

City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
Feb. 16, 2022

The regular meeting of the Planning Commission was held Wednesday, February 16, 2022. Chairwoman Pugh called the meeting to order at 6:49 PM.

ROLL CALL OF MEMBERS:

Present: Pugh, Rewak, Siebenhar, Tollett, Council Representative Gee, Law
Director Graves, Mayor Bring.

Excused: Building Inspector Melbar.

Attending: Councilman Erdei.

MINUTES: January 19, 2022 – *Motion by Siebenhar/Second by Rewak to approve the minutes with any noted corrections. Yeas All.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE GEE: Councilwoman Gee reports in May of 2021 we ordered a new snowplow and due to some delays, we hope to finally get that August 2022. Our service dept. has done a great job with the 6 we have. We had some maintenance done at the service dept., some painting in this room, the community center and the police dept. Our police dept. is down one officer due to an injury. Our police chief also introduced a project about acquiring a K-9 for our city and we are blessed to already have a trained handler on staff. Our park board has been discussing the feasibility of having a community garden in one of parks. Our mayor has asked if residents or businesses would like to contribute flowering trees, shrubs, etc. to go along our walking paths and bike paths. You can get a plaque in recognition of someone or the business that donated it. Our community center has many groups that are using it currently i.e.: boy scouts, girl scouts, knitting groups, etc.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SIEBENHAR:

Member Siebenhar has no report.

OATH ADMINISTERED

No oath administered.

PRESENTATION: Referral from council, Siebenhar Rezoning:

Mr. Siebenhar recuses himself from voting. I am proposing to change the parcel at the end of Pleasantview from Industrial to B-4. The reason for this is the current zoning has 65ft. frontage setbacks and 35ft. rear which is bigger than the lot itself meaning nothing could ever be built on this. I am looking to put up the final phase of my storage condominium complex, Great Lakes Condos. The lots I have chosen to build on are old, run down, overgrown and full of garbage. I want to clear all that out and put up a nice

structure. There is underground work previously done here that was incorrect and this will give me a chance to do it the right way. Mr. Siebenhar shows on a map where it would go and what they would look like. How it works is each unit is individually owned, so I reparcel each one and people own the unit, it's not rented. If it were converted, it would meet all other setbacks, I wouldn't need variances. I would be building in the confines of the existing ordinance, just changing the zoning so something can be built there. I have a waitlist of people wanting these. Essentially, it would be about 220ft. long, 50ft. deep and have a similar structure and design of the previous ones. I have put a pretty large investment into this already with the architectural and purchase of the property. Member Rewak asks on the Walker side, what is leading in there? Mr. Siebenhar responds it's a building that is partially under water on the left, I think an autobody shop and then a landscaping shop on the right. Member Rewak asks so it's not a residential street? Mr. Siebenhar replies there is one house there. The only concern was from the fire dept. about could they get a hook and ladder down that street. I'm not changing anything in the structure of the street, whether this is built or not, nothing changes on that street. Mayor Bring states we have other streets in the city like this and our trucks get down there just like they would with this one. The city has entertained getting Hawthorne back and we have also discussed buying a piece of property and coming through off Lake Rd. and going through and connecting with Pleasantview. There are some options. The gentleman who owns the old Abbe Rd. Lumber has decided not to go forward with his concept. Mr. Siebenhar says I know Mr. Hastings had mentioned previously that it was not in my name, but it is. The county recorder office was behind, it is updated now. I know some people had also mentioned they would like to see B-1 there to bring revenue, but anybody that runs a business is not going to put one at the end of a dead-end street full of pot holes. It is a low visibility area and hidden.

*Motion by Pugh/Second by Rewak to approve the request.

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

Abstain: Siebenhar

22SFL-VAR001 and 22SFL-VAR002:

Brent Anderson, Rafter A Land Surveying and Engineering states essentially this would allow the opportunity for the developer to fully encompass the site and make it all continuous and one parcel. We are asking you consider the vacation of Treadway Blvd. and Ivanhoe. I know some concern was brought up about access to utilities, etc. In the plat itself, we actually allow a condition for any of the existing utilities that are in the vacated area, for the city to be able to maintain those as needed. Member Rewak asks there is still a portion of Ivanhoe that remains with the city? Mr. Anderson replies correct, we are only vacating the portion that is adjacent to our properties. Member Rewak asks the 25ft. of Ivanhoe, what could that be used for in regards to the remaining part of it? Mayor Bring responds we are eventually going to put the bike path through there. The part they want is actually used for a setback. Through our conversations, we have really no use for that, and he can't build any structures on it. Member Tollett asks

so it was rezoned, and the plans changed to not have the fences or landscape that made all the residents feel at ease, but it's already rezoned so what would happen? Mr. Anderson replies we aren't asking for a rezoning, just a vacation. There is a water line that runs over there, and the city would maintain that and have access. Member Tollett states I think you have been very accommodating to the residents.

*Motion by Pugh/Second by Siebenhar to recommend vacating of Treadway Blvd.

ROLL CALL: Rewak, Siebenhar, Tollett, Pugh. Yeas All.

*Motion by Pugh/Second by Siebenhar to recommend vacating of Ivanhoe Blvd.

ROLL CALL: Rewak, Siebenhar, Tollett, Pugh. Yeas All.

OLD BUSINESS:

Master Plan– Chairwoman Pugh says I was going to add the Likert scale to them. They suggested using 5 responses instead of 2-3. I also did a couple different Likert scales so maybe we can come to an agreement on those. Chairwoman Pugh goes through the questions to see if there are any edits needed. Member Rewak states I don't really feel there is a neutral in #5, I feel it's 4 versions of satisfaction and 1 not. Council Representative Gee says I sat down Monday and had a talk with one of the original board members that did the master plan that Mr. Hastings is still using and maybe you would be interested in having him come talk. Members state they prefer using oppose/support over likely/unlikely. Member Tollett asks if they put strongly oppose, are we able to know why, how do you find out? Member Rewak replies we can put a blank spot for comments on these. Council Representative Gee says last time we did that, it did not go well, a lot of profanity, etc. Maybe just one comment at the very end.

NEW BUSINESS:

CITIZENS' COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion by Siebenhar/Second by Rewak to adjourn at 7:29 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 February 16, 2022.

CHAIRPERSON

Cathy Pugh

COUNCIL PRESIDENT

Rick Rosso