

**City of Sheffield Lake Planning Commission**  
**Sheffield Lake, Ohio**  
**Jan. 19, 2022**

The regular meeting of the Planning Commission was held Wednesday, January 19, 2022. Chairwoman Pugh called the meeting to order at 6:30 PM.

**ROLL CALL OF MEMBERS:**

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

Excused: Tollett, Eiermann, Mayor Bring.

Attending: Service Director Hastings, Applicants, Citizen.

**MINUTES:** December 15, 2021 – \*Motion by Rewak/Second by Siebenhar to approve the minutes with any noted corrections. Yeas All.

**CORRESPONDENCE:** None.

**REPORT FROM COUNCIL REPRESENTATIVE GEE:** Councilwoman Gee reports we are moving along nicely with the Lincoln Trail. The service dept. did a great job getting the roads cleared during our first snow event, even though it was a holiday. Our police dept. is doing quite well. Our firefighters are doing well under the new chief. There is a new look to the water bills and bulk pickup dates are on the back of them.

**REPORT FROM ZONING BOARD OF APPEALS MEMBER SIEBENHAR:**

Member Siebenhar has no report.

**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: Referral from council, Siebenhar Rezoning:** Member Rewak asks since we do not have enough for a quorum, what are the rules regarding holding special meetings? I think we owe it to the public to bring things in a timely manner. Law Director Graves replies you have it within your ability to call a special meeting. The difference between a special and regular meeting is a special meeting is for the limited purpose of that particular issue. Notice requirements for special meetings are less than normal meetings. When council refers a rezoning, they have to give planning at least 60 days to review the matter. That being said, even if it went forward tonight, council could not act on it for the 60 days, then they have the public hearing and then they can take official action. The public hearing is not until March 22, so I don't see the need for a special meeting; you can just take this up at the February meeting.

**Treadway Ponds preliminary plans:** Brent Anderson, Rafter A Surveying and Engineering representing the owners. Mr. Anderson states this project was recently rezoned through the city. The site plans tonight are significantly different than what was conceptualized in the summer. We are now in the phase where we have gathered our field data, we are engineering and looking at things with a finer microscope. We realized the orientation we had before just didn't quite fit this site from a stormwater management standpoint, an access standpoint, etc. The unit sizes are four and five unit buildings. There are various ponds that would take the storm water to the storm water collecting system that is at the end of Treadway Blvd. where it dead ends. The road itself is 18ft. wide. It is essentially set up to be one way traffic, like an odd shaped cul-de-sac to a certain extent. It would circle around the pond providing enough room at the south end to turn larger vehicles and move out. I know there was a comment from the fire chief about access and moving from the site. There was also a comment about connecting the water line. I haven't had a chance to reach out and talk to him about those. One of the things we did in planning this was to model a fire truck moving through this site. Also, part of the plan is to actually connect the water line from Treadway Blvd. down to a recently discovered water line along Ivanhoe. Another item we are asking for is a vacation of the portion of Treadway Blvd. we are working on and also a portion of Ivanhoe. Law Director Graves asks so, you acknowledge that you are going to have to apply to have a portion of Treadway vacated? In regard to Ivanhoe, you mentioned vacating a portion of that, would a variance for the setback accomplish what you need? Mr. Anderson replies a variance may accomplish it. We have utilities going in that area, so I guess working with the city, if they were ok with that it would be acceptable. I thought a vacation would provide a cleaner overall project. With vacating that portion of Ivanhoe, we would provide a connection to the Lincoln Path. Again, we would have to work with the city. Chairwoman Pugh says I have a concern with only one way in and out. If we were to vote to move the project forward, what would happen if an inspector would come up with the same conclusion that we need more? Law Director Graves says it's important to remember what is before you tonight is just approval of a preliminary plan, then final plan approval. There is a lot of questions that still need resolved before any final plan can be approved. They need to start with the vacating of Treadway. I think a meeting with administration and the developer needs to happen to discuss how best to approach the Ivanhoe issue. Law Director Graves explains vacating procedure and laws. Member Siebenhar asks does Ivanhoe connect through to Lafayette? Service Director Hastings replies yes, in a paper street. The neighbor reached out to me and does not want the road beside him paved. Representative Gee asks have any of the other property owners contacted? Service Director Hastings replies I have had a few in favor of the project, none opposed except this gentleman not wanting the road. Member Rewak says I know someone on the west side of the street had expressed some concern with people walking from the St. Thomas parking lot through the woods and property to Lafayette. I don't know if this would come out to that same location and encourage more traffic

