

**City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
October 21, 2020**

The regular meeting of the Planning Commission was held Wednesday, October 21, 2020. Chairwoman Pugh called the meeting to order at 6:32 PM.

ROLL CALL OF MEMBERS:

Present: Pugh, Rewak, Eiermann, Siebenhar, Tollett, Building Inspector Melbar, Mayor Bring, Law Director Graves, Council Representative Gee.

Absent: None.

Attending: Applicants, Mr. Rosso.

MINUTES: September 16, 2020 – *Motion by Rewak/Second by Siebenhar to approve the minutes with any noted corrections. Yeas All.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE GEE: Councilwoman Gee reports the person who was interested in the shopping center is no longer interested, but we still have people looking at it. The daycare is up and running and doing great. The beauty shop due to COVID will be leaving soon. Irving Park is almost completed. We are also moving forward on the nature trail. We are now discussing future interest in two different parks. The skateboard park, if anyone knows of someone who wants to assist in helping the guys that have been working with the children there, they are doing a wonderful job. They are trying to raise money to get more equipment there. At the end of Lincoln Nature Trail, we are considering doing a splash pad in the future. The dog park is up and running quite well. We increased the amount of trash receptacles at the parks. Everything is going well. Leaf pickup will be starting at the end of October. We do not have exact times.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SIEBENHAR:

Member Siebenhar has no report, he was out of town for the meeting.

PRESENTATION: A) Referral from Council for the rezoning of five lots. Paul Morrow and Robert Corna.

OATH ADMINISTERED

As provided in 1353.37 of the Sheffield Lake Building Code, procedure at hearings, an oath was administered by Law Director Graves to all members of the audience who would be speaking at this meeting.

Robert Corna, 5055 east Lake Rd., architect for the project and I have been sworn in. Since the last meeting I have been very busy putting together the final details for the project. We submitted a complete set of working drawings for the units. What we gave you is what you see in front of us which is the final 3-D rendering of what the final project will be. It is to give you an exact replica of what we are building. Besides

finishing and completing the design, one of the things mentioned that was most important was to resolve the issues with sewer and water. We hired engineers and surveyors and the city's service department was very helpful in providing information we could use, and it gave us a good indication of what was there. In the plan you will see it is a summary of taking our information and theirs put together in what we call the final plan. The water line runs down the north side of Lake Rd. There are two taps right now that service the two houses and there are two taps that service Paul's house and the house that exists on Buckeye. The size is more than ample, and you can see where the connections are. Our plan was to take the water line and tap directly off the line on Lake Rd. and bring a new line in. The city suggested if we went larger than 2in. we should loop it, so we did. It's a little oversized for what we needed, but we felt the loop was better for pressure. The sanitary was very good as far as location. It runs down Buckeye and there is a catch basin at the very end. We were able to tap in directly off that line into the units. We are going to bring the sanitary over from this catch basin to feed the four units to the west. We have adequate catch basins and service already there. Our lines will be 4in. lines coming out of the house feeding an 8in. sanitary. The gas company would like to have the units individually serviced, so we designed it that way. All electric will be underground. Right now, it is serviced by poles. We are working with the electric company to get the design. We put the actual floodplain on this plan. That comes directly from the county maps. We are within 6 ft., that is the closest point we come to the floodplain elevation. The lowest point on the property is along the creek. You were really concerned about the storm and its issue. So, we went into detail to really understand what is needed for this project. Today, it's called more detention than retention. The whole idea is to slow the water down. It can be done in many different ways. You can use the pond, which we have indicated here that that is kind of the plan, but we would like to follow through and probably end up with what is called the natural plan, where you use vegetation and the grading. Your landscaping actually captures the water, slows it down and filters it before it goes to the creek. In talking with the city, everybody agreed it didn't make sense to come back onto Lake Rd. into the storm sewer which goes right back into the creek. We are doing everything on our property. We designed a system that will be able to retain and detain the property. If we get to a point where we need some kind of actual retention pond, it's designed in this area. It rained a lot last night and the creek held up pretty good. We don't have to upsize anything. The utilities that have already been put in are big enough to handle what we are doing. We do have to cross Lake Rd. twice to bring the water line across. As far as sanitary is concerned, the catch basins are at a perfect elevation. Water pressure is good. There is a hydrant right in front of the building. We are about 95% into the final design and we feel comfortable with it. The plans that you see are the plans that are going to be built. We will be marketing from these plans. Nothing will change. Member Rewak asks the water, sewer and sanitary coming off Buckeye, are there any changes that needed done to that main line to accommodate the extra properties? Mr. Corna replies no, all units are two baths, and the lines will be 4in.

