

Minutes of the Ordinance Committee meeting
Sheffield Lake, Ohio
February 3, 2026

This regular meeting of the Ordinance Committee was held Tuesday, February 3, 2026. Chairman Cizl called the meeting to order at 7:05 PM.

ROLL CALL OF MEMBERS:

Present: Cizl, DeBottis, Petrucci, Mayor Radeff, Law Director Ward.

Excused: Service Director Hastings.

Attending: Building Official Gudat, Councilman Fogel.

MINUTES: January 6, 2026. *Motion by DeBottis/Second by Petrucci to accept the minutes with any corrections. Yeas All.

PRESENTATIONS: None.

OLD BUSINESS: Part 7- Business regulation code. Mayor Radeff states I think it was sent back to discuss if you guys; it sounded like at work session you guys are in agreement to have a business registration, but deciding on if there's going to be a cost or not. Chairman Cizl says if this goes forward and is approved. It's going to be probably 2-3 months into the year. I guess we have a couple options that we could look at. I think the last thing presented to us was \$35 for a home business and \$90 for a storefront business. I guess the options would be we could either reduce it for this year, implement it at the beginning of next year, in other words have no fee this year since it's already started, or maybe reduce the, I'm not sure what council's or what ordinance committee's feelings are on that. Mayor Radeff says Keith and I already talked about this, that if it went in effect this year, we wouldn't charge a fee this year. So, I think it's just deciding what you guys want to do to get it started in 2027. Building Official Gudat says we aren't opposed to lowering it even more like \$25-75. It's pretty much fees for administration costs and mailings and software, etc. Like the mayor said, we could start the fees then (2027). Chairman Cizl asks you would still license them this year, right? Building Official Gudat responds correct. Chairman Cizl asks how would you indicate to the businesses that it is waived this year? Building Official Gudat replies we would just let them know and put it on the form effective Jan. 1, 2027. They still fill out the forms annually. Chairman Cizl says I think council mentioned that they're pretty much in agreement of knowing what businesses are taking place in the city and that will help fire and police, etc. Do you want to set a fee? Do you want to discuss it further? Member Petrucci replies I like the idea of waiving it for this year and the \$35 a year for a home business is not that much. I did have some thoughts about smaller businesses vs like Apple's, which has multiple stores and that's nothing to them. I guess I'm thinking specifically of like a Henrietta Honey that is much smaller, but I don't know how you

differentiate between, is it? Mayor Radeff responds just suggesting if you're trying to go that base, you could do it based off the number of employees. So, anyone with 25 or more employees is this, anyone under is this. Then you wouldn't even have home vs not home, just based off the number of employees. Member DeBottis says my thing on the home base was again, no fees and no requirements. I'm not sure how you would police that. As far as our stores, our commercial spots, we can just walk up to those and say hey, you haven't registered yet. How do we do that with a home business? Do we know how many home businesses are even operating out of this city? Building Official Gudat replies absolutely not, we don't. That's what this is going to be. It'll be kind of like an honor system. We really can't go knocking on everybody's doors. Member DeBottis says what I think we are going to do it cause problems where if someone says, I'm going to do the right thing and go in and register and pays the fee, then she/he may know 2-3 other home businesses that are operating and then we get into the same thing as we did with the Airbnb's. They start telling on each other and then it becomes a mess. Do we really need to involve home businesses? I'm ok with the commercial part of it. Building Official Gudat responds Chapter 11 has a list of prohibited and allowed businesses for homes, occupations and there is no way that we know if they have a prohibited business in their home. At least this can protect us if somebody has a business in their home that's prohibited and then they get into trouble for that business. Sometime down the line, they burned their house down or something because they had an illegal business in their home. At least that we could say, hey, you were supposed to register. Member DeBottis asks how does that protect us? Let's say the home business burns down and burns the house next door to it down. I mean, what legal responsibility does the city have, whether they were registered or not? Building Official Gudat replies I don't know the legal aspects of that. They wouldn't be able to come back on the city and say hey, the city allowed us. Mayor Radeff says I'll give an example. I'm not trying to call out any business. A few years ago, there was a business here that had a daycare. A kid got injured, and she ended up pleading to felony charges. The city didn't know that she had a business, and she didn't have the proper insurances, the paperwork, things like that. Well, the first thing any random citizen is going to say is, well, how come the city didn't know about this and didn't regulate it? People are going to tell us. Just like they do with property maintenance issues. People do anonymous complaints all the time. Again, if you get caught, and we've found you've been doing it for 8 years, then they're going to have 8 years of a back fine they're going to have to pay. I mean, there's someone who might never get caught. Okay, but that's how any type of law really runs anyhow. You can always take that risk. But the longer you wait and you don't apply it, I mean, the worse the penalty is going to be. Chairman Cizl asks are there any cities that do the home businesses, they have some type of maybe like a decal that has to be displayed? Building Official Gudat replies yeah, this program or this legislation that's written is going to give them a permit, a certification, or a license, basically. It will be on a piece of paper that they're supposed to display it or have it available and say, hey, yes, I have it. They will be issued one every year with the next year's expiration date on it. So, the businesses here, the commercial businesses, will

