

**City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
June 16, 2021**

The regular meeting of the Planning Commission was held Wednesday, June 16, 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, Council Representative Gee.

Excused: Rewak, Tollett, Law Director Graves.

Attending: Citizens.

MINUTES: April 21, 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 from your last meeting, you approved and sent to council the rezoning on Lake Rd. Council voted and it was passed. Throughout Sheffield Lake roads are being ground and redone. We were unable to alert the residents as it is an outside company and they do the roads in the order that they wish to. Also, we may have someone interested in part of the shopping center.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SIEBENHAR: Member Siebenhar reports we had one application in May for a rear yard that we denied.

OATH ADMINISTERED

Law Director Graves is absent, no oath administered.

PRESENTATION: A) Treadway rezoning/referral from council-
No one present for presentation.

OLD BUSINESS:

Master Plan– Chairwoman Pugh states I think there has been some miscommunication. Mr. Eiermann said he will contact Mr. Hastings. I would really like for the 8-10 questions, the format and how we are going to put them out. We will set a timeline for that.

NEW BUSINESS: None.

CITIZENS' COMMENTARY: *Deborah Trzaskowski, 622 Treadway Blvd.* asks what are they going to do back there, put projects in? Member Eiermann says define the term projects. Ms. Trzaskowski replies like low-cost projects. Member Eiermann asks government assisted housing? Ms. Trzaskowski responds yes. Member Eiermann states without them here, we really can't answer that. Ms. Trzaskowski says we have a single lane road, if they have to put a bigger road in, is that going to cost me anything, will I have to pay for the road to be extended? Mayor Bring replies no. Member Eiermann asks what is your concern about having low income housing? Ms. Trzaskowski replies it bothers me, I don't want to get robbed or anything to happen. I have lived here happily 35 years. I'm concerned about more traffic as well. Chairwoman Pugh replies part of what they will have to present is access, fire hydrants, etc. before they ever get approved. I don't know what they will present except that they are showing they want to build condos.

Valerie Hedrick, 630 Treadway Blvd. states the surveyor was out there, and I see his markers. There are 2 big trees that half belong to the project and half belong to us, the trunks, I wondered how could that be worked out? We want them out and they will probably want them out also. Chairwoman Pugh responds having gone back there to look, there are a lot of trees that will have to come out at some point. Mayor Bring says there will be a pre-construction meeting where they will discuss all that. If this gets okayed, when they get to that part, you can sit down and discuss it with them. Mrs. Hedrick asks when do you estimate they will break ground? Mayor Bring replies we have no idea. This is a long way away yet. This is preliminary, they don't even have their zoning yet, it takes months. Mrs. Hedrick says I am looking forward to it.

Deborah Trzaskowski, 622 Treadway Blvd. says we feed all the animals, what are they going to do, are they going to kill them? Chairwoman Pugh says I believe that would be illegal. Member Siebenhar says if you look at the map, there is still a lot of woods. Member Siebenhar says have you looked at any maps or gotten any information? Ms. Trzaskowski says no.

George Wenner, 631 Treadway Blvd. states with the size of the road and the number of people we have on our side, if they add another possibly 40 condos, we are looking at a lot more traffic. Is there going to be or are you going to bring up another egress into that area where they could access that property? Chairwoman Pugh responds that will be part of the discussion, where they will have parking, how people are going to get to the parking, etc. Mr. Wenner says I talked to one of the builders and the answer was we don't have anything in writing yet, nothing done, etc. If they are coming for rezoning and don't have a plan, what does it look like? That's my whole thing. Member Eiermann says I will go back to when we had someone propose condos on the lake. Our mission here is we have like 6 things we really focus on like do they show us enough for sewers, electric, water, etc. We would look at do you have enough room for

emergency vehicles to come in and out, things of that nature. Please keep in mind the scope of what this committee is looking at. Some of these questions are better for city council. If we say yes this looks good to us, we aren't approving it, we are just moving it to city council for them to discuss. How we look at it is different than how council and zoning look at it. Mr. Wenner asks can you give an approximate timeline or reasonable timeline on your end? Chairwoman Pugh says they now have to come next month, the third Wednesday of the month. Member Eiermann says on the other condo presentation, I think we sent them back twice. Chairwoman Pugh says it was almost 2 years. It was vetoed the first time around. Member Siebenhar says it could be 6 months, it could be 5 years, or it could be never. Mayor Bring says I suggested to the group to contact you guys so you wouldn't be caught off guard. Multiple audience members state they didn't/haven't. Member Eiermann says to summarize, come back to the next meeting for the presentation and you will get the same information we get. Mr. Wenner asks can we get notification? Member Eiermann responds Councilman Radeff always posts the agenda for the month. Chairwoman Pugh says the next meeting is July 21, 2021. I apologize we cannot answer your questions better.

Valerie Hedrick, 630 Treadway Blvd. asks on Irving Park and Lake Rd. on the corner, in those townhomes, no one lives there, do they? Council Representative Gee replies this is not the board to ask that. Member Eiermann states contact your city council member.

Deborah Trzaskowski, 622 Treadway Blvd. asks will these raise or lower our taxes? Chairwoman Pugh replies taxes aren't determined by that. Member Eiermann says you would have to ask the Lorain County Auditor that.

MEETING ADJOURNED: With no further business before this committee, *Motion by Eiermann/Second by Siebenhar to adjourn at 6:57 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 June 16, 2021.

CHAIRPERSON

Cathy Pugh

COUNCIL PRESIDENT

Rick Rosso