

Sheffield Lake Zoning Board of Appeals Minutes  
Held December 19, 2024

The regular meeting of the Sheffield Lake Zoning Board of Appeals was called to order on Thursday, December 19, 2024 at 7:07pm with Acting Chairman Springborn presiding.

ROLL CALL:

Present: Springborn, Kemble, Lanzer, Law Director Graves, Council Representative Petrucci.

Absent: Heckert, Piskura, Building Official Gudat.

Attending: None.

APPROVAL OF MINUTES:

November 21, 2024. \*Motion by Kemble/Second by Lanzer to accept the minutes with any corrections. Yeas All.

Correspondence: None

Council Representative Petrucci report: No report.

Planning Commission Member Springborn report: No report.

NO OATH ADMINISTERED AS THERE IS NO ONE IN ATTENDANCE.

**24SFL-VAR008**

Law Director Graves states the applicant has failed to appear. No representative of the applicant is here. In fact, no one is here for or against this variance. When this occurs typically, the board has three options: vote to table the application until the next regular meeting in January, proceed and vote based on the written material only or it could be removed from the agenda and the applicant would have to reapply.

\*Motion by Springborn/Second by Kemble to table application until the January meeting.

ROLL CALL: Lanzer, Kemble, Springborn. Yeas All.

**OLD BUSINESS:** None

**NEW BUSINESS:** Law Director Graves says we have been discussing/contemplating doing an amendment to the zoning map. We need to update the map with some of the rezonings that we have done, but also incorporating smaller cottage districts, i.e.: R1a, R1b, R1c districts. Not that anyone could have their property rezoned to that, but just reflecting the way the city has been built over time. There are large portions of the city right now that were built with 70 ft. lots and our code requires for all residential to have 90. So, anything they want to do would

need a variance. This would kind of create districts that recognize the smaller lots. That has been put on hold because of the proposed Harbor Woods subdivision which is also going to require rezoning to PUD. I was going to let council know in January they are still working on that, but it’s looking like the next phase won’t be until spring or summer. So, most likely I’ll be recommending that the ordinance be removed that vacates the streets. When they come back, we can revisit that.

**CITIZENS COMMENTARY:** None.

**MEETING ADJOURNED:** With no further business before this board, \*Motion by Kemble/Second by Lanzer to adjourn at 7:14 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 council’s office.

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**CLERK OF COUNCIL**

*Brandy Randolph*

I, Brandy Randolph, duly appointed Clerk of the Zoning Board of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of the Minutes of the Zoning Board of Appeals meeting of December 19, 2024.

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**CHAIRPERSON**

*Joseph Heckert*

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**PRESIDENT OF COUNCIL**

*Rick Rosso*