be required to put them up on the law, maybe on the wall, with their certificate of occupancy going to be displayed. All homes already have a certificate of occupancy, so they're already, they got that when they built the home. We do have people that do in-home massages. They have a business of massaging out of their homes, and they'll have it displayed that they're legal with the city, and the state allows them to have a one-person business, or a one-station hair salon are allowed to operate in this city. Member Petrucci asks didn't we talk about finding a way to list those businesses, like on our website or someplace, that would add kind of like free advertising for them, for the people who do register, so that other people can see, oh, this person does this out of their home, you know, maybe it's here? Mayor Radeff replies actually, I think we, I could be corrected, but when I first became mayor, I put on the website, there's a spot that lists the ones that we know of. So, we have been doing that, and we have no problem with adding and promoting that more. That was kind of the goal originally, hey, here's the business in Sheffield Lake. If you move to Sheffield Lake, you want to know what we have or don't have. Building Official Gudat says I'll keep track of them, so we will have a list of everybody. Chairman Cizl asks so, what do you want to do as far as fees? I think \$35-75 seems fair. Like I said, we spend \$35 for our ethics certification and that's just for us to be able to do our job. Member DeBottis replies I'm ok with the \$75, I just didn't wanna do anything with the home businesses. Member Petrucci says years ago, I made granola out of my home and sold it at 2 farmers markets; one in Shaker Square and one at Crocker Park. I got charged \$40 every week for that little spot for me to sell. Chairman Cizl asks so Romolo, you're in favor of the licenses and the home, you would like it to be zero. Can you help add the justification why you'd say it would be zero? Member DeBottis replies I don't think we should even have to allow the business to register. I'm ok with the commercial part of it. The reason being again, I just don't know how we can walk up to a storefront and approach or knock on a door and say you haven't registered. How do we police that with the homes? I'm sure if I asked a year from now, Kieth, how many home businesses have registered with us since we implemented this? I don't think it's going to be a very high number for several reasons. One, if they've never paid taxes for whatever they're doing, they're not going to register for the fear of that. I'm not saying it's right or wrong. I'm just saying that how can we be fair and consistent with it? Then the 1, 2 or 3 people that come forward and say, I've had a home business here. I'm going to do the right thing and register. So that's my issue with it. If there was a way to police it and know about it and be consistent with it, I would be okay with that. I just don't think we're going to have that type of cooperation. I just think if neighbors start going against each other, then we're going to have even more problems. Mayor Radeff says it's like a dog license. A lot of people don't get them until their dog's loose, and then they get charged with it and they go get a dog license. So, I mean, it's going to be one of those where very few people end up not getting caught at some point and not only then, they're going to have to do a back payment for their license. On top of that, you're going to activate – like you said, if they're not paying taxes, they're going to get activated with that too, because the city's going to say, well, you haven't been paying city taxes on that.