through people's yards there. Mr. Anderson replies I can't comment on that, I don't know the particulars. Member Rewak asks the size of the driveways, were they two or four car? Mr. Anderson replies each unit has a garage and then they have a 22ft. long driveway. To meet the requirements of zoning, I believe we have to have 2 1/2 spaces per unit. Representative Gee asks how wide are the driveways? Mr. Anderson replies 14 ft. wide. Chairwoman Pugh asks is it a single car garage? Mr. Anderson replies yes. There are also no additional patio extensions off the rear. The rear line of the building is the actual rear line. There is a lot of landscaping planned, fences, screens, etc. Law Director Graves says to the board your recommendation of the preliminary plan should be contingent on whatever issues you feel need to be addressed. Brief discussion on the retention ponds and drainage. Chairwoman Pugh says I would like to put a motion to move forward with Treadway Ponds preliminary plans to include resolving Ivanhoe. Are there other immediate concerns? Member Rewak says making sure any fire concerns are dealt with and resolved. Member Siebenhar says there is significantly more turning radius in this design than in a traditional cul-de-sac. Member Rewak says with the vacating of Treadway, I don't see a project that wouldn't need that. Member Siebenhar says for a preliminary, I think it is pretty thorough.

\*Motion by Siebenhar/Second by Rewak to approve the preliminary plans to include resolving Ivanhoe and issues of access for emergency/fire vehicles.

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

### **OLD BUSINESS:**

**Master Plan**— Chairwoman Pugh states we were ok with question #1. My only question is for the scale, do we want only very satisfied, somewhat satisfied or not satisfied? Do we want yes, somewhat or no? For example, with police/fire services. Member Siebenhar replies I would probably go with yes or no. Service Director Hastings replies my personal opinion would be the first one. That kind of question would lead to the fundings. Should you pursue levies or things like that is based off of how the community answers. Chairwoman Pugh says when we discussed this last month, we were not sure what was meant by a safety center. Is that where fire and police are in the same building? Is it to offer training? Service Director Hastings replies both are in the same building. The idea would be to consider the construction of a smaller scale city hall to have administrative offices. By expanding city hall here, we could have interior safety town, training, etc. Member Rewak asks the idea essentially would be expanding police and fire to this building and having a city hall separately? Service Director Hastings replies exactly. The reality is our police are pretty compact over there. Chairwoman Pugh asks do you think we need to clarify that it is housing police and fire for training, etc. in one facility? Service Director Hastings replies you could, something in parenthesis with a greater description. Member Siebenhar says maybe we shouldn't use the word support. We could say would you like to see. I think when people see support, they instantly think money. I think if we want a true opinion, we take out support. Lengthy discussion over

remaining questions and any changes necessary. Chairwoman Pugh says I will type up the corrections for the next meeting.

**NEW BUSINESS:** Representative Gee says if any board member or resident is curious about the project on Pleasantview, please drive down the northside and take a few moments to see where this proposed project is going to be. It is a dead-end street, and it is zoned industrial currently.

**CITIZENS' COMMENTARY:** George Wenner, 631 Treadway Blvd. states I am right next to the proposed Treadway Ponds. We figured about 10 cars go up and down our street every day with the 6 houses we have now. If we add 92 cars, there are too many that will be coming down that street into the development without an alternate route to get out. When it's time for me to go to work in the morning and everyone is trying to leave at the same time, I'm going to get rear ended. That needs to get looked at. Member Siebenhar says for the record, when you say too many, you are going to have to define what a street can handle. That's why we get opinions from police and fire. If it's too many cars for them to handle, they would come back with that. I'm just saying we need to have a definitive definition of how many is too many on a street based on width, etc. Mr. Wenner replies you approve it tonight, so the preliminary drawing will go to council, and they will send it back for final, but there is still a lot of information that has not been addressed. Chairwoman Pugh says we are only in the preliminary stages. Member Rewak says I think one question would be whether or not there is any improvements to that section of Treadway that need to be done to accommodate the additional traffic. Mr. Wenner states I do support the plan, I would just prefer to see another exit to alleviate some congestion. I'm pushing for Ivanhoe to be an exit road. Member Rewak asks is there any idea of what the eventual planning may be for the remaining Treadway property south of the proposal? Service Director Hastings responds it is private property zoned R-1. Member Rewak asks is there a paper street or access road onto Oster or are we left with whatever is there? Service Director Hastings replies it would go all the way to Oster. Member Rewak says it looks like it would run right into a house there, so that was my only concern is that we don't landlock it. Mr. Wenner says I'm also concerned with the ponds. They say detention and if I understand correctly, that is a dry pond. Service Director Hastings responds my understanding is that there would be water in it at all times. Mr. Wenner says I don't want to have geese running around my back yard. Brief discussion about retention/detention pond uses, etc.

**MEETING ADJOURNED:** With no further business before this committee, \*Motion by Siebenhar/Second by Rewak to adjourn at 7:31 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.

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**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 January 19, 2022.

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**CHAIRPERSON**

*Cathy Pugh*

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**COUNCIL PRESIDENT**

*Rick Rosso*