

**MINUTES OF THE PUBLIC HEARING FOR REZONING
OF 32 vacant lots on Treadway Blvd.
SHEFFIELD LAKE, OHIO
July 27, 2021
www.sheffieldlake.net**

This public hearing for the request of rezoning of 32 vacant lots on Treadway Blvd. was held Tuesday, July 27, 2021. President Rosso called the meeting to order at 6:45 pm.

*******ROLL CALL OF MEMBERS*******

Present: Rosso, Radeff, Cizl, Kovach, Gee, Wtulich, Erdei, Stark, Mayor Bring, Law Director Graves, Superintendent Hastings, Finance Director Smith.

Absent: None.

Attending: Citizens.

This public hearing was called for discussion of the rezoning request of 32 vacant lots on Treadway Blvd. from an R-1 Residential District to R-2 Residential District.

DISCUSSION: None.

CITIZENS COMMENTARY:

Sandra Jenson, 865 Warwick Dr. says I have lived here my whole life and I feel like spot zoning has been an issue a lot. Everyone always says we aren't going to have anymore spot zoning, but then we always do. I am pleased with all the single-family homes, and I think that is what we need. Do we really need condos, do we need to change the zoning for condos? Is it part of the master plan of what the city wants? It doesn't seem to fit what I would want as a resident. I think one of the nicest developments recently, is the one behind Irving Park. This just seems so crammed in there, is this what we really want? Do we want to continue the pattern of saying we aren't going to have spot zoning, but then do it anyway?

Douglas Bell, 685 Lafayette Blvd. states we met with the developers about a month ago and I don't understand. Sheffield Lake is a swamp, especially behind my house and all along where they want to put this development. I don't see how all this drainage, retention ponds, etc. we need a buffer. The sewer lines in Sheffield Lake are only 14in and they will have all that water coming in. I think it's going to be a nightmare. A lot of us want more than they are going to be giving us between our property line and the buildings.

John Garlock, 659 Lafayette Blvd. says our street has a problem with flooding all the time in heavy rain and in the back is quite a bit of a swamp. My concern is if this gets built, we will have more flooding problems. I understand there will be retention ponds, etc. I am in a split level and have had floods in my basement numerous times. I am concerned with how close it will be up onto the back of our

properties. I wish there was more room back there. I don't know if there will be any fencing around this property. There is also a lot of wildlife back there that is nice to see. When I moved in 23 years ago, I liked the wooded area there. I always said if anyone moves in back there, I'm out of here.

David Hedrick, 630 Treadway Blvd. says we are the last property on Treadway and we are glad it is coming. We would love to see the trees come down. We would like to see it rezoned. We have talked to them several times and they know what they are doing. We drove over to Avon and looked at other properties they built, and they looked phenomenal.

George Wenner, 631 Treadway Blvd. states I live right next to the woods. When I built my house 26 years ago, our builder at the time said there will be a development south of you and you will be the first house in it. I have been waiting. What these guys want to do, townhomes, I don't have a problem with it. The trees will come down, we can have trick or treaters now come down our road. I look at it as a positive.

Pat Echko, 470 E. 42nd St. states I got a letter to come to this meeting because I own property that is adjacent. I have a lot of property in Sheffield Lake that has been held for decades in the hopes that at some point we would have some growth here. My father bought it and said hold onto it, he has been dead 30 years and I still have it. Whatever you can do to start spurring some more income for the city, growth, as long as it's properly done is not a bad thing. It is the future. People don't like doing yard work anymore, they like HOA's. I would love to see some development here.

Diane Solomon, 665 Lafayette Blvd. states my main concern is some extra privacy. For those of us that back up to those woods, it has been very nice. If we could just work together a little more. I think it's a lot of people coming into one area but bringing in some housing is alright.

Councilwoman Gee says a few of us on council got an email from a woman that that was concerned about the road. With the new road being a private road connecting to a public road, she was concerned with the plowing. President Rosso says I don't think that has anything to do with rezoning, but it's no different than over on Edgewater. Councilman Radeff says at the meeting they spoke about how it would be beneficial to them to plow it as well because it is the entrance/exit.

Councilwoman Stark asks is there a difference in the setback if we rezone or not on the rear? How close can they build to the back on Lafayette? Law Director Graves replies it is the same.

Douglas Bell, 685 Lafayette Blvd. says there is a drainage ditch that separates the woods from our property, what is going to happen with that? Will it be covered in, will it be overflow? If they do the sewer up front, what about that drainage in the back that was set aside a long time ago?

President Rosso replies all that will be addressed in the site plan review. Those are all valid questions.

Councilman Radeff asks Law Director Graves do you have any comment on spot zoning? Law Director Graves replies spot zoning would be more if you had a single structure or residence that was an outlier in a district. With what is essentially going to be a subdivision, I don't see an issue here with spot zoning.

MEETING ADJOURNED: With no further business before this council, *Motion by Kovach/Second by Erdei to adjourn at 7:03 pm. Yeas All.

CLERK OF COUNCIL AFFIRMATION: This Meeting Of The City Council 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 offices.

CLERK OF COUNCIL/COMMITTEES

Brandy Randolph

I, Brandy Randolph, duly appointed Clerk of Council of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of the Minutes of the Public Hearing for rezoning on July 27, 2021.

COUNCIL PRESIDENT

Richard Rosso

MAYOR

Dennis Bring