So, I mean, it's kind of a slippery slope for some people. Building Official Gudat states our city even requires bicycle licenses. We're not going to enforce it to the point where we're going to knock on doors. I just want to be able to cover the businesses that are mentioned in the code. Member DeBottis says I've always been fair, consistent, something that we can manage and make sure that we're being fair to all the residents and not just saying, okay, we're going to do this, and then the ones that get caught or register are the ones that pay the price. I mean, I'm imagining that there's probably hundreds of people in this city that babysit 1-2 kids. So, they should all have a license if they're getting paid. Member Petrucci replies no, the State of Ohio does not require someone to get a license for daycare unless they have over a certain number of children. Mayor Radeff says there's requirements on how much you make. When something goes wrong and they don't have their license, they're going to be thankful that they did everything proper before, then waiting until they see the result there. We're going to apply it equally. People break the law all the time. That's a personal choice, but that doesn't mean you don't try to enforce it equally. If that's the risk they want to take, fine. Chairman Cizl says as our ordinance committee, is it really our authority to worry about how things are enforced. I see that as administrative duty. We're an ordinance committee. We're providing standards of what should be done. If you don't enforce it, that's on you, not on us. Mayor Radeff says don't quote me on this, but people have to pay city taxes, and if we really wanted to be really strict and go down, you can look at what LLCs are paying city taxes. Usually, the LLC leads to someone who's running a business, and you can tell if they're running the business out of their home that way. There're some ways you can track people down, just depending on how you want to do that. It's not impossible to track/find out which businesses are running out of their home or not. The big thing too is a business running out of their home, they also have to meet other requirements. Certain businesses can only have so many cars parked there at a certain time. They can only have certain operation hours. There's requirements within our ordinances and with the state ordinances of every home business. So, even if they are a lawyer, they can't have 15 clients at their home at one time. Brief back and forth on fee cost. Vote to move onto work session with new fees. Yeas All.

NEW BUSINESS: Member DeBottis asks the building inspector how many property maintenance violations he has written to the shopping center in the last 2 years. Building Official Gudat replies that he has only been here a little over a year. Member DeBottis asks in the last year? Building Official Gudat responds we have one that was written in April, but it encompassed about 7-8 violations on it. Member DeBottis asks were those all corrected? Building Official Gudat responds a majority of them are. The other ones are a work in progress and permits have been pulled to correct them. Member DeBottis asks anything since then? Building Official Gudat responds we have had complaints that they've been informed about, and then they've remediated the complaints. That's what I try to do is have them remediate any complaints first before we write violations, and they've been cooperative. Member DeBottis says I've been here almost 40 years, and the

shopping center has always been a center of attention because of property maintenance. There's been one mayor, Mayor Mingee, that I remember forced the previous owners, previous, previous owners, to revitalize that area, and they did. So, my concern is because I've walked that every single day, the cracked glass, the uneven sidewalks. I can go on and on. At what point do we hold these people, their feet to the fire, to either spend some money and at least get the place up to code and presentable, or do we just... I mean, we're going to lose another business, the tanning salon. I'm not saying because of property maintenance that she's leaving, but she had just complained that the roof's leaking and they don't want to fix it and she was having financial trouble. That leaves us with I think Biggby, the pizza, Goodwill and Dollar Tree. Where do we go from here with this? Mayor Radeff says I'm kind of confused. This is ordinance committee. Are you getting to an ordinance or something? Member DeBottis replies do we need to pass some ordinances to hold these people to the, you know, to make sure that they revitalize that area or at least keep it presentable? Building Official Gudat responds there are maintenance issues that aren't necessarily violations. Cracks in the sidewalks, according to our code, have to be an inch and a half in height for me to make it a tripping hazard before it's a violation. Cracked concrete is not necessarily a violation. Cracked glass, the thing is, we have to give them an opportunity to be able to fix and maintain it. I can't write them a violation every time something goes wrong. Member DeBottis asks what about all the potholes? Building Official Gudat responds the potholes will be addressed. We can't do anything in the middle of winter. I mean, asphalt companies are not even open until April. Member DeBottis says they haven't done anything with the parking lot since they bought it. Mayor Radeff says that's not true. Member DeBottis responds well, they repaved the one side where they have to park. The original agreement, and this has nothing to do with you Mayor Radeff, the original agreement was, when it was sold before, the handshake and we're going to take that unused, the blacktop that they don't use and they were going to turn it into green space. That's never happened and still all the potholes are there. I mean, we've had how many carnivals or community days since then, and you're dodging all the potholes when these people are coming in for the rides and everything. So, no, I'm not saying right this very minute, these people have really done nothing since they bought that building. Very little, very little. That's my opinion and the things that I basically see. Chairman Cizl asks maybe the ordinances aren't strong enough to enforce. Mayor Radeff says I would agree with that statement. Trust me, we brought these up, and I don't disagree with you. I think it looks terrible, and I've told them it looks, worse words than I can say here. I agree with you and I've even talked to them. Do we need to go to council and ask for more strict ordinances? Member DeBottis replies I'm just frustrated, not even as a council person. I'm just going to go as a resident. When I was campaigning this last time, that was one of the top three issues. What are we doing with the shopping center? What are we doing with the shopping center? Are they going to fix it up? I mean, I'm tired of looking at that place. I think we all are. Mayor Radeff replies I don't disagree with you. It looks terrible, but there's also the minimum you can do to become in compliance with an ordinance, and that's basically what they

