

**City of Sheffield Lake Planning Commission
Sheffield Lake, Ohio
February 18, 2026**

This regular meeting of the Planning Commission was held Wednesday, February 18, 2026. Chairwoman Pugh called the meeting to order at 6:33 PM.

ROLL CALL OF MEMBERS:

Present: Pugh, Springborn, Burns, Barnes, Law Director Ward, Council Representative Fogel, Building Official Gudat.

Excused: Tata, Mayor Radeff.

Attending: Applicants, Citizens

MINUTES: November 19, 2025 – *Motion by Springborn/Second by Burns to approve the minutes with any noted corrections. Yeas All.

CORRESPONDENCE: None.

REPORT FROM COUNCIL REPRESENTATIVE FOGEL: Representative Fogel has no report.

REPORT FROM ZONING BOARD OF APPEALS MEMBER SPRINGBORN: Member Springborn reports we had one application last month that was approved and this month's meeting was cancelled for no applications.

PRESENTATION: Harbor Woods. Law Director Ward swears in applicants. Brent Anderson, Rafter A Engineering states we were actually in front of this entire Planning Commission and Council, a couple years back with an application that actually went through the full approval process, actually obtained the rezoning and vacation of portions of this, this road here, a couple years ago for the PRD. It's a very similar design, although it had probably about 120 units attached with it vs the 40 that you see today. The reason for that reduction, you can kind of see after we received that approval, we started going through the actual surveying process and mappings and things like that. Our wetlands consultant did a full wetland review as opposed to just the initial walkthrough that was originally done. You can see on the map there's a large portion of the property that's covered in wetlands. You can even extrapolate that some of those wetlands actually go off of our property onto probably some of our neighboring properties as well. So, there is a significant portion back there, and that has caused us to basically rethink the design up here, how are we going to work with those, how are we going to work around them. They looked at different ideas of mitigation, maybe some conservation and things like that, but ultimately the idea of

scaling back the project to a smaller project, but then also changing around the units a little bit, the target market that they're going to try to hit is what's kind of driving the project at this point in time. I don't know if you read the letter, I explained a little bit in there, they gave me some of the verbiage about the units and things like that. But again, keeping in mind that this is a conceptual unit, we don't have full elevation views and full architectural drawings and things like that to share with you, but the idea is that we're hitting more of a 1,600 sq. ft. unit. These are fee simple units, again, they're for sale, not for rent. They are townhomes, so they are attached to each other. They're a three bed, two baths with an optional third bath. They would all have basement areas, because we understand that people generally need more room for some storage and things like that. So, that's the idea behind the actual townhome units that are being presented. We're looking at making a portion of Parkview Dr., it's an old, unimproved street that actually exists right now through the woods back there. In fact, there's actually a waterline still standing, I don't know if any of you have been back in that area, the waterline has actually already been in for, you know, 50 plus years back in this area, we just haven't improved it since then. We're going to vacate a portion of the roadway, put in a private roadway that's going to be maintained by the HOA. The one little different feature you're going to see here is that we have a single-family home lot in the back of this entire proposed subdivision. We had a gentleman that approached the owners and is looking for a piece of property that he can build his own residence in this kind of property, really fits the bill. It's beautiful back there, it's got nice big trees, and so the idea of keeping that and working amongst that would be the idea of that single family home. Talking with the city, it still seems to make sense to include that as part of the PRD resubdivision. One, because there's going to be an agreement between that particular homeowner and the HOA that's going to manage this whole property for access to the sewers and water and obviously roadway access and things like that. So, the idea of keeping it all together in that PRD, but just really having it as a single-family home in the back is the idea at this point. That's essentially what we're looking to bring forward to you; the rezoning of the approximately 9 acres of land to that PRD. The remaining property that the owners actually have is still going to be just essentially left alone. We are showing a consolidation of some of those lots just to kind of clean it up from a planning standpoint, but essentially that property is just being left as is at this point in time. There is also, again, a portion of Parkview Dr., there's a small portion of Ivanhoe that we are looking to vacate as part of this process. I know that was brought up about the next steps. That would actually be the part that goes to the building and lands committee of council before that can move on to council. Again, the PRD approval, if we are granted it tonight, then move on to council. It is a conceptual plan at this point, so we still have a lot of engineering and things like that to do. Chairwoman Pugh asks this conservative park area 6.63 acres, I believe. There's a lot

