

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

The regular meeting of the Planning Commission was held Wednesday, July 21, 2021. Chairwoman Pugh called the meeting to order at 6:34 PM.

ROLL CALL OF MEMBERS:

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

Excused: Rewak, Tollett.

Attending: Applicants and representatives.

MINUTES: June 16, 2021 – *Motion by Eiermann/Second by Siebenhar to approve the minutes with any noted corrections. Yeas All.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE GEE: Councilwoman Gee reports we have a possible buyer for the shopping center but won't know more until mid-August. We might be taking down the wind turbine there. We now own the land across the street from the community center and are looking into extra parking. All the road projects are getting done nicely and we are waiting to do the sidewalk projects.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SIEBENHAR:

Member Siebenhar reports we had 2 cases: Bill & Hilda Frigic needed 7 variances and we approved 5. Pat & Katelyn Kinyon requested a variance for enlargement and that was approved.

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) Treadway rezoning/referral from council-

Brent Anderson, Rafter A Engineering and Testing states you should have the document that shows the conceptual plan of the units that are being proposed. The plan is to install 40-unit townhouses. These are going to be positioned in a way to present themselves with a common drive down the middle and then T shaped intersections at each unit to try to access the various units. The units are either going to be 2 bed, 2 bath or 3 bed, 2 bath. We are still doing polling and focus groups to see what would sell best. We are asking your recommendation back to council with your approval so we can move forward with the project. We do still require all the engineering, etc. that will come back to you at our site plan review. Member Eiermann asks at the dead end, do you plan to

connect that street all the way to Ivanhoe so people can come in and out or is there an appropriate amount of space/turnaround for emergency vehicles? Mr. Anderson replies part of this project, which we haven't moved forward with yet, is this would be a private street. It would require a vacation of Treadway Blvd.; it is actually an unimproved portion of public road. We would make sure when we go into full design, that there is some sort of safety services turn around at the end of the street. In talking to the owners, that may just be an extension into the Ivanhoe intersection, we would have to talk again with the commission. There are some public utilities we have seen on Ivanhoe, a water line and what appears to be a hydrant in the woods. Further investigation as far as what might be out there is needed. Member Eiermann asks Law Director Graves there were 6 things we were looking at when the last condo project came through, do you have that list? Law Director graves replies those factors pertain to limited use rezoning; this is not an application for that. Mr. Anderson states the owners have canvassed the neighborhood and tried to talk with the owners about the plans. They are trying to listen to the community and take it into account.

Tom Christopher, 606 Treadway Blvd. says Treadway Blvd. is pretty dilapidated right now and if there is just going to be one in and one out, somebody will have to redevelop that whole street. With 40 units and people in and out, that street will fall apart pretty quick, the south end. You will probably have to widen the street to accommodate 2-way traffic. Chairwoman Pugh states that is not really a part of the construction. If there is an issue with the street, that would be with the city. Law Director Graves states this is just about the rezoning. Once planning makes their determination, this is now scheduled for a public hearing Tuesday and the ordinance for the rezoning would be up for a first reading at the council meeting following it. In the event the rezoning goes through, he would have to submit all his plans, engineered drawings, etc. and that will go through a series of reviews by the Planning Commission for the subdivision. All those issues will be addressed in due course.

*Motion by Eiermann to open discussion.

Member Eiermann states I do not see an issue with accepting it to be proposed to rezoning. They have to come back at another point with more specific plans anyway. This isn't spot rezoning. Member Siebenhar says I think it is a great idea. It's not rental, they are owned. If we keep stunting the growth of new developments, we are never going to catch up to other communities.

*Motion by Eiermann/Second by Siebenhar to approve rezoning of 32 vacant lots on Treadway Blvd. from an R-1 residential district to an R-2 residential district for the purpose of constructing a multi-family townhome development.

ROLL CALL FOR APPROVAL: Eiermann, Siebenhar, Pugh. Yeas All.

B) 21SFL-LSP001 Lot split and consolidation-

Abel Robles states I got an opportunity to buy a piece of land on Community Rd. and it was sitting there for maybe 20 years. My plan is to build 2 homes there, one for my

daughter and one for my wife and me. I love this area and want to build a house here. (inaudible)

Council Representative Gee states the parcel you are talking about was 5 small lots and you are going to equally divide it? Mr. Robles replies yes, they will come together divided into 2 at 90 each.

*Motion by Pugh/Second by Eiermann to accept the lot split and consolidation.

ROLL CALL FOR APPROVAL: Eiermann, Siebenhar, Pugh. Yeas All.

C) Buckeye Cove site plan review-

Robert Corna, 5055 East Lake Rd. states I started marketing it 2 weeks ago. We put a sign up and within 10 days we had deposits on all the units. The average price was \$600,000. For the 6 units we are building, it increased the value of that corner that used to be \$200,000. We provide rooftop decks to see the lake. The fire dept. came today and were going to start burning down the two houses. We changed our plan, and we are going to go ahead and tear the houses down immediately. We looked at the environmental wave approaching the land in a way that makes it very compatible with the lake and drainage. The lake is our retention pond, but it's the water quality that we had to address. We hired Dave Lewis who is an expert in this, and the idea is to capture the water, filtrate it first and then before it dissipates out.

