

**City of Sheffield Lake Planning Commission  
Sheffield Lake, Ohio  
August 17, 2022**

The regular meeting of the Planning Commission was held Wednesday, August 17, 2022. Chairwoman Pugh called the meeting to order at 6:31 PM.

**ROLL CALL OF MEMBERS:**

Present: Pugh, Rewak, Siebenhar, Tollett, Tata, Council Representative Gee.

Excused: Building Inspector Melbar, Law Director Graves, Mayor Bring.

Attending: None.

**MINUTES:** July 20, 2022 – \*Motion by Rewak/Second by Tata to approve the minutes with any noted corrections. Yeas All.

**CORRESPONDENCE:** None.

**REPORT FROM COUNCIL REPRESENTATIVE GEE:** Councilwoman Gee reports Lake Rd. is paved, and we will be shutting down a portion of the road to tear it up and redo it because the supplies came in late. We sold the bowling alley to Erie Marine, and they have started work on it. The city has no control over Sheffield Village's part of Harris Rd. The school system is hoping it will be done in time for school. Bulk pickup is every week now and we do ask residents to put out only 4 items for that. Leaf pickup will be starting soon, and we are looking forward to a street sweeper. Our police dog is almost ready as well as the police car.

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

Member Siebenhar reports we had two applicants at last month's meeting. The Kosman's who requested a variance for frontage that was approved and a second case for Thomas Bell who was unable to attend so it was tabled until tomorrow.

**OATH ADMINISTERED**

Law Director Graves is excused.

**PRESENTATION:** None.

**OLD BUSINESS:**

*Master Plan*– Lengthy discussion on the master plan survey questions with the following key points: Chairwoman Pugh says I want to note that I added something about public schools to page 2. I thought having something positive about the school would be important to people and the community. The private school only has 33 kids, I left that as is. I struggled with my corrections to parks and facilities from my notes. At the top of page 4, we did get the lakefront parks corrected. I think the rest of the sections

we did are ok. Sanitary sewers is where we stopped. Member Tata says back on page 3, the line: The creation of a community reinvestment committee should be considered, I'm not really sure what that is. Chairwoman Pugh says we have no evidence for it and we've never asked questions about it on the survey. Any objection to taking it out? No objection noted. Chairwoman Pugh says in sanitary sewers, we can get rid of the first line where it says 2018 community survey. Member Rewak says maybe say improvements to storm sewers is a priority. I would remove the third sentence. Then the next sentence could be the end of the paragraph. Representative Gee says the city was one of the first cities in Lorain County to become a member of the MS4 and the storm water issues. They have always promoted the storm water work. Maybe say continuously upgrades their storm water utility. Member Rewak adds to comply with federal regulations. Representative Gee says it is important to leave in that we have a separate sewer system. Instead of saying must be addressed, maybe say is being addressed. Chairwoman Pugh says we can then remove the last four lines. Natural gas and electric is fine. Member Rewak says under telephone and cable, the constantly change and there are a number of options to residents, not just these. Chairwoman Pugh says how about several options are available and provide telephone and internet services to city residents? Under refuse disposal, how about we put the city provides curbside pickup and the fact we provide weekly bulk? I think that's important. Member Rewak says under encouraging new commercial development, the second paragraph is about the zoning which was recently done. I don't think the second or third paragraph is necessary. Chairwoman Pugh says we should change the first line from should be to is encouraged and remove the word needed in the next line. Under encouraging new industrial development, let's change should be used to is an option, remove the second line and say will instead of could in the third line. Member Rewak says under single and multiple family, change collectively 3,980 to approximately 4,000. I would add there are opportunities for the development of additional single and multifamily homes. Under vacant land maybe say recent zoning changes have reduced the number of unbuildable lots to permit development and remove the first and second paragraphs. The third paragraph remove the first line and after (PRD'S) add will continue to be developed and remove the rest of the line. Chairwoman Pugh says do we need the new housing paragraph? General consensus, no. Developing new residential in the future, this one seems redundant since we have already addressed it. Let's remove it. Board agrees. Maintaining standards and encouraging improvements section, the second line should read: All building codes are enforced by governing bodies, etc. Board agrees city income taxes section is fine. Will come back to local property taxes section after current state audit. Chairwoman Pugh says revisions of city ordinances section, let's get rid of zoning codes out of this because we already talked about those. We can say the city is current on building ordinances and codes following the Ohio State regulations. We should change the city is attractive to the city is open to. We can get rid of the last sentence and the next five paragraphs. Change ordinances should be updated to have been updated in

the 6th paragraph. The new section could read: The city is open to businesses and residential development while preserving the character of the city. The ordinances have been updated to reflect the size of new residential construction. The last section of the plan should remain the same. Representative Gee states there have been questions regarding the new paving of Lake Rd. The lanes are the same size, but the pavement is wider. Member Tollett describes new painted arrows at Lake Breeze and Lake Rd. If you aren't familiar with that area, it could cause an accident. The service director should be notified.

**NEW BUSINESS:** None.

**CITIZENS' COMMENTARY:** None.

**MEETING ADJOURNED:** With no further business before this committee, \*Motion by Rewak/Second by Siebenhar to adjourn at 7:18 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 August 17, 2022.

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**CHAIRPERSON**

*Cathy Pugh*

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**COUNCIL PRESIDENT**

*Rick Rosso*