

**MINUTES OF THE PUBLIC HEARING FOR THE PRD CONCEPT PLAN
SHEFFIELD LAKE, OHIO**

April 9, 2024

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This public hearing for the PRD concept plan was held Tuesday, April 9, 2024. President Rosso called the meeting to order at 6:50pm.

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

Present: President Rosso, Kovach, Stark, Cizl, Gee, Wtulich, DeBottis, Petrucci, Mayor Radeff, Law Director Graves, Finance Director Fallis.

Excused: Service Director Hastings.

Attending: Citizens, videographer.

DISCUSSION: Law Director Graves states the first step when a developer proposes a PRD subdivision, is they will submit a concept plan to the city. That plan is reviewed by the building dept. and then goes to the Planning Commission for vote on whether or not to recommend it and ultimately to council for a vote by motion. This is the first step in a larger process whereby if the concept plan is approved, the next phase will be for them to submit a development plan, a request to have the property rezoned to PRD and also a preliminary plat in accordance with the major subdivisions of the code. After that process, they will ultimately have to be approved for a final plat. There is also a request before council to vacate certain portions of public streets. This is to have public input on a concept plan.

CITIZEN'S COMMENTARY: *Emmett Beckham, 4920 Ivanhoe Ave.* asks what is this concept? You keep talking in these generic terms, what do you mean? These vague terms mean nothing to us. President Rosso gives a copy of the concept plan. Brent Anderson, Rafter A Land Surveying & Engineering states I am working with the developer on this concept plan. A concept plan is where we take the zoning code that is available to us and apply what the developer would like to do to fit a project that works for them financially, works for the city and develops a piece of property. This concept plan has certain aspects of it that are put together based on the code. There are still things that need to be finalized as far as the whole design. A lot of that will come after full topographic information is obtained, full engineering studies are done, etc. The concept basically gives us the ability to look through the code and apply what the develop is trying to do to the land and see how it works out. There is actually an existing roadway that runs through this property already. It is undeveloped, it's called a paper street. If you live nearby, you may notice there are actually fire hydrants back there, so there have been some improvements in this particular property. What we are looking at doing is vacating portions of that roadway to apply this particular concept plan. Mayor Radeff asks can you expand on the type of housing there?

Mike Deanna, developer replies the type of housing we are producing is similar to Treadway Ponds. I have had numerous people tell me we are building section 8 apartments and that is not correct. These are ranch style homes. We are trying to make them affordable in today's market, which means \$200,000. They all have attached garages. When you talk about section 8 homes, that would not in my opinion be what I would do. I would eliminate garages and probably go 2 story. I would cut our roof cost in half, our foundation cost in half, our land cost in half. This is for your seniors who don't want to spend more than \$200,000 and would love to stay and live in the community. It's for first time young buyers who can't afford that \$700,000 house. It is classified as fee simple. That means it's not technically a condo. Each home and the land it sits on is individually owned. We want to help the community and think it will bring in a lot of revenue as Treadway Ponds is now doing. At the beginning of this month, I did a quick search and there were 3 homes under \$600,000 for sale in Avon, Fairview Park had 5 homes under \$299,000, Bay Village had 2 houses under \$400,000, Westlake had 1 house under \$400,000. I think this community could really benefit and we are ready to blossom as a community and we would love to be a part of that.

Jean Smolka, 656 Irving Park Blvd. says I really don't think our city is that bad that we need a full/big housing development to support our city. Is our financing that bad that we need this? Woods is nice. We all got letters that said to come here and voice our opinion. I can imagine half of these people are really not looking for this housing development to be built. I know you said you want to build up our financing and budgeting in the City of Sheffield Lake, I didn't think it was that bad that we needed this. I'll say my concerns as I have before; my backyard floods all the time; the water drainage is terrible there. I know there are going to be reservoir ponds there and I don't believe it's gonna help. We know the other ponds at Treadway is just a mosquito trap. I would like to have some woods in the city. That's one of the reasons I live in Sheffield Lake. I like the woods and nature around us. Do we need to develop every single part of the town? Do we need more housing developments? I know this is the beginning of the concept plan, but I think the earlier that we start to voice our opinions, the better.

