

City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
March 17, 2021

The regular meeting of the Planning Commission was held Wednesday, March 17, 2021. Chairwoman Pugh called the meeting to order at 6:33 PM.

ROLL CALL OF MEMBERS:

Present: Pugh, Rewak, Tollett, Mayor Bring, Council Representative Gee.

Excused: Eiermann, Siebenhar, Building Inspector Melbar.

Attending: Superintendent Hastings, Applicants.

MINUTES: February 17, 2021 – *Motion by Rewak/Second by Tollett to approve the minutes with any noted corrections. Yeas All.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE GEE: Councilwoman Gee reports the municipalities will be getting some COVID relief money. We have to wait and see how it is allowed to be used. The project down by the covered bridge is almost done. We will also hopefully by next meeting have a list of roads that we are resurfacing next year. We are opening the community center senior coffee back up with 2 events in April. If everything continues to go well, we will add more events.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SIEBENHAR:

Absent.

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.

PRESENTATION: A) Morrow Rezoning/Referral from council- *Robert Corna, 5055 East Lake Rd.* states the project before you is a revision of what was presented before. It is a consolidation to put together the thoughts and recommendations of over the last nine months. We took into account the veto and council's comments. The revised plan now has 6 individual units. In your package you will see that in 1932 there was a subdivision here that was 8 lots that were developed. We are going back to more of what those lots were like. These houses are compatible to the existing houses in size and height. Each can be built individually as they are sold. The character is still seaside community, they all have lakefront views.

Jim Schilens of ETS, 27330 Center Ridge Rd. and Christopher Hunky, civil engineer with ETS. Mr. Schilens states Mr. Corna described his project to us and initially we did a preliminary plan of the utilities based on the first plan. Revisions then came to our office and we were asked to do a preliminary of the utilities for the recent concept. Essentially, we identified storm sewers and existing catch basins of the sewers and the creek itself, the FEMA plan of the creek, the water and sanitary going to the units, etc. It works out quite well in that we are able to take all the water on the site and direct it to a detention basin of some type, whether an open basin or underground storage and possibly avert putting any of that water into the creek at all and potentially go right to the lake. The other option is to empty it into a headwall. That is our focus along with making sure we can loop the utilities in such a way it makes sense economically. It doesn't seem to affect the creek as far as the amount of water. Mr. Hunky states the idea is to have the storm sewers within the subdivision itself which goes towards the creek and catches another storm sewer that runs into the retention area and then from there to the lake or to a headwall. Mr. Schilens states the FEMA flood map is shown on our drawings in color and it illustrates that the amount of backup that happens at the creek is actually at the culvert that goes underneath the street. The creek adjacent to where Bob would like to have his development doesn't show up as being very high of a flood area at all. As a matter of fact, the flood elevation is 581 and it's quite a few feet higher than the highest elevation of the lake. That creek has substantial side elevations. It wouldn't go any farther than the banks of the creek. This is not the final design so potentially there could be artificial edges if needed to be, similar to Day Creek. We don't feel that is necessary at this point at all. We followed that stream south to all its' tributary areas and it doesn't go very far, but it essentially just turns into fields. Law Director Graves asks we are going to ask the city engineer to review this, and they will probably have some questions, are you able to come back to the comprehensive view stage? Mr. Schilens replies yes. Member Rewak asks both ways in which you have the water going out, does it go away from the adjacent property that is encompassed on Buckeye? Mr. Schilens replies we have not done a grading plan but typically, an out-parcel lot would have a lower elevation all the way around so no water would be shed onto it from an adjacent property. The back of that property actually slopes down to the creek quite nicely. Mayor Bring asks with it being a flood plain, will they need flood insurance for those units, do you think that will be required? Unidentified person replies usually, based on the flood plain, since the policy would change, another flood study would be conducted to adjust for flood elevations which then would dictate if insurance is required. Mayor Bring asks the units there now, I see there will be an existing residence beyond that, will there be an entrance to get to that, I don't see it? Unidentified person shows mayor on map. (inaudible, lots of sidebar talking) Representative Gee states after going through the first part, some of council had questions they wanted me to ask. Who is the engineer working on the project? Mr. Schilens replies at this time we have only been engaged to do the preliminary, we haven't been engaged to do anything past that, but we anticipate we will