of wetlands in there. Is that owned by the people presenting for Harbor Woods? Mr. Anderson replies yeah, this whole property is completely owned. It's about 14.5 acres total, excluding roadway areas. When they purchased it, that's why you saw such a large list of parcel numbers that are attached. They're all individual like 40 ft. wide lots, but they do expand to that whole thing. Those last 3, I'm going to call them 4 block areas towards the back areas. Member Springborn asks since you said that's mainly wetland area, there's no future proposals to build there? Or are you going to keep that as a conservation area? Mr. Anderson responds at this time, it's not going to be put into any kind of official conservation district or anything like that. The reality of it is, with the wetlands that are there, access to it is pretty much blocked by wetlands off of Ferndale and actually off of Parkview. So, it would be very difficult to get back there and actually do any kind of improvement and with the amount of wetlands back there, to mitigate that is very costly. It just doesn't seem like it's in the pictures at this point in time. Just essentially letting it be is how they see it. Member Burns asks what about the existing waterline? Doesn't that go to that middle school down there? Mr. Anderson replies there is a waterline that does go through the property. It actually extends all the way down. We did have a preliminary meeting with the building official, your city engineer, and Pat Hastings, your service director just earlier this week we talked about that waterline. They did bring up the idea that they thought that in the past it had connected and had provided some type of water service, but now they think that that water service is coming from a different direction. Our intent is actually to not, just essentially, we have to improve a portion of that waterline, but we would still reconnect that waterline. So, if there was some kind of service there, it would still be maintained. Member Burns says I'm just saying it's a 50-year-old waterline. I wonder, once you connect to it, are we going to have problems with it? Mr. Anderson replies actually the engineer brought that up. Our idea would be, we had a portion that we were planning on relocating just to make it fit within the subdivision, but we would probably take that all up to basically where Parkview is and have to bring that back in and then we would tie back into it. We wouldn't plan on replacing anything past the limits of the subdivision. That portion would definitely be part of the improvement. Chairwoman Pugh states we're here really revealing a concept plan for the PRD, which is what you're looking for in zoning and that if this would move forward, all of the issues that we received from Mr. Hastings, the fire dept., and there was a 21 list from Bram Hall will all be addressed in the development phase? Mr. Anderson replies yeah, most of them. I know Aaron really well and he provided a good comprehensive list of all those different types of things. A lot of those items on that list, and he would probably even attest to that himself, that those are things that we don't want to leave behind. It's better to know them now, that way we can make sure we're taking care of them as we go throughout the process, but all the types of things about HOA

documents, easements for various utilities, all those types of things that he suggested in the list that we take care of, aren't going to be part of the final development process. It's just that he's kind of giving us that full list. So, we understand that and we we'll take all those types of things into account. We did hear some of the preliminary comments from the fire dept., police, and Mr. Hastings about access, and that actually came up in our preliminary meeting earlier this week. So, one thing we talked about and we were essentially trying to work out is how can we actually do that? There's a very large portion of wetlands that blocks the access through Ivanhoe into Parkview, and how can we work through that? We thought of an idea for a gated emergency access only type of drive, essentially, that could go through there, understanding that we don't want to gate right out by the road, kind of moving it back off the road so it's not gated right out where the residents are off of Irving, but back a little bit further, but then again up in the subdivision, allowing them access through there if they would need to get through there for emergencies, etc. There is a Columbia Gas gas house or hut back there, and so I know they travel back there sometimes, probably running it more than anything, so this would be a little bit easier area for them to get back there to. That did come up, and that was kind of the consensus of the solution if we could get something like that put in there. Chairwoman Pugh says and I think the fire dept. wanted to turn around. Mr. Anderson says we definitely want to work with all those public utilities and different entities in the city. Representative Fogel says I just wanted to talk about how this project may fit into the broader community. I've said repeatedly that I support responsible development. I also think that rezoning decisions are an opportunity to make sure that new growth brings long term value to the city as a whole. For the record, can you give us a ballpark cost for this project? Mr. Anderson responds I don't have an exact ballpark. Representative Fogel says or at least the resale value. Mr. Anderson replies the units themselves, we kind of gave a rough idea in our open letter about 350-ish for the units. Representative Fogel says the reason I ask is because with a project of this size, 42 townhomes and one single family, right? At that price point, the overall investment is substantial. I think in that context, asking for a modest proportional public amenity is not unreasonable. Has the development team considered contributing to or partnering with the city on a public park or recreational amenity either on-site or nearby as part of this project? Mr. Anderson responds we haven't had any formal discussions of any kind like that as far as a public park or anything like that. Representative Fogel says I know the mayor has expressed in the past that the city can benefit economically from recreation and unique park amenities. I agree with him to a certain point. I think a park wouldn't just serve the residents of the development, it would also be something distinctive that attracts families from surrounding cities and helps raise Sheffield Lake's profile. My idea was maybe an inclusive park that was designed to cater to autistic persons or disabled persons. I would hope that you would