Cristinela Minzat, 560 Elm St. says I moved from Avon Lake to Sheffield Lake and I like the community and new houses. I think it's good because I personally own another 3 lots on Richelieu and Elm. I think it's good to have new homes and something nice. We have parks for the kids. I visited Treadway and the houses are nice. My opinion is I think it's good to have new homes around.

George Duozos, 36344 Mills Rd., developer states as far as the financial state of Sheffield Lake, I don't know exactly what the financial ends are. What I do know, is a couple weeks ago I sat in a meeting for about 45 minutes discussing police cars and whether you should buy them or lease them. I think the concept was the city should lease them because the city just didn't have the money to purchase them at the time. For every home we put in there, it will probably generate around \$4,000 in permit fees, water tap fees, etc. Based on Treadway, the city probably will

generate \$3,500 a year in property tax revenue for the city. I believe 80% of that goes towards the schools. In the past 5 years I believe the City of Sheffield Lake has produced 8 new home permits, which means there have only been 8 new homes built. We would like to bring in over 100. That means more tax revenue, more people coming in and spending money in the city. As far as the woods go, we aren't touching your trees on your property. The comment about the mosquito pits at Treadway, first of all, there are no mosquitoes at those ponds, they are maintained and have fountains and are getting stocked with fish in the next few weeks. I go there every day.

Dennis Sadzewicz, 4915 Redwood Dr. says I don't know the reason why all the streets are supposed to be public in the city, what the reasoning was for putting that in the codes. I would like some pros and cons for both concepts and make a decision. I can understand why people don't like to lose their woods. I love the woods and we're lucky enough to have a beautiful Metro Parks in Lorain County. French Creek has wonderful woods and I hike there all the time.

CJ Jasney, 4880 Ferndale Ave. states when we first moved here 23 years ago, one of the reasons we chose to live here is the woods all around us. We love the wildlife. I'm all for progress and development, but at this point I think our community is good the way it is. You can already see the changes from this new development. It is a big concern; the woods are important and they keep taking them away. Also, the flooding. Our street floods and has been since we moved here. Our yard floods and that's a major concern. Can this development support all of our sewers?

Eric Toth, 625 Irving Park says it is important for cities to move forward and have fresh development, but at the same time it is also important not to take away some of the things that give cities their character. One of the things in our city that gives character, are these green spaces. You watch deer go from that development, straight down those streets to this new development. I'm on Irving Park and I sit out front and watch red tail hawks flying around there. To get red tails, you have to have a thriving woods, you have to have chipmunks, gophers, etc. and has to be very healthy. These are important for our community. Also, the land there already folds. If you make that land asphalt, rooftops, parking lots, roads, and don't have an adequate storm sewer plan, the flooding is going to get worse. I'm sure geological and environmental studies will be done. I don't want Sheffield Lake to become Lakewood where there's house, house, house. These green spaces are important.

Carrie Kress, 4865 Ivanhoe Ave. states one thing I've noticed is where these gentleman wanna build has been in the city charter, what have you, since when? How long have these lots been privately owned? I know there are probably some woods over here that are privately owned that somebody can build a house on if they wanted to. A lot of these lots up here, like where you have Treadway Ponds, that was all privately owned. We've got a tract of land at the corner of Lake Rd. and Irving Park, right? We've got a lot of land in this and green space, but at the

same time, originally that was supposed to be housing, right? Is it zoned for housing? Law Director Graves replies yes. Ms. Kress asks the other vacant lots in town, how many of them are R1? Law Director Graves responds probably most of them. Ms. Kress says so actually, we could be here a lot in the next couple of years with developers who want to build properties, right? Wanna build homes. President Rosso says this is all privately owned property, the city doesn't own any of this. To your point, somebody owns it. It's no different than you buy a lot and build a house. I know we love the green space, but if you bought a house that's got a bunch of lots behind it and there's fire plugs through there, that meant that it was supposed to be developed a long time ago.

Tammy Asire, 648 Maplewood Ave. says zoned R1 residential were for single family homes. Way back when, you could do that on 60ft. I believe now you have to have 90ft. frontage. So, the huge difference in my mind between this development and somebody coming in there and buying properties or owning the properties and building their own home, is 90ft. frontage per house as opposed to cluster homes with 100 houses in there.