be. Representative Gee asks have you approached any general contractors yet? Unidentified member replies yes, we have. Representative Gee asks are you willing to share that info at your next meeting? Mr. Corna replies that is in the booklet. We have been working with Integrity Excavating out of Mansfield, OH. No one has been engaged, just given us preliminary estimates. Representative gee asks considering the shortage of building material and the price increase on some of the lumbar, have you considered the possibility of it increasing your cost and delaying your project? Mr. Corna replies yes. Right now, there is a prefab company out of Massillon, OH and they did a lot of our projects in the past and they do prefab panels out of steel. Carter Lumbar has provided us pricing for both labor and material and it's the prices we included in the packet. We found that prefabbing with steel is pretty competitive right now which will keep us on schedule. We don't anticipate any delay. Representative Gee asks the original project boasted that each unit has a view of the lake, is that still true now? Mr. Corna replies they actually have better view with the new layout. Representative Gee asks the 2 closest to Buckeye, how do they? Your home, Morrow's home and the other house will be there. Mr. Corna replies they all have rooftop decks. The ones that face Buckeye are setback. (shows on map) Representative Gee states building b has no driveway in any of the plans. Mr. Corna replies that was a mistake. (shows on map where it will go) Representative Gee asks the location of any fire hydrants? Mr. Corna replies there will be a second hydrant depending on where the fire dept. would like to put it. We anticipate it will be on Buckeye. We have not talked to them about it. Representative Gee asks the pie chart says approximate Sheffield Lake property, residential property tax from Buckeye Cove. Current Zoning= \$16,000, rezoning= \$100,000, where did you get those figures? Mr. Corna replies each home is \$400,000 and there are 6 of them. Paul's renovation will be close to \$750,000, right now I think he is at about \$220,000. My house will probably be about \$700,000. Put all those together. I believe the other house pays \$1,200 in taxes. Representative Gee replies not to the city of Sheffield Lake. Property taxes are divided between our school systems and our county. The city doesn't get that full amount. Mr. Corna replies he was taking it off the county. Representative Gee replies I didn't want anyone on the board to think the city gets all that. You also mentioned Sheffield Lake municipal income tax for Buckeye Cove is currently between \$4,500-7,000. I assume that is your income, the house next to you, Paul's and the lady in the other house which makes me wonder how everybody was willing to share income on this. It says it will go from \$4,500-7,000 to \$35,000, how did you determine that? Mr. Corna replies the 6 houses average income is estimated to be close to \$100,000. Representative Gee asks on page 17-18, what is the reason in only having the opinion from Remax? Is that the only one you approached? Mr. Corna replies originally, we went to the county, but they wouldn't put anything in writing because they couldn't. Representative Gee states page 27 you mention First Federal Lakewood documents, they are dated January 26, 2021, what are the proof of the 9 conditions to be met? Mr. Corna replies the main condition is getting the zoning. Representative Gee asks on page 28, it's

dated April 21, 2020: your Veteran's United Home Loan paragraph 4, could you explain why you went with them? Mr. Corna replies I have never used it before, but interest rates are like 1.79% and I qualify as a veteran for my home. Representative Gee states considering this, I assume you already got your VA certificate? Mr. Corna replies yes. Representative Gee asks due to a huge amount of paperwork you gave to council, it all pertained to you personally. That is the only reason these questions are being asked right now. I understand you were involved in a project in Elyria with a golf course. The project was planned in 2007 and it took ten years for it to move forward, what took so long? Mr. Corna responds I am an architect and developer. In the development side of it, it has cycles and sometimes things happen. I bought the land in 2008 and right after Lehman Brothers declared bankruptcy. The banks then collapsed. The bank I had to loan the money to me to develop the property, closed the commercial loan department. For almost 3.5 years we existed on selling hot dogs just to keep it open. In 2013, we were able to raise \$4 million in funds from China through an EB5 program. It took 4 years to complete because of permits, funding dried up, etc. It is rated by golf magazine as the #1 new golf course in the United States. Representative Gee states you brought up it was Niklaus Design with the golf course. I was led to believe there were flooding issues and couldn't open on opening day. What caused that? I heard rumors corners had been cut and the design was not followed to Nicklaus' specific plan. Is that because financing fell through? Mr. Corna replies no, I had nothing to do with construction. Black River has flooded for the last 1,000 years and will continue to flood. It's flooding right now. Nothing you do will ever stop it. Representative Gee asks you were aware of the flooding when you started the project? Mr. Corna replies everyone was. Representative Gee asks did you work with that project from the very beginning all the way to the end? Mr. Corna replies I was there until the golf course was completed.