try to do, is the minimum to say we can't really violate you. So, I agree, you could make more strict laws, but keep in mind, those laws are then going to have to be applied equally with everyone, every business, every resident. So, you know, just you have to keep that in mind. Member DeBottis says I think we either let this thing continue on its path of destruction, and that's how basic it's going to turn out to be. I mean, I don't know how we're helping the three businesses that are there by constantly not doing anything about it. I mean, I think we owe it at least to the ones that are left. Mayor Radeff replies when they complain about something that we can reach out to them directly, we always do, but they have their individual contract and what their responsibilities are, and they're not... we can't force them to paint. We can't force them to, you know, if the roof's not leaking, we can't force them to put a new roof on. Like, they can keep patching things to a point, and you're right, eventually it's just not going to work. They pulled the permit to put a new roof on. Building Official Gudat says they just finished the roof right before winter on the apples. They redone the roof there, and now they have another permit to fix all the roof because it's beyond 10% repair. You know, so they have a permit in place right now. They pulled it in the middle of November to fix the roof on the plaza part. So obviously the weather isn't conducive to fixing roofs right now. They have a violation on it, and they pulled a permit to correct the violation. Once they pull that permit to correct it, we got to give them the time to do it. That's where it stands now. When I wrote the violation, all the lights, you probably remember all the lights were hanging by light bulbs underneath the walkway. Look at it now. They're all fixed. They're all replaced. You had all the siding on the front over by Bigby that fell all off last winter. That's been fixed and replaced. They have been spotting putting Band-Aids on the roofs, over Bigby and other places to try to get it to stop until they could get the full permit to fix the roof. I mean, every time I go there, the walkway seems to be kept up. It looks like wind blows dirt/leaves into the nooks, but I called them up a couple weeks ago, and, you know, we got a complaint on that. They had somebody out there the next day that cleaned it all up. They've got new maintenance people now. Continued back and forth about issues there. Mayor Radeff says I brought this up when I was on council about adopting the International Property Maintenance Code. The previous administration wasn't for it. You can do much more with it, with citations and violations and basically instead of having to re-write the thing, you adopt the code. That's what they did in Lorain, that's what they do in a lot of cities, they just adopt this international property, and they update it consistently, you just adopt an ordinance that says you can do it. Mayor Radeff says we will send a copy and give you time to review it. You could repeal ours and adopt this. Law Director Ward says in terms of enforcement, I think what everyone wants here is compliance, right? Which is probably more important than just fining someone and collecting fines. You want change. You want them to comply with the code. One option is to seek injunctive relief from the courts. You can obtain an injunction requiring a property owner to take certain corrective measures. Now, one thing that sometimes happens in those instances is that the municipality has to be prepared to perhaps advance the funds that are needed to make the corrections, because the property owner simply

either doesn't have the money to do it or refuses to do it. There is a mechanism for when a city does that to apply those expenses against the county tax bill. That's one option. Member DeBottis says I think the idea the mayor had about adopting the international property maintenance and then, if we do go that way and we adopt it, then it needs to be enforced. We need to start doing what we need to do. If they start complying, then we're good. If they don't, then, obviously, what Mr. Ward said, I think that would be the other option, but I think the city is starving for change there and for us to do something, at least to make it presentable. I mean, I think we owe it to the city.

