Finance  
Director Smith

Absent: None.

Attending: Media, Citizens

This public hearing was called for discussion of the rezoning request of 5 lots on Cliff Dr. and Lake Rd from an R-1 Residential District to R-2 Residential District.  
DISCUSSION: None.

**CITIZENS COMMENTARY:**

*Peggy Ledyard, 274 Buckeye Dr.* states when I first moved there 26 years ago, it was an R-1, it always has been. That's why I bought a house in R-1, to be in a neighborhood. Now it went from them wanting to build two homes, to a home and nine condos. That's a big difference and change it to an R-2. My issues are that they want to make the street private property which I don't agree on. President Rosso replies I can guarantee that won't happen. Ms. Ledyard states the drainage from my property goes down on a hill, it goes down to the creek. So naturally, anything that comes down like rain, snow, if I power wash my patio, etc., the water is going to go downhill to the creek behind the house. Will there be any issues in the future? Is there going to be an issue with the garbage cans? Right now, they put their garbage cans in front of my house, by my mailbox. Their cars are in the way and the garbage men back up into our street and pickup the garbage cans. Is there going to be another house on the lake with two more garbage cans? And the condos, two more garbage cans? The drainage goes from the street through their property, where they want to build, and then goes to the lake. That's another issue. President Rosso asks so I am clear, you are concerned about drainage coming from your property and even the properties in front draining down the creek into the lake, that it could cause water onto your property? Ms. Ledyard replies yes, I have had issues with the street flooding. It happened when the drain clogged up that went to their house. It drains now but drains slow. I called up and asked if they could clean it once a year to keep it from overflowing. I also hope there won't be any issue with my fence I've had up for years either.

*Mike Wilson*, I represent Mr. Morrow. Briefly, to move this thing along, the understanding and concerns addressed by Ms. Ledyard are going to be corrected or taken care of by Mr. Morrow. I understand his architect submitted a comprehensive plan that includes dimensions of everything and that can now be submitted to the planning board along the lines of limited use rezoning. My understanding is most of the people here are in support of Mr. Morrow. We are available to answer questions after. We want to get this moving forward so the city is protected; the neighbor's concerns are alleviated, and a beautiful project can get started.

*Maxwell Wilson*, 5220 Edgewater Dr. states I have been a resident of a Sheffield Lake for over 20 years, I've grown up here. I don't have a whole lot to say other than I think this project will bring the city and the whole community forward. It will make us have a more beautiful lakefront, a more appealing lakefront and draw more people to the town. It will make this town like other ones surrounding it. I.e.: Westlake, Bay Village, Avon Lake, etc. As an employee of the schools, I think that is better for our youth, our families and the schools in general.

*Peggy Ledyard*, 274 Buckeye Dr. states I wanted to build a garage on my house, and they fought me for it for over a year. It was just a garage and an overhang; I wasn't changing the surrounding (inaudible) for any reason.

Councilwoman Gee asks who argued about your garage? Ms. Ledyard replies they didn't want me to put it up. Councilwoman Gee asks who is they? Ms. Ledyard replies the Morrows. When I wanted to put it up, there was a long process. They appealed it so it had to go to Lorain County Court. It was okayed by them also.

Councilwoman Stark asks does your property butt up to the creek or do you just have part of the area? Ms. Ledyard shows her property on the map. Councilwoman Stark asks so you have your fence and the property to the side, to the creek, how much of that is yours and how much is their property? Ms. Ledyard replies I don't know where their property goes because they have property over the creek.

Councilwoman Stark asks so you don't own it all the way to the creek? Ms.

Ledyard replies no, I have 90 by 105. Councilwoman Gee asks has either party ever done any surveys? Mr. Morrow replies yes. Ms. Ledyard is inaudible.

Councilwoman Stark states I know the Morrows have asked us for criticism of what the property was and they have been willing to work with us. They adjusted where the parking would be and have made adjustments to our original concerns. I know they have talked to the fire chief, etc. President Rosso states as I mentioned to everyone on council and Mr. Morrow knows, this is now taking a course of limited use rezoning. These plans will now go back to planning commission to be reviewed and settled there. Then when it comes to council, we will know exactly what is going on and what it is. That is what I am in favor of because I don't want to get burned by just rezoning without having something specific. Law Director Graves states the next step is to submit the comprehensive plan to planning commission. President Rosso states this meeting was for residents to make their initial comments and concerns. Councilman Radeff asks Ms. Ledyard if the

drainage issue was taken care of, would you still be objecting it? Ms. Ledyard replies there is a big difference between two houses to a house and nine condos. My property is very close to the side where the condos would be. Councilman Radeff asks so another issue you have are the buildings themselves? Ms. Ledyard replies there is a big difference between an R-2 and an R-1. They could do whatever they wanted to really with it if they make it all one property. I am stuck right in the middle. That is how my property is and I can't move it. I love my house and have put a lot of money into it. I want to retire there, that's where I want to stay.

**MEETING ADJOURNED:** With no further business before this council, \*Motion by Kovach/Second by Erdei to adjourn at 7:03 pm. Yeas All.

**CLERK OF COUNCIL AFFIRMATION:** This Meeting Of The City Council 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 council offices.

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**CLERK OF COUNCIL/COMMITTEES**

*Brandy Randolph*

I, Brandy Randolph, duly appointed Clerk of Council of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of the Minutes of the Public Hearing for rezoning on September 8, 2020.

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**COUNCIL PRESIDENT**

*Richard Rosso*

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**MAYOR**

*Dennis Bring*