

**MINUTES OF THE PUBLIC HEARING FOR THE PRELIMINARY PLAN FOR  
TREADWAY PONDS.  
SHEFFIELD LAKE, OHIO  
February 16, 2022  
www.sheffieldlake.net**

This public hearing for the Treadway Ponds Preliminary Plan was held Wednesday, February 16, 2022. Chairwoman Pugh called the meeting to order at 6:20 pm.

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

Present: Chairwoman Pugh, Rewak, Siebenhar, Tollett, Council Representative Gee, Mayor Bring, Law Director Graves.  
Excused: Service Director Hastings  
Attending: Councilman Erdei, Citizens.

This public hearing was called for discussion of the preliminary plan for Treadway Ponds.

DISCUSSION: None.

CITIZENS COMMENTARY: Douglas Bell, 685 Lafayette Blvd. states I have concerns about the distance between our property lines and their buildings. They were talking about 15ft, 20ft, 30ft, etc. Have they come up with the distance yet? Also, are they doing privacy fences or fast-growing evergreen trees?  
John Garlock, 659 Lafayette Blvd. says I don't really have an issue with them, but I have been getting some water on my property. I wanted to make sure I said something before it gets to be a big problem. I'm hearing arborvitaes are being put up for privacy, but that there may be some new positioning of the buildings in these plans. It looks like they will be turned now, and the back of the building will be facing my property. My concern is what about windows and will there be double stories, etc., so privacy is a concern. My other concern is about drainage, and I understand there are ponds so that clears that up.  
Law Director Graves states just to clear this up, when you have a subdivision there is a 4-step process. What you had last month was basically a concept review. This step is now a preliminary plan review which requires a public hearing and individual notices sent to surrounding property owners. The next step will be council review and then an improvement plan review, then back to council and then the final plat review approval. The improvement plan and final plan are just public meetings, and you will not receive individual notices for those.  
Valorie Hedrick, 630 Treadway Blvd. states we are right next to Treadway Ponds and there is some flooding. This happens fairly often; it doesn't flow out very nicely. Member Siebenhar asks what is the current flooding concern with the

project? Mrs. Hedrick replies is it going to resolve once you build and have drainage? Member Siebenhar asks if it wasn't built, would it be resolved? My point is, I don't think it's on somebody else to resolve current drainage issues on your property. Chairwoman Pugh says in the drawings they do have drainage ponds. Mrs. Hedrick says there is also a tree at the end of Treadway that we don't like and might be in the way. Chairwoman Pugh states if a tree is on your property, it is your responsibility. Member Rewak asks are you saying it may be in the easement or right of way between your property and Treadway Ponds property? Mrs. Hedrick replies yeah. Member Siebenhar states I'm sure they will address that especially if there are gas lines, etc. Mrs. Hedrick says when they put the drainage basins in, it will attract geese, etc., is there a plan for that? Chairwoman Pugh says the basins are not going to keep water in them, they are there for drainage. They are not water ponds, they are drainage.

David Hedrick, 630 Treadway Blvd. states for the record, we were told that tree belonged to the city and that's why they couldn't take it down. I don't know who to contact to get rid of it.

Brett Anderson, Rafter A Land Surveying and Engineering states I took down the concerns and would like to address them. Concern about distance from property lines, you can see on the plans that the layout has changed. The reason is the drainage for the site required the ponds larger than what we anticipated.

Essentially, we are trying to be sure the drainage on the property is taken care of. The existing drainage as we know is not great, there should be an improvement. With setbacks, etc. if you look towards the back of the packet, there are various landscape plans. Along Lafayette, there are fences as well as bushes, etc.

John Garlock asks what type of fencing are we talking? Full privacy, 6ft.? Mr. Anderson replies 6ft. high, solid privacy fence and trees. Also, the solar ponds will have water in them, they are not dry ponds. That is to meet EPA requirements, etc. We can't predict flocks of geese coming in, tucked in the trees, it shouldn't be a problem. The issue with the tree, we actually show that on our topography. It looks like it is in the right of way. That will most likely have to come down to do the water line extension. Mr. Hedrick says I really like the fence and separation. Mr. Anderson replies the developers have worked on this a lot and want it to be an enhancement to the neighborhood. Mr. Bell asks what is the distance right now between our property line and (inaudible). Mr. Anderson replies the proposed side yard setback is 15ft., our building is 16.23ft. Mr. Garlock asks are they 2 story buildings? Member Rewak says the current drawings show 1 story.

\*Motion by Siebenhar/Second by Rewak to approve the preliminary plan.

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

**MEETING ADJOURNED:** With no further business before this council, \*Motion by Rewak/Second by Siebenhar to adjourn at 6:48 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.

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**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 February 16, 2022.

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**COUNCIL PRESIDENT**

*Richard Rosso*

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**MAYOR**

*Dennis Bring*