agree that having a unique inclusive park amenity nearby would be an asset to your development from a marketing standpoint and for long-term desirability. So, I think considering the overall cost of this project, the contribution towards an inclusive ADA accessible park amenity would represent a very small percentage of total investment, but it would create a permanent public benefit. For the commission's awareness, I want to note that I've received significant feedback from residents supporting the idea of an inclusive public park or recreational space connected to this development. I think this isn't about imposing a fee. It's just about working together with the city on a voluntary public amenity that the city would own and maintain. I'm sure you know rezoning is a discretionary decision and part of that decision is ensuring the development strengthens the community. I think a park would definitely strengthen the community. I like the idea of the gated access. I think that was pretty unique. Mr. Anderson says it was good that the city folk were willing to work with us on that too. Like we said, we have some wetland issues there and trying to find a way, okay, well if it's not a full-size road, what can work? So that was handy. Representative Fogel asks do you think there's a possibility (inaudible) on a park? Mr. Anderson replies I don't want to say yes completely.

George Douzos, 36344 Mills Rd. says when we did Treadway over there, we worked with the city. We actually put in that walking path that ran west-east connecting the walking trail that was there on the east side to the roadway, which is Lafayette. We put that entire road in there for them, connected it, giving some more walking space for people to go. As far as doing some more park, we'd be more than happy to discuss that with you further. The development itself is private. So, one of the selling points is when you do buy there, it is a private area. So, having a park in that specific area may not fit very well, but anything we can do in the area or surrounding areas that we can help with, we'd be happy to look at those options with you.

*Motion by Pugh/Second by Springborn to move the Harbord Woods PRD forward to council with the stipulation that issues presented by Bramhall, Mr. Hastings, and the fire dept. be addressed.

Law Director Ward says there are multiple components to this. One is the development plan, one is the concept plan, and one is the rezoning. There needs to be a vote on each of these items separately.

*Motion by Burns/Second by Springborn to approve the concept plan.

ROLL CALL: Springborn, Burns, Barnes, Pugh. Yeas All.

*Motion by Springborn/Second by Burns to accept the development plan.

ROLL CALL: Springborn, Burns, Barnes, Pugh. Yeas All.

*Motion by Burns/Second by Springborn to recommend rezoning.

ROLL CALL: Springborn, Burns, Barnes, Pugh. Yeas All.

Law Director Ward says there is also the issue of vacating the property. It would be a vote by the commission to send it to the Building and Lands Committee of Council.

*Motion by Barnes/Second by Springborn to recommend approval of land vacation and move to Buildings & Lands Committee.

ROLL CALL: Springborn, Burns, Barnes, Pugh. Yeas All.

CITIZENS' COMMENTARY: *Councilman Romolo DeBottis, 868 Lake Breeze Rd.* says for the builders when this comes to council, something that I am going to look at very closely and if you could have whoever is involved for drainage as far as your engineer be here, Parkview, I'm assuming the stormwater will go through Parkview? Storm Sewers, which way will those head? Mr. Anderson replies they will go north and there is a deep sewer connection at the end of Parkview. Mr. DeBottis says the reason for that, a couple years ago we had massive flooding in the city. I would say 75% of the city flooded. One of my homes being it, but I have several people that I know on Parkview, that's one of their concerns. They were one of the few streets that did not flood. In that flood, I just need to know how much stress that this is going to cause as far as drainage. Unfortunately, our little city has a drainage issue. It's being addressed slowly, but it just takes time.

OLD BUSINESS: None.

NEW BUSINESS: None.

MEETING ADJOURNED: With no further business before this committee, *Motion by Burns/Second by Barnes to adjourn at 7:01pm. 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 18, 2026.

CHAIRPERSON

Cathy Pugh

COUNCIL PRESIDENT

Rick Rosso