

**MINUTES OF THE PUBLIC HEARING FOR HARBOR WOODS
CONCEPT PLAN
SHEFFIELD LAKE, OHIO
March 24, 2026
www.sheffieldlake.net**

This public hearing for the Harbor Woods concept plan was held Tuesday, March 24, 2026. President Rosso called the meeting to order at 6:46pm.

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

Present: President Rosso, Kovach, Morrow (late), Cizl, Gee, Fogel, DeBottis, Petrucci, Mayor Radeff (late),
Excused: Service Director Hastings, Finance Director Rummell.
Attending: Citizens, videographer.

DISCUSSION: President Rosso says George (Douzos) wants to make a few follow-up statements to our comments he had at the work session and then we'll open it up to the public if they have any questions. Mr. Douzos states I just wanted to take a few minutes and touch base on a couple things from the meeting last week. One of them is the partnership with the exclusive park. I will say we're not where we need to be with everything on that subject. But, again, I just want to reiterate that I am open to working with the city on some type of project. I will say we're not where we need to be with everything on that subject. But, again, I just want to reiterate that I am open to working with the city on some type of project. One of the questions that came up twice last week was if Mike Deanna and I had ownership of Treadway Ponds. I think it was twice last week I told everybody I did not. I got an email over the weekend from Mr. DeBottis asking me to give him a call, which I did yesterday. He asked me to answer a question or two, simple questions, just a simple yes or no, which I did. His first question was, did Mike and I own or do we own any units at Treadway Ponds? I answered to him, no. He asked me again, I said no. At that point, he did not believe my answer, told me I was lying, and I lied on record last week when I was asked the same question. I take offense for being called a liar, so I just wanted a few minutes to present my side of the story. He then referenced Deanna Property Management, who he claims owns units at Treadway Ponds. He asked me who owned Deanna Property Management. I did tell him my partner, Mike Deanna, but they do not own any units at Treadway Ponds. They are a management company. They manage rentals, property for owners. If you were to rent your home out and did not want to deal with the renters, you would hire them to take care of all that. After mentioning that, again, he was not satisfied with that answer. I asked him for what grounds or proof that he has that I or Mike own property. He would not answer that question. What I presented with you today is the proof that Mike and I do not own any properties.

Those are the 36 units at Treadway with every owner that is listed on there. Mike and I are not on that list. Mr. DeBottis feels that we have some multiple shelf company we're hiding our names in and owning property at Treadway. We do not. I was very honest with my answers. To this day, I am telling you we do not own any property. So, unless somebody can show me something different, because it does not exist, I just want to go on record that we do not own any property at Treadway. If we did, don't know what the harm is. You can rent your home out if you wish. Anybody that owns a home can rent out their property if they wish to do so. So, again, just wanted to reiterate on those points from last week, give some clarification. Councilman DeBottis says I have to apologize. I got a call back from the auditor earlier today, the gal I dealt with, and the information I was given was incorrect. So, therefore, I was waiting for today's meeting to let you know that I was incorrect, and I was wrong, and I apologize.

CITIZEN'S COMMENTARY: *Brandon Johnson, 616 Irving Park Blvd.* asks what is the benefit of the Harbor Woods development, besides raising property taxes for everyone who lives around it?

Jean Smolka, 656 Irving Park Blvd. says So, this is going to be my backyard. A couple years ago, when the other, the same developer, I believe. I brought up the same questions, because my backyard is a flood zone for a while. If the drainage system doesn't perform as designed, and neighboring properties experience flooding, what legal or financial responsibility will the developer assume to correct the problem? Will they provide full stormwater management plan and grading plan for public review? Can you demonstrate with engineering calculations that post-development stormwater runoff will not exceed pre-development runoff leaving the site? If the project is approved, but only partially completed, what protections exist to ensure unfinished infrastructure does not negatively impact surrounding properties? What rainfall assumptions, runoff coefficients, and soil infiltration rates were used in the stormwater calculations? Has the city's engineer or any independent third party reviewed the stormwater and infrastructure plans? Has a traffic impact study been completed? How many additional vehicle trips per day is the development expected to generate? Are the surrounding streets designed to handle the increased traffic from this development, especially during peak hours? Can a drive be connected to the elementary schools to reduce traffic in the intersection of Irving Park and Oster? What's the expected construction timeline and what hours will construction activity occur? What routes will construction trucks use to access the sites? How will you prevent heavy equipment from using residential streets unnecessarily? President Rosso replies the stormwater and the engineering, that hasn't been done yet until we approve the concept. Everything has to go and be approved by the city engineer that it will not impact stormwater in the neighborhood, any of the utilities. Then that has to be reviewed by the planning commission, which they approve it, it comes to council and the council has to review it. The answer is there's no detailed study yet. That's step two after saying,

okay, we're okay with the concept. The other thing is, I would say, if not all, 90% of those questions were on the list that were already answered and we will be happy to email you a copy of the questions and answers. All I'm saying is, right now, it's at a concept. Do we say it's okay to go to the next step, which gets the detail, the engineering, the water, all that stuff addressed. So, this is not a final, they're going to start digging tomorrow, type meeting. Ms. Smolka states we're all slab houses there and the water comes pretty close to our houses as it is. I hope our city engineering, is it someone over here? I hope they're on the ball and they're good people and will back up when my slab underneath my house floods. I understand you own the property and can do what you want with it. It's yours. I know there's a lot of talk about the woods and how it affects the environment that we live in and all the trees that are going to be cut down and everything, but I do understand it's your property. If you want to cut down every tree there, there's nothing that we can do about it, but just what's going to happen to my property when a lot of that does happen. President Rosso replies that's our responsibility to make sure you're not negatively impacted.

Rebecca Kampfer, 664 