

**City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
February 21, 2024**

This special meeting of the Planning Commission was held Wednesday, February 21, 2024. Chairwoman Pugh called the meeting to order at 6:30 PM.

ROLL CALL OF MEMBERS:

Present: Pugh, Siebenhar, Tollett, Burns, Mayor Radeff, Law Director Graves, Council Representative Gee, Service Director Hastings.

Excused: Tata, Building Inspector Melbar.

Attending: Citizens

MINUTES: October 18, 2023 – *Motion by Burns/Second by Siebenhar to approve the minutes with any noted corrections. Yeas All.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE GEE: Councilwoman Gee reports the city is currently developing different areas of the parks and are moving the community garden. Joyce Hanks center has numerous groups using the center. The city is looking to do major things for the eclipse on the 8th and we ask people to be prepared for the influx of people. We are doing upgrades at city hall. The police are looking at getting five new vehicles. We have gotten new equipment at the service dept.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SIEBENHAR: Member Siebenhar was not in attendance at Zoning. Law Director Graves reports on the two applications from the ZBA meeting.

PRESENTATION: Code text amendment, PRD concept plan, road vacation. Brent Anderson, Rafter A Engineering says we have been working with members of the city to present a PRD plan for development of the east side of Sheffield Lake. The code amendment pertains to the private street vs. public street in PRD's. Law Director Graves states the recent planning and zoning code overhaul we passed for PRD has language that all streets remain public streets. The amendment would be to allow flexibility to provide that those streets be public or private. In most cases, we want these streets to remain private along with the storm sewers. The city would remain responsible for water lines and sanitary sewers. Mr. Anderson this is a concept plan review. There are still the steps of final plan development, final platting, etc. Along with that if that plan is approved, is the vacation plat for portions of various roads; Parkview, Ivanhoe and

Ferndale. They are paper streets and never been improved fully. Member Burns asks you are tying into the existing sewers? Mr. Rafter replies yes, at the very north end there are sanitary sewers, storm sewers and water lines. Member Burns asks do you know if they are sized to take on this amount of additional flow? Mr. Rafter replies the entire subdivision had a development plan in it already for small 40ft. wide lots. When we get into the design phase, that's one of the things we go through with the Ohio EPA and city. Member Tollett asks if the road were to be private, who is maintaining it at that point? Mr. Rafter replies the developers/owners. *Motion by Pugh/Second by Burns to open up code text amendment for discussion. Law Director Graves describes the process. *Motion by Pugh/Second by Burns to approve the amendment. ROLL CALL: Siebenhar, Tollett, Burns, Pugh. Yeas All. PRD concept plan review, *Motion by Pugh/Second by Siebenhar to approve the PRD concept application with the caveat that extensive conditions identified in the Bramhall letter and the fire chief's be remedied. Law Director Graves describes the process to move forward. ROLL CALL: Siebenhar, Tollett, Burns, Pugh. Yeas All. Vacating of land. *Motion by Pugh/Second by Siebenhar to approve the vacating of lands. ROLL CALL: Siebenhar, Tollett, Burns, Pugh. Yeas All.

OLD BUSINESS: None.

NEW BUSINESS: Mayor Radeff says as of Wednesday we did post a master plan survey as it has not been updated since 2004. The goal is to understand the needs and wants of the citizens. It will help us go after grants. It is online on the website, Facebook page and there are hard copies at city hall and the water dept.

CITIZENS' COMMENTARY:

Jean Smolka, 656 Irving Park says my concern is the PRD. My question is what type of housing? I guess there is more work to be done with you approving zoning, etc. How can we get info like the type of housing. I am concerned about flooding. I heard there will be water retention which should help. My backyard floods and I hardly ever use it. My sewer is always backed up. I would think the fire hydrants would need to be evaluated. What is the public hearing? Is that where the public would have a say so in anything? Law Director Graves replies you would be allowed to get up and express your opinion, but ultimately the decision would lie with city council.

Dave Poszgai, 696 Irving Park says the fire hydrants have been back there since '73 or earlier and they are set up for a straight line road, not the proposal so I can't see them being useful. Ferndale and Ivanhoe that you want to give up to private, will it be the whole part east of Irving Park or will it be back where it meets their new road? If you give up all of Ivanhoe, and I have two lots that but up against it, will I have access to possibly sell that and have a house built when it becomes a private road? Law Director Graves replies I believe that portion of Ivanhoe would remain public.

Carrie Kress, 4865 Ivanhoe Ave. asks is any of this landlocked? Chairwoman Pugh responds we would not allow that. Ms. Kress replies my grandfather put in Ivanhoe and

Rosewood all those years ago to a point where the superintendents all road horses and carried plywood because there was so much mud. It was a real disaster. In the mid 50's it was considered wetlands and is still quote unquote considered wetlands. I'd be very curious to find out where the water table is here. Law Director Graves responds that's why we have pages of comments from our city engineer. Those are things they are addressing. Ms. Kress asks if this is considered or deemed private, do these people that own this facility have to take care of the mosquitos, etc.?

Mr. Rafter replies we are providing yard drains in the rear yards of our units behind your houses to take care storm water issues. The ponds are designed to hold back storm water. We do understand there is that waterline there and in most cases, it will not comply with certain areas of the road. It's anticipated to be replaced in most spots. The area you were concerned about is actually still being maintained as a public street. It's actually putting an improvement in front of those lots that you have.

Jean Smolka asks what type of housing is this? Low income, individual houses, condos, townhouses?

Mike Deanna, Harbor Woods replies the type of housing will be somewhat similar to Treadway. Our target market is mostly seniors who don't want steps. We are designing ranches with attached garages.

Mayor Radeff asks the 25ft. setback, what is going to be your divider for that? Trees, etc.? Mr. Deanna replies we haven't gotten that far in the design yet.

MEETING ADJOURNED: With no further business before this committee, *Motion by Siebenhar/Second by Burns to adjourn at 7:07pm. 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 21, 2024.

CHAIRPERSON

Cathy Pugh

COUNCIL PRESIDENT

Rick Rosso