

City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
April 21, 2021

The regular meeting of the Planning Commission was held Wednesday, April 21, 2021. Chairwoman Pugh called the meeting to order at 6:30 PM.

ROLL CALL OF MEMBERS:

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

Excused: Tollett

Attending: Superintendent Hastings, Applicants, President Rosso, Councilman Erdei, Councilman Wtulich.

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

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE GEE: Councilwoman Gee reports the covered bridge is now completed. Pride Day is May 15th. The city has plans for plants to be planted at the covered bridge and along the bike trail and also some trees and bushes. We have the grand opening for the restaurant in the shopping center May 8th from 2-4pm. If you are unaware of what Pride Day is, it is countywide and Sheffield lake will have dumpsters by the service dept. for any residents to dump anything they wish to. There are some restrictions like the paint must be dried or filled with kitty litter. No tires this year. Community Days looks like a go, it will be July 7-11. Also, our road list is 15 roads this year and there is a very good chance we may be able to do all 15.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SIEBENHAR:

Member Siebenhar reports last month's meeting was cancelled.

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. (sworn in) states the comprehensive plan we have addresses the heights of the buildings, the setbacks, (inaudible). We reduced the project from 9 units down to 6. They are designed to fit into the character of single

residences/villas. They can be built individually as buyers purchase the unit. It's more like the existing house that's there. We show the 20ft. along the creek that gives the city the right to come in and (inaudible) the creek. We have established the water lines, gas lines, sewer lines, all the electrical feeds, etc.

Jim Schilens of ETS, 27330 Center Ridge Rd. and Christopher Hunky, civil engineer with ETS. (sworn in) Mr. Schilens states what we did for this issue was to provide elevations and to provide a subdivision plat in compliance with Lorain County. There's a little disagreement with the subject to ODNR. One thing Bramhall suggested was that we work through ODNR for any approvals. Well, we do a lot of work on Lake Erie and ODNR does not need to get involved on anything that is not directly on the lake. This is far enough away. However, the Army Corps often requires permitting for anything along navigational waterways, this being such a small stream it doesn't require that. FEMA plans is something that we would have to do. We did show where we proposed catch basins and potential manholes. Again, this is preliminary, we haven't done final engineering. Chairwoman Pugh asks when you point to the map and say you don't need to know from them, are you talking about, will anything be built over in that direction? Mr. Schilens replies eventually. I think there are plans for it, but that single family residence (inaudible, phone going off). I believe that will be Bob's residence. Even that, if they aren't doing anything on the lakeshore itself, it wouldn't require ODNR's approval. Since this is preliminary, we are just showing the locations, some of the elevations of the units, etc. Member Eiermann asks the flood plan with FEMA approval that they may need, do we need to know what that would look like before, as part of the comprehensive plan? Law Director Graves responds I have a copy of 1119.02 and these are the factors that planning is supposed to consider for a comprehensive plan review. It doesn't require final detailed engineering plans but needs to be detailed enough that you are confident these factors have been met. Member Eiermann asks do you have the FEMA flood plans? Mr. Hunky replies they have general information currently on there. A more detailed analysis will be part of the final submittal. Member Eiermann asks could that affect any of the abilities or anything presently shown? Would it be different? Mr. Hunky replies it would impact more elevations. Usually, the flood elevations don't drastically change. Mr. Schilens states all the units are far enough away from that flood plain. The elevations of the units themselves are shown as well as the basements. At this point, I think that just about covers it. The sanitary, the storm, the gas, electric, etc. We did try to coordinate with the fire dept. on how close they wanted the fire hydrant. They didn't feel they were confident enough to judge it and would prefer to have the city engineer judge it. It is placed within 200ft. of the farthest location of any of these back buildings. It is directed north up Buckeye Dr. off of the main across Lake Rd. We do show retention along the creek within pipes. So, it wouldn't be surface, it would all be underground. That may not even be necessary. That will come up in final engineering. Chairwoman Pugh asks is proposed grading shown? Mr. Schilens replies it is shown, very preliminary. The grades and finished floors are shown on the garages and basement floors, as well as just