Tony Dibenedetto, Remax Real Estate states it was brought to our attention about it getting done in a couple of years. One of the units is already spoken for so we only have 5 more units to sell. Selling units under half a million dollars on the water, I don't think is unrealistic. There was a question about the home on 274 Cliff Dr. about having the individual units. One thing Mr. Corna did and is per your recommendation, is they are separate units now. I think that will bode well for the project. I brought up a couple comparables because I know there was some concern for the home at 274 Cliff Dr. and would it drop the value of the home. There are two homes to compare in the packet and the newer one is a smaller lot. When you put in new construction, the values go up around it. First Federal of Lakewood will be doing the individual loans for everyone who lives here. Getting the homes done in 2 years should not be an issue as we already have one committed to. Mr. Corna is also taking one as well. Regarding spot zoning, as you know The Perch and across the street, I feel since these are individual homes and not attached townhouses, I feel this is more a residential play than a townhouse play. I don't think it is a spot zoning issue. Member Rewak asks we don't need a vote for anything

tonight being preliminary, it just goes to the next session? Representative Gee responds yes.

OLD BUSINESS:

Master Plan— Chairwoman Pugh states we are not going to throw out what the last Planning Commission did. I think it has a lot of positives to it. We still need to address what council has said and I think it's a fair evaluation from council that it lacks a more positive tone. Mayor Bring says you guys do have to vote on the preliminary to move it forward and it has to be unanimous.

*Motion by Rewak/Second by Tollett to accept the preliminary plan as presented.

ROLL CALL FOR APPROVAL: Rewak, Tollett, Pugh. Yeas All.

Chairwoman Pugh states back to the master plan, the city does do a lot. Public schools: we have a public school system that offers pre-k through post-secondary studies and that is a positive. There should be a statement that council doesn't control the schools, they aren't part of our community. (inaudible, a lot of sidebar noise) I would go through and look at some things and really bring in the fact that it's a community we can be really proud of, the parks, etc. We are not going to redo a survey; we have done it, and this is the data we have. I would like to assign everyone to; for example, someone to go talk to the chief of police and ask him what he would like to see, etc. I would like something that speaks to what the police dept. sees as their (inaudible). I am going to ask everybody by April 19 to text me what you would like added and I'll put it in the master plan. When we come together next month, we will redo the master plan and it will be in front of everyone and we can get it settled. Police is one, the other is the fire dept., show them what we have in the master plan and see what they would like addressed. Also, Service Dept. and residential. I did call Dr. Wells and I know that last time there was an issue that data was wrong. I asked her to tell me about the section she wrote. She said she called the person she was instructed to, ran the data by Mr. Hastings and he approved all at the apartment. There was a question about the number of apartments. However, Mr. Hastings if you would look at that data on residential and let me know what you think needs addressed or changed. One thing we will discuss as a group is using the percentages from the survey. I say 85% of the surveyors strongly agree that the police services are satisfactory. I think that's a positive. Chairwoman Pugh asks gentleman, what would you like to do? Members Tollett and Rewak reply they will do any. Chairwoman Pugh states Mr. Tollett has Fire and Mr. Rewak has Police. Member Rewak says you entioned schools and I know we don't control the schools, but we do control going to the schools. So, I think maybe the poll should be the accessibility of the schools, etc. Are we doing any additional surveys? Chairwoman Pugh replies I think if we do an additional survey 2 years later, we really muddy the water. I don't think our document is that bad. Mayor Bring says I would like to see some of the younger people with their views. This survey was most people 60 years and over. As far as us getting grants, Mr. Hastings still uses the old format to get grants, but we need something updated. Member

Tollett asks can you just use a targeted demographic? Superintendent Hastings replies I wouldn't target a demographic specifically. To the mayor's point, by default, the millennials will go for computer-based surveys. To not muddy the waters, you could consider questions specific to the parks, etc. I believe board member Eiermann is at the age group and based off his comments at the last meeting, I believe he would lead the charge on that. We could help supply the questions. Member Rewak says maybe focus on parks, schools and safety forces with a computer survey. Superintendent Hastings says you do not have to ignore what was received, but certainly supplement it. Chairwoman Pugh says I'm not opposed to that, but I am concerned about the process. We have to come up with the questions and we have to come up with a way of how to get emails. Superintendent Hastings says it's not emails, you have a link you would go onto. We could put it on water bills, our website, we could even shoot it up through the schools. The problem with the other survey which I recently found is that an apartment complex with hundreds of residents, has a single address as a water bill. All those residents never got the questionnaire. Chairwoman Pugh asks let's look at the parameters of the questions, we have parks, what else? Member Rewak responds parks, schools and safety forces is an easy rundown. The issue may be going too broad. Superintendent Hastings says don't forget the grant is a tool to achieve the master plan, one of many tools. We are excited to potentially build a rec center. It was identified in the original master plan as unattainable because of the hurdle of getting a building and land. We actually have that, albeit needing work, but we need support. On the schools, you have seen a big shift from the neighborhood schools to campus style. I believe the goal is one more school for the lower grades. Does Sheffield Lake want to hold onto our stake in that school system, do we watch the demise of our neighborhood schools to a campus and effectively send all our children to the village? That might be the answer but might not. I think we should hold a stake in the game and have a master plan that identifies either an existing location or to expand the locations of Knollwood or Forestlawn. I believe it should be up to the community, so the city has a guide to approach that. As a 40-year resident, I would like to personally maintain one of the schools in our community, if the city is going to support that with our tax dollars. Mayor Bring states I am fighting very hard to keep a school in the area. Chairwoman Pugh asks do you want a question more to asking people if they want a neighborhood school or campus concept? Superintendent Hastings replies I think the neighborhood concept is already gone and filtered out, but I believe they want one more building that would house Kindergarten through like fourth. When that decision comes and they ask for the taxpayer's support of Sheffield Lake, it would be great if our master plan identified the interest of the city and how we would support it. Member Rewak asks like would you support it either way or only if it's in Sheffield Lake? Superintendent Hastings says right, and if it is in Sheffield Lake, we only offer 8-10 acres. Should we expand some of the land around there? Should in time we develop a plan to acquire more land around Forestlawn or Knollwood? Those kinds of questions would be the guidance moving forward.

Chairwoman Pugh asks if I call Mr. Eiermann and tell him we would like to do computer based and create a link; for the questions it is under the categories of Park/Recreation Centers, Schools, Safety Forces and Neighborhood School Concept. Should I have him work with the two of you? Superintendent Hastings replies I would be happy to. I talk to the mayor every day, so I know his goals. Member Rewak states if he cannot, I would gladly donate my IT person from my radio station, she's a Sheffield Lake resident. Chairwoman Pugh asks what should we keep the number at? If we ask too many questions, people won't answer them. Superintendent Hastings replies I think a dozen or so, or less. Member Tollett says I did one for another city on Survey Monkey and it was about 25 and I was bored after 8-10. I felt like it was the same question in different forms. Chairwoman Pugh states if we can get this out, we could talk about it next month, but we have to set a deadline date for it. It shouldn't take too long once we decide on questions.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion by Rewak/Second by Tollett to adjourn at 7:45 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

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 March 17, 2021.

CHAIRPERSON

Cathy Pugh

COUNCIL PRESIDENT

Rick Rosso