David Lewis, Lewis Land Professionals, 8691 Wadsworth Rd. states we are the civil engineer/director for the project and also the surveyor of record. The engineering plans typically include site grading, drainage, utility improvements and in this case, the water quality feature. Since we have Lake Erie next door, that is the storm water detention for basically all of the property fronting on the lake. Anytime we disturb more than an acre of ground, we have to do a water quality treatment. Here, instead of digging a detention basin or putting in a typical water basin, we've elected to go with a bio-retention/bio-filtration process. The method we have chosen can be implemented in phases. We build the first house and driveway to run off drainage from that improvement to go into the filtration unit, be processed and then discharged to the stream on the property. The Filterra product as it's called, is basically like a large concrete septic tank buried in the ground. The top of the tank does not have a concrete lid, it's built with soils and is planted with landscape plants. The Filterra units are pre-approved by the EPA. It's a simple calculation of what the runoff area is. The volume of water going through each system tells us how big of a structure we need. It's like a large planter that filters the water. We will address any comments from the city engineer and our intent is to fully comply. Mr. Corna states the only comments brought up were the creek and flooding. There is already sanitary sewer there that we are tapping into. The water line is across the street, and we are going to drill over, we decided to do individual taps for each one. We are using 2 existing taps from the houses that are there. As far as the plans are concerned, it's everything you have seen before, they haven't changed. There is a list of things required for the submission. We have a landscape plan, a utility plan, a lighting plan, zoning classification, electrical, etc. We plan on enhancing the landscaping and have a basic

plan in your packets. There is no hazardous storage (inaudible), there are no signs. The storm water plans are part of the package. We do have the location and dimensions of all public utilities and elevations. Location of green areas are shown on the plan. There aren't going to be streetlights because there is no street. We are going to use LED lights and lighting up the units themselves. All the lights will come on at night and go off in the morning. It won't be bright, but will give you access to your driveway, sidewalk, etc. There is no mechanical equipment on the roofs of the units themselves. The only thing that will be outside is the 3x3 ft. air conditioning compressor. There is plenty of parking as you have reviewed before. Council Representative Gee says with parking, I was wondering if the people that are buying these are aware they can't have larger vehicles? Are they also aware there is no on street parking? For example, the driveway off of Lake Rd. is for 3 of the buildings, is that going to be enough room that they won't be fighting with each other and calling our police? Mr. Corna replies we provided 2 car garage parking inside every unit. They are 24 ft. wide which is 4 ft. wider than a typical garage. All driveways being built today are 16ft., that is pretty standard. Each driveway is designed to hold up to 4 cars. The exit you are talking about is for one reason, there will be no parking in that leg that comes down. It gives those 3 people better access to turn around and drive out onto Lake Rd. There is no parking in that area that goes out to the street. Council Representative Gee responds you say that is average, but I went online and the average recommendation for width of new driveways is 20ft. Mr. Corna replies everything in architectural standards today offers 16ft. garage doors as standard with 16ft. driveways that feed into that 16ft. garage door. Council Representative Gee asks for the 3 condos that use that driveway, has there been any discussion about who handles it if they have disagreements with their neighbor? How will both of them get out of the driver side doors? Mr. Corna replies architectural standards are 16ft. and I've never built an 18ft. driveway. The driver on the left-hand side would favor the driver to the left and the driver who parks on the right-hand side who needs the room to open his car, would pull over to the right. Council Representative Gee asks kind of what you do in a lower income housing area? Mr. Lewis states our engineers and about 30 other builders in this area, you are correct, the lower end homes tend to have a 16ft. wide driveway while Schumakers driveways are 18ft. wide, then we have some really high-end builders putting on like a 4-car garage. I would say conventional is 18ft. With a 16ft. wide driveway, that gives you a foot outside of each side of the driveway. I would recommend we go with 18 foot if it doesn't interrupt the landscaping plan. Mr. Corna says he does a lot of houses and with his recommendation, I think I will definitely follow what he is saying, we have the room. Chairwoman Pugh says I am trying to understand your bio-system, you said it is like septic tank. Is that for sewage waste away from the houses or run off? Mr. Lewis replies it is just to collect run off from the roof and driveway, it is a concrete vault. I personally don't understand why we have to cleanse the rainwater that lands on our roof. However, the more I research it, we do have acid rain and I guess the PH can be altered when it goes through these filtration systems. Law Director Graves

states I provided the commission with a copy of chapter 167.05 which under subsection f provides the review criteria for the planning commission.

*Motion by Eiermann/Second by Siebenhar to open discussion.

ROLL CALL TO OPEN DISCUSSION: Eiermann, Siebenhar, Pugh. Yeas All.

Member Eiermann states I know they have come back multiple times to update the septic, etc. Member Siebenhar states I have no concerns and I think it's beautiful. The water run off system is a big expense, and they are definitely doing everything right. Member Eiermann says I have no concerns and think they have addressed everything we asked. This is just approving the plan they put in front of us? Law Director Graves responds this is a planning commission recommendation. You can approve the submission as presented, you can reject it or approve it with modifications. That recommendation would then go to city council for final determination. Chairwoman Pugh says I believe if we make a motion, it should include that the parking in the driveways should be 18ft. since that was an agreement made here. Law Director Graves says then it would be a motion to recommend approval with that modification.

*Motion Eiermann/Second by Siebenhar to recommend approval with 18ft. driveways.

ROLL CALL FOR APPROVAL: Eiermann, Siebenhar, Pugh. Yeas All.

OLD BUSINESS:

Master Plan– Chairwoman Pugh asks are there any survey questions? Member Eiermann says I am sorry, I didn't do that, but I will put a reminder in my phone and hopefully by next meeting I will have those.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: None.

Chairwoman Pugh says normally Planning Commission takes August off; however, we do have Treadway on there. Law Director Graves states it has to go 3 readings. I don't see the rezoning being completed until September. If matters come up, boards still need to meet.

MEETING ADJOURNED: With no further business before this committee, *Motion by Eiermann/Second by Siebenhar to adjourn at 7:24 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 July 21, 2021.

CHAIRPERSON

Cathy Pugh

COUNCIL PRESIDENT

Rick Rosso