outside the garage. Then we show some contours surrounding the units. It is a general grading plan. Mr. Schilens says currently, one of the highest elevations on the site is to the corner of Buckeye and Lake. Naturally, it reduces down to the creek as it moves west. Essentially what we did was we surrounded the units with a contour, so it sheds off and eventually makes its way west as well. Generally, it moves from southeast to west in slope. Member Rewak says it looks to be about a 4-5ft. drop from the corner of Buckeye/Lake to the stream with a potential 9-10ft. drop to the back house. Mr. Schilens replies from east to west, it drops only about 5 ft. where the units are. Chairwoman Pugh asks do you feel there will be a need for a retaining wall? Mr. Schilens replies there could possibly be. Depending on the edges of those houses and how much house you are going to see. The basement/foundation may be what you see instead of a wall. We haven't gotten that far. It's probably unlikely. Chairwoman Pugh asks will that change the look of the structure if you have to bring it up? Mr. Schilens replies there will probably be some basement that is exposed. The property slopes down substantially. Mr. Corna states there are no basements, they are slabs, and they flow down to the creek. Member Eiermann asks why the change from townhouses now to houses, having less? Mr. Corna responds the plan was vetoed from before and then we took everyone's advice and studied it. The decision was then made that this was more satisfactory and acceptable. Member Eiermann asks so one thing we were concerned about was it being a condominium association, is it still going to be like that? Mr. Corna replies it's still going to be an association, it's just less units, more like single homes than a townhouse. Member Eiermann asks but it still needs rezoned as it's not a single-family home? Mr. Corna replies yes, because of the cluster. Chairwoman Pugh states when this project was originally vetoed, it wasn't so much because of zoning, though that was in issue to me, it was Mr. Corna as an architect. What has changed to now make it acceptable? These weren't the issues that came out if I remember correctly. Who is going to be the construction manager? Mr. Corna replies we are looking at having a general contractor that would oversee the whole project. It would then be broken down into 3 major trades: one would be looking at Carter Lumber to do the complete construction of the frames, interior and exterior and they are our first choice. Lumbar has gone up like crazy. With the new design of the project, these homes actually have a little more value than the townhouses because they are individual. This lets us absorb the larger price. Chairwoman Pugh asks one general contractor then is Carter Lumber, who are the others? You said there will be 3? Mr. Corna no, one general contractor and then 3 major trades. ATAD Studios has been doing all the architectural drawings. The property owner is Paul Morrow. Engineer is going to be ETS who is here tonight. Chairwoman Pugh asks you have the general contractor as Carter Lumber, but is there an individual? Mr. Corna replies financing is through First Federal of Lakewood who will finance to the end buyer, both construction and end loan. Interior contractor will be Cleveland Cabinets. Member Eiermann asks with financing, does that mean they will build a house after? So, say I purchase the lot and property, then they start building? Or do you buy it

and wait for someone? Mr. Corna replies they buy the property then they start building. Member Eiermann asks so we spot rezone it, then you hope people buy those plots of land so you can start building? Mr. Corna replies yeah. Mayor Bring says I know they are not doing basements, but what you alluded to was the foundation wall that may show. You won't see a basement wall, but you will see a foundation wall to support the unit. Mr. Schilens replies there really needs to be sections cut through there to understand it fully. Once they are cut, it will show perfectly the elevation of things are related to the gradient. Typically, there is a section view that can be cut to really (inaudible). The city could request sections be cut through the property to understand how the elevations lay with the creek. I think there will be some type of foundation showing. I'm not sure if you are alluding to the fact it may be unsightly or not, but I'm sure there is going to be landscape around. We are also talking with the developer about amenities and how is it going to be beautified? That also has to do with the grading. Mayor Bring says most of those will be pointing towards the west, which is towards the ravine, the other side has vegetation. I can't see it being unsightly, I just wanted everyone to understand what was being said. Member Eiermann asks I heard there was no basement and then there was going to be a basement. Now I hear it is just a slab. Mr. Corna replies the plans show the final grade which is all 90 around the houses and back. The finished grading is 91, so there is a foot between the floor and the finished grade. It's a concrete foundation on the backside that goes down. We would be grading the dirt and landscaping up to it. It won't be seen. Mayor Bring asks he is asking there are no basements these are just slabs, correct? Mr. Corna replies there is no basement. Mr. Schilens states there is a difference in what we are saying. What we are referring to as the basement, is shown as BSMT elevation which the 591 elevation is shown. We are calling that the basement. Whether it's the slab, etc. it is shown here as that. The elevations then continue to go down towards the creek. It is a slab.

*Motion by Rewak/Second by Eiermann to recommend approving the limited use rezoning of five lots to council.

Chairwoman Pugh states I looked at the first project and why it was vetoed. It was rezoning and we had a presentation last month on it and we had a realtor come in and talk about the property in question of a neighbor. He said it would increase the value of her property. The other reason was concerns with the 27 pages of documentation on the architect. What responsibility do we have knowing some of these issues? Responsibility to the community when we vote? Member Eiermann says I think ultimately that responsibility falls onto city council to do their due diligence. What I see from our 1119.02, is as much as that plays a part, that isn't our outline for this and looking at the plan. If that is an issue, in my opinion, it is a city council/mayor issue. Member Rewak states my understanding is part of why there was some hesitancy with the prior one getting to the council point, was I think answering the questions specifically with 1119.02. The original plan, it wasn't there. They came back with more detail and got it to that point and council had some concerns with it. Looking at the new plan, it's detailed

enough to cover the 1119 factors that we are supposed to consider. I think it checks the boxes. I am taking into account some of the initial complaints regarding the nearby property. I think having fewer houses and more information is good. My initial concern was parking was shoved in there. With 6 houses instead of 9, I think it will be sufficient. **ROLL CALL FOR APPROVAL:** Rewak, Eiermann, Siebenhar.

Nay-Pugh

OLD BUSINESS:

Master Plan– Chairwoman Pugh states Mr. Hastings has spoken with the mayor and they would like to put like 10 questions out and then publicize them. They would like you to help them with that. Would you be willing to do that? Superintendent Hastings replies we could bring those to the next meeting and go from there for a June launch. Chairwoman Pugh states then we could go from there in addressing some of the issues. I agree it needs some positivity.

NEW BUSINESS: None.

CITIZENS’ COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion by Eiermann/Second by Rewak to adjourn at 7:18 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 April 21, 2021.

COUNCIL PRESIDENT
Rick Rosso