

**Buildings, Lands, Vehicles and Equipment Committee**  
*Sheffield Lake, Ohio*  
**February 2, 2021**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Tuesday, February 2, 2021. Chairman Wtulich called the meeting to order at 7:03 PM.

**ROLL CALL OF MEMBERS:**

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

Absent: None

Attending: Dominick Guarino.

**MINUTES:** January 5, 2021 - \*Motion by Cizl/Second by Radeff to approve the minutes with any corrections noted. Yeas All.

**PRESENTATIONS:** Dominick Guarino, 31934 Walker Rd. Avon Lake. Mr. Guarino states this property on Abbe Rd. used to be Abbe Rd. Lumbar. We invested quite a bit in tearing it all done, leveling it, etc. Originally, we were going to put a building up that was going to be the headquarters for my company, but because of the downturn with COVID, it just didn't make sense. Instead, we would like to build storage condos there. It is flanked on both sides by storage condos already. I have provided a site plan to you that shows how we would like the condos to be situated. We would like to have the condos face inward; we feel this is also best for the city. In order to do that, we will have to ask for a variance. We are looking to rezone this from Industrial to B-4. Then we don't have to deal with all the industrial requirements which are pretty heavy duty. It would make it very difficult to build this. On the zoning map you can see this is the only industrial area in Sheffield Lake. This property is basically just the tip of that. Currently, the strip we are on has some auto mechanics, repair shops, a building with a cable company, etc. Mayor Bring states that now sells fire equipment. Mr. Guarino states we are looking at rezoning it, so it matches the purpose. There are some advantages. If we get it zoned properly and get the variances we need, we would actually return the through road, Hawthorne, back to the city. This is advantageous to fire and safety. We are trying to put this together, so it is beneficial to everybody. We believe this project will allow this to happen. These are storage condos, not rental units, so they would probably be kept up a lot better. There would be a condo association, etc. Long term it could be a property that looks very nice and well kept.

Law Director Graves reports it is currently zoned industrial. Arguably, they could be built on an industrial zone district presently. There would be some issues because of the way our industrial ordinance is structured right now with setbacks, etc. It requires a lot of distance and things. He would need quite a few variances. That is the reason he is requesting the rezoning to be B-4, consistent with what the city has required for other storage condos. As with other rezoning requests, this would start with council adopting the two resolutions, one setting a public hearing and the other referring it to Planning Commission for their review. Then it would come back with the recommendation from planning and then onto the actual ordinance for three readings. I recommended he make the presentation to this committee first just to gauge council's reaction before he started too far down the path. Member Radeff states I appreciate you want to put something there and do something nice with the property, but I see this map and the limited industrial areas we have, and I'm not really inclined to rezone the little bit we do have. I understand you can put it there regardless if you rezone it or not. I think there is a lot of storage condos in that area and I personally voted no for the last set of them. I'm not a huge fan of adding more, especially at the expense of getting rid of industrial area. Chairman Wtulich states I would agree with that. (inaudible) Mr. Guarino replies you say a lot of them, I know of the ones on either side of us, are there others in Sheffield Lake? We just passed one across the street from (inaudible) and I want to say there was talk of maybe putting in some other ones. Mayor Bring replies we aren't going to. The only other ones are behind Gus' and they are storage units, not storage condos. It is different. Mr. Guarino states they are 1,000-2,000 sq. ft. units that are heated, some are cooled, they have bathrooms, etc. They could technically be used as small businesses as long as they abide by the by laws. For example, say a home services company could store their trucks in there, even HVAC, plumbing, electricians. Chairman Wtulich asks how far would it be set back from Abbe Rd.? Mr. Guarino replies I don't really know where the property line lies on Abbe, but we are looking at probably at least 20-25ft. Chairman Wtulich responds 20-25ft. isn't much, it would be almost right on the road. Member Cizl states I was concerned about the difference between storage condos and the other. Basically, you are proposing five buildings? Mr. Guarino replies yes. There is one existing and then there is four more for a total of five. The one across the way we may or may not have room to build. If we do, it would be smaller, not as deep. A lot of these tend to be homeowners who don't have a place for their toys. Each of those condos would be a source of property taxes as well. Each owner would have to pay their own property tax. Law Director graves asks would you classify these as more luxury storage condos? Mr. Guarino replies yes.

Law Director Graves states and the typical purchaser of one of these units would be either a business or someone looking to store their luxury toys like boats, motorhomes, etc.? In fact, sometimes they convert them into recreational areas. What would a typical unit like this go for? Mr. Guarino replies a single 1,000ft. runs between \$80,000-85,000. Law Director Graves replies, and some people actually buy doubles, \$150,000? Mr. Guarino responds yeah. Law Director Graves asks you said there would be a condominium association set up? Mr. Guarino responds yes. Law Director Graves asks and if this happened would you be in agreement with working together on condominium association declarations and by laws? Mr. Guarino replies yeah, I don't see why not. Law Director Graves asks no residential in any of the units, no operating of a business out of one, etc.? Mr. Guarino replies right, no commercial (inaudible) customers coming there, absolutely not. Like I said, a services company who just needs storage or a mobile office, not a storefront. This is a very popular thing. I have been in a few and they are very nice. Member Cizl asks is there a weblink or anything I can go on online and see what some look like. Superintendent Hastings replies they are online. Great Lakes Storage Condos and there are pictures of the inside, it's very impressive. Law Director Graves states at this point the applicant needs to decide if he wants to proceed and if so, then we can have the initial resolutions for council to consider. Member Cizl asks it would have to go to zoning too, correct? Law Director graves replies no, this is just for the rezoning, that would only go to planning and council. Ultimately, there would be a site plan review and if he wasn't able to meet the setbacks or requirements, he may need to go to the zoning board to request an area variance. Chairman Wtulich states without seeing all the plans, it is hard to be sure. I think it would be worth moving on and see how it goes. Member Cizl states I think I would pursue it further. Mayor Bring reports we sat down with Mr. Guarino and talked about this. Rocky brings up a good point, it is the only industrial piece of property we have. We were excited with the regular project, but obviously that didn't happen. He is trying to bring this off of Hawthorne vs off of Abbe Rd. and that's why if it was industrial it would be a large setback. That's the reason why he is here now. He can move that building up in B-4. We brought up the questions you did. Chairman Wtulich asks so the only difference by switching from industrial to B-4 is that the entrances will come off Hawthorne? Mayor Bring replies yes, which is a much better idea, plus we get that street back. It would be a benefit to the city. My thought process is the pictures that you see here, I worked at Abbe Rd. lumber for 23 years and I would venture to say it wasn't the nicest buildings, but we also paid a lot of taxes and had employment of people there. It did have a good impact on the city. Member Radeff asks have you considered

anything else there? Something that would have employees, etc.? Mr. Guarino replies at this point, it would have to be speculative. We would have to build the building and hope to get a tenant. In these times of uncertainty, that's tough. This approach would be done in phases that could help finance it as it goes. Right now, there is nothing we have looked at that would make sense. I don't know what the odds of getting tenants are. Member Radeff states either way you would have to get tenants because you would have to get people to buy them too. Mr. Guarino responds they wouldn't be tenants; they would be owners. Mayor Bring states he does own the properties up by the covered bridge, he has a business on Lake Rd. and across the street where he does training. So, he does own some. Mr. Guarino replies we do have about 15 employees in Sheffield Lake. Member Radeff asks what's the name of your company? Mr. Guarino responds National Comfort Institute. Member Cizl asks so you aren't really in the storage condo business right now, you just own the land and want to pursue this? Mr. Guarino replies yeah and do something productive with the land. Hopefully get back some of our investments. We are looking at possibly partnering with someone who is in the storage condo business so they would have the experience. Chairman Wtulich states I think it would make sense for you to move forward with it. I just want to clarify that the only thing that switches from industrial to B-4 is that it switches the entrances, correct? Law Director Graves replies yeah, it adjusts the required setback and lot dimension. Mr. Guarino states the reason is because we need that drive that goes between them, wide enough so you can turn a motor vehicle around. It is more expensive to do it this way. I want to do something that looks good and will last a long time.

**CORRESPONDENCE: None.**

**OLD BUSINESS:**

A) ***Shoreway Shopping Center*** – Superintendent Hastings reports we did start the improvements in the back which are to a public road. However, that new watermain will include new services to the buildings as well as improvements to the drainage of their sumps and downspouts. That is benefitting the shopping center.

B) ***General Maintenance*** – Superintendent Hastings reports we did receive the garage doors and when the weather breaks, we will have those installed. We started some preliminary conversations with the mayor and finance director about the installation of an emergency exit on the southside of city hall. To address the fact that they would be trapped if there was a problem up front. The door to the police is locked. If there is a hazard here, there is no exit. It has been brought up through the years and I now have some grant opportunities to fund it.

C) ***Joyce E Hanks Civic Center*** – Superintendent Hastings reports we are starting to gather quotes to do our annual maintenance on the floors, stripping,

waxing, etc. The city installed a second tv in our small room to facilitate the fire dept. who does some training there as well as some meetings.

**D) *Old Business-Other-*** Chairman Wtulich asks are we replacing the old doors? Superintendent Hastings replies these are the last three of the garage doors in the old building that we just resided. They are original. We have gutters, but the weather is not conducive. The building we built in 2000, has some issues, I will have those addressed.

**E) *NEW BUSINESS:*** Superintendent Hastings states we will be working on a list in the future on sale of surplus equipment. For example, an old Chevy truck that our park dept. no longer uses. I would also like to explore replacement of two of our older plows. Our newer plow, which is 5 years old, is reaching its term on the lease, so it will be paid for. We are exploring to continue using that money to get another new truck to replace the two old plows which date back as old as 1995. Chairman Wtulich asks are you looking to replace it with what we got last time? Superintendent Hastings replies yes, we will replace two with one. Member Cizl asks how many snowplows do we have if we had to pull them all out at once? Superintendent Hastings replies 7. The reality is, we can't run 7. We always have to be cognizant of any water or sewer emergencies. I always have some men in the background. Then you always want some men getting rest. Member Cizl asks how many trucks would you have on the road at one time if there was an episode like this past Christmas? Superintendent Hastings responds that was an extreme case where on overtime, the city authorized 4 and on day shift we had 5-6. Mayor Bring states we have been very fortunate that we have the mechanic looking at things during the summer and replacing stuff that needs fixed. The new truck has been a God send. It's faster and safer. The program for the police cars has been fantastic. We are getting to that point over here too. The trucks over there now with the electronics and stuff on them, if something does go wrong, it shuts it down. It is not the old styles where you could go start it and you could run. If the electronics go down on those, you can't really do it. It's happened a couple times. Chairman Wtulich asks along the day ditch where we replaced all that fencing, I remember talking about some gaps along the bottom, can we put some pieces of fence to block those? Superintendent Hastings replies I haven't figured out a good permanent solution. I will revisit it.

**F) *CITIZENS COMMENTARY:*** None.

**MEETING ADJOURNED:** With no further business before this committee,  
\*Motion by Cizl /Second by Radeff to adjourn at 7:35 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 Council's Office.

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**CLERK OF COUNCIL/COMMITTEES**

*Brandy Randolph*

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**CHAIRMAN**

*William Wtulich Jr.*

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  
Buildings & Lands Committee of February 2, 2021.

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**COUNCIL PRESIDENT**

*Rick Rosso*