CITIZEN'S COMMENTARY: *Aden Fogel, 4351 Brockley Ave.* states I would like to start a subcommittee to explore certain things in Sheffield Lake. One of them would be redevelopment of the shopping center. I think that we talked about stiffer penalties. One of them would be to take their occupancy permit from them if they didn't comply in a certain amount of time. I know in the City of Lorain, I was levied a \$183,000 fine. It was a certified lien against all my properties for weeds. So, if I can be assessed a \$183,000 fine, which I negotiated down to \$12,000, if I could be levied a \$183,000 fine in Lorain for weeds, why can't we force these people to clean this mess up? I also took a complaint to the building inspector. I sent about 50 pictures and an email, which is public record. There's broken windows up there that are this high off the ground. They're like half-inch thick pane glass that's razor sharp. That hasn't been fixed. There's windows that are missing that are boarded up. There's the garbage did get cleaned up, but with no garbage cans. That was something that I talked about with the law director. I know the ordinance doesn't require garbage cans or cigarette ashtrays, but it does require your property to be free from any litter, trash, or debris. So, if having garbage cans there makes you compliant with the ordinance, then that's what you do. Or you have a property maintenance person out there 8 hours a day picking up garbage as people throw it down on the ground. I know we discussed this at another meeting, and I think the mayor had said it was private property, but then I had a chance to think about that, and every property in the city that isn't owned by a government agency is private property. So, if a citizen can be fined or cited for trash on their property or other building code violations, then I don't see why these people haven't been cited. The city did a great job of prying that out of the hands of the Levin Family Trust. They just didn't have a plan. The city owned that property for 16 years, and it was in worse condition when they sold it than when we bought it. There was a lot of equity built into that property, and I explored, I was partnered with two other guys that came and spent probably 20 or 30 hours with Pat, and we were real close to buying that property. One of the other things that I discussed with the law director is, unfortunately, we didn't have an inspection clause where you would do a pre-sale inspection. We had no point-of-sale inspection, so if we had a point-of-sale inspection, then we could have required them to put money in the escrow to make the required repairs, and either they would have done that or we would have had a responsible buyer come and buy that property, and we wouldn't be here talking about this today. I had explored the idea of increasing the penalties before the election, and

I've got some complaints on that property. I talked to the woman that owns the tanning salon, and I don't think that the maintenance isn't the only reason that she's leaving, but it's one. I don't know how we could get any new businesses into that shopping plaza in the condition that it's in, and I think they're creating their own blight for whatever reason. Member DeBottis says I did not know Mr. Fogel spoke to Mr. Ward or any of that conversation, but good conversation. I do want to say this in closing, and I wasn't going to say this, but I'm going to say it. Me and my wife have a very, very soft heart for the homeless. Very soft. And I'm just going to mention this. There are homeless people that sleep there. I called one time. The only reason why I called, you can check the police log, I thought that the person overdosed. They literally have cubbyholes in there that they sleep in. Not on the inside, on the outside. There's food that's left out for them by certain businesses, which is fine. I really didn't want to mention that, because I don't want to interrupt or disturb that, but that's where we're going with this. This is what's happening, just so you know. So again, if there's anything we can do to be proactive, I really think that if we just let it keep going down this road, it's just basically going to keep getting worse. Mayor Radeff says what Mr. Fogel is referring to, the contempt order, the basis of how that works is Cleveland actually does \$1,000 a day, so it's based off of someone not coming in for court. It's hard to get LLCs in because if you do a property maintenance and it's a possible jail, someone didn't show up, you put a warrant out, you can put them in jail. You can't do that with an LLC. So, what Cleveland would do and what Lorain started doing was, if they don't show up, they get a contempt order, and until they appear, it's \$100 a day, and eventually when they appear or they don't appear, it goes on their taxes. I know we met with Cleveland and that's how we got the idea. But I'll say that's how that gets on somebody's thing is by them not showing up for court. So, they can't just fine you because you didn't fix something.

ORDINANCE/RESOLUTIONS BEFORE COUNCIL AT THIS TIME:

COUNCIL #102- THIRD READING- AN ORDINANCE BY THE COUNCIL OF THE CITY OF SHEFFIELD LAKE AMENDING THE ZONING CLASSIFICATION OF LOTS KNOWN AS PERMANENT PARCEL NUMBERS 03-00-040-101-015 AND 03-00-040-101-008 LOCATED ON THE NORTH SIDE OF EAST LAKE ROAD FROM A B-1 ZONING DISTRICT TO AN R-2 ZONING DISTRICT.

COUNCIL #002- THIRD READING- AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH BROWNING-FERRIS INDUSTRIES OF OHIO, INC., AND THE DECLARING OF AN EMERGENCY.

MEETING ADJOURNED: With no further business before this committee, *Motion by DeBottis/Second by Petrucci to adjourn at 7:54 pm. Yeas All.

CLERK OF COMMITTEE AFFIRMATION:

This Meeting of the City Committee of the City of Sheffield Lake, Ohio, was 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.

CLERK OF COUNCIL/COMMITTEES

Brandy Randolph

CHAIRPERSON

Mark Cizl

I, Brandy Randolph, duly appointed Clerk of Committee
Of Sheffield Lake DO HEREBY CERTIFY that this
Is a true and exact copy of the Minutes of the
Ordinance Committee of Feb. 3, 2026.

COUNCIL PRESIDENT

Rick Rosso