lines which is well sized for the capacity. Member Rewak asks so there is no difference with it handling five extra properties? Mr. Corna responds right. The same size sanitary sewer services the high tower, 240 units. Chairwoman Pugh asks what about a topographical survey? Mr. Corna replies that is what you have that shows the dash lines. It pretty much indicates that this is highest point of the property where we are building, and everything flows to the creek which is lower. Member Eiermann asks is it saying the lines that are really close together are lower than the lines that are spread apart? Mr. Corna replies not necessarily. The ones that are closer, are steeper; farther apart and they are flatter. Chairwoman Pugh states there is a note that says the current professional topographic survey is recommended to accurately determine correct information. All information supplied by client is deemed reliable by client but not by an updated survey. Will an updated survey happen? Mr. Corna replies we had the property surveyed and points have been established. A lot of the points have been confirmed from the aerials. The final grading plan will be based on a final survey which gives the exact points. Establishment of the floor elevations are not going to change. Those are important because they meet the sewers. We are starting high and everything is grading low. Member Siebenhar states the loop is a good idea. The ecological utility plan runoff looks great. I like that there is a storm retention area if needed. Chairwoman Pugh asks what about the need for a more accurate survey? Member Siebenhar replies in my opinion, these are certified engineers, and it was surveyed in '16. Member Rewak states it's not like the survey is 50-100 years old with substantial changes in the grading. It is four years old. Building Inspector Melbar states these were prepared by an engineer, but they aren't stamped by that engineer. Mr. Corna replies he will stamp them. We just picked them up because I happened to be on vacation. I can provide a stamped set in the morning. The only adjustment that may be made will be brought to you and identified if we have to make any changes. Member Eiermann states you gave an inclusive package to someone else at the city, but this wasn't that package. Who else did you give it to? Mr. Corna replies I dropped the package off to the clerk which had the complete set of working drawings. It was only four copies. Chairwoman Pugh asks Mr. Melbar, you will only accept stamped? Building Inspector Melbar replies we have to have a set of stamped. Chairwoman Pugh asks will the company stamp them even with the recommendation for a survey? Building Inspector Melbar replies if he says he is going to bring me a set of stamped drawings, I'll be sure it's the same set of drawings.

*Motion by Rewak/Second by Tollett to approve the request for rezoning.

ROLL CALL FOR APPROVAL: Rewak, Eiermann, Siebenhar, Tollett.

Nay-Pugh

Chairwoman Pugh states I adore my community and I hope you will be fair and honest with us. I know you mentioned you worked on Cashel Mara. My concern with that is that with that project, it cost you your architectural license. Now you currently have it

and I am not accusing you of anything. I am just pointing out my concerns, because I want you to treat this community very fairly. You lost your architectural license for ORC 2913.02 which is theft and also ORC 2923.32 which is engaging in a pattern of corrupt activity. I am hoping you have since regained that license and those aren't issues that are going to come to this community. I want to make sure we bring in buildings that are really going to speak to the quality. You were also the construction manager on the Stonebridge condos in the flats. Mr. Corna replies I was not the construction manager, I was the partner in charge. I did all the design. Chairwoman Pugh states since those were built there have been lots of lawsuits because of water runoff, mold, and mildew. The problem with that in the courts is there was a fake set of drawings. Mr. Corna replies that is all totally wrong. I never lost my architectural license. Chairwoman Pugh states I have the letter right here. Mr. Corna states I didn't pay my \$15 fee when I was in Florida. I came back to renew it. When I came back to renew, there were some issues I had to resolve. I went before the board and within six months I received my license back. It all started because I let my license expire. As far as Stonebridge is concerned, it has won over 40 design awards from the Builders Exchange to the AIA. It is recognized as one of the premier projects in Cleveland. There was nothing that happened in that project that had anything to do with normal circumstance. Projects get sued. No judgements ever came down on me. No one found me guilty of anything there. I also designed the flats. I designed the Powerhouse and Shooters. There is nowhere you can find in my background that I have any judgement against me for any wrongdoing. Chairwoman Pugh states I have from the State of Ohio, the State Board of Examiners of Architects, from March 15, 1995; upon consideration of the evidence presented at the hearing on November 18, 1994, the Board made the following findings: fact conclusion of law and issues the following orders. Mr. Corna replies I had a hearing on that, and I was found innocent. They were false charges brought against me. I will build a project that your city will be very proud of. Those drawings are not typical of what you would see a developer doing. I helped Bay Village, Westlake and the city of Cleveland. I build nothing but quality. When I did Red Tail, we went to the design awards meeting with all the builders from Cleveland and I won 13 out of 21 awards.

OLD BUSINESS:

Master Plan— Chairwoman Pugh states I sent an email to Mr. Rosso and he is going to go back to the minutes when they discussed the master plan and look at the original questions they had. They will submit those to the planning commission, so you have a chance to see them. Then he will arrange a time for us to meet. With that said, do all of you have a copy of the master plan? Board replies no.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: **None.**

MEETING ADJOURNED: With no further business before this committee, *Motion by Eiermann/Second by Siebenhar to adjourn at 7:08 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

Cathy Pugh

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 October 21, 2020.

COUNCIL PRESIDENT

Rick Rosso