Vanessa Fields, 4986 Richelieu Ave. states we just moved to that house about 2 years ago and one of the things that attracted us to that house was the woods. Unfortunately, we found the woods directly behind us are in Sheffield Village. We didn't I guess do our due diligence. That has been sold to a commercial property/company that is probably going to work with Ford Co. to build God knows what. Then kitty corner to us this new development is proposed so there goes the woods and what we were attracted to in this community. I grew up in Avon Lake and moved out to Brunswick and built a home because of the wooded area. My mother needed us to come back to Avon Lake to take care of her. We were looking for a wooded area and now it's going to be gone and probably we will too. We would like to stay where we are, but if we lose all the trees, we have no desire to stay here. Avon Lake is getting all built up and all the woods are turning into these developments and have no desire to leave one single tree. I don't think our environment is really in a position to be cutting down trees. Trees are one of the things that protect our whole environment. It provides oxygen and cleans the air. If we start decimating all these trees, what are we gonna breathe. We are only hurting ourselves by doing this. Being so compact with housing, I don't see how that is attractive to anyone. It's really a sad situation where we think we have to go in and take everything down and build up houses. The other thing that concerns me is there is a rumor that there is an eagle's nest in that area. Has anyone done any kind of research as to what the wildlife is there? Are there any protected species in that area?

Jesse Berencsi, 4995 Oster Rd. says the deer are already running because there is a tractor back there going crazy. They are disrupting the property like crazy. I'll never sell my 15 acres there because I want it for wildlife, that's why I bought it. Pretty soon there won't be no woods. As long as I'm alive there will be woods. There are a lot of deer hunters on my property.

Mike Deanna, Developer states if you like woods, I have 14 acres I can sell ya. But seriously, I love trees. I actually purchased 25 acres this side of Wellington and it's in a conservation trust in the name of my mom and dad, Deannaconservationtrust.com. We do nothing but plant trees there. The water issue at Treadway, we heard the same complaints. Treadway was not putting water on Lafayette. Lafayette's back yards were 2ft. higher than Treadway. We resolved that issue when we put in our ponds and graded it correctly.

Brent Anderson, Rafter A says someone asked about pros and cons of public vs. private streets. Our development has a mixture of both. The nice thing about private streets is it takes the burden of maintenance off of the city. It allows the developer to be more flexible in the way they are laid out. President Rosso says Mariner's Watch is part public and private streets.

Vanessa Fields, 4986 Richelieu Ave. says we walk our dog on the Lincoln Trail and I've noticed south of Treadway in the fall, it smelled like a sewer back there. I don't know what it was coming from. It was quite obvious, and the mosquito situation, I couldn't even go in my yard to do yardwork. There's a big problem with mosquitos. At our house in Brunswick Hills, we had a pond and it was wetland area around us and I never had mosquitoes like we did this past year in Sheffield Lake. There is something obviously going on. It's something that should be looked into as far as the water retention and buildup of the mosquito population. It can be dangerous.

Karen Martinez, 840 Irving Park states my land/house backs up to Knollwood school and how are we protecting the school? Is that going to be part of your building? The school maintains that property. President Rosso replies that is school property, they aren't buying any property from the school. Ms. Martinez asks are they gonna interfere with the school? When I look out, I have flat land that is maintained by Knollwood school. You're gonna have kids playing on the playground and now 110 houses right next to them, butting up to the school. Is there going to be some kind of buffer zone or something to protect the school and the property and kids? President Rosso responds I would anticipate nothing will change with school property. Forestlawn is in the middle of a neighborhood with houses butting up against that property. The school takes care of that like always. I wouldn't think anything with the schools would change at all.

Brent Anderson, Rafter A says the lots are all private lots. The grouping you see is a little over 17 acres and that will be consolidated into this development. They were all private lots that were purchased by the developer from another person. There are 110 lots that varied in size and frontage.

Jean Smolka, 656 Irving Park says I tried to purchase it from the people that owned it before this group and they said they were no longer going to sell off individual ones and were attempting to buy the lots that were still owned. The city wouldn't let them develop on it unless they had an all or nothing type of thing, this was probably 15-20 years ago. If you want to offer to sell a part, I would be willing to put an offer in for it.

MEETING ADJOURNED: With no further business before this council, *Motion by Kovach/Second by Cizl to adjourn at 7:30 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.

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 on April 9, 2024.

COUNCIL PRESIDENT

Richard Rosso

MAYOR

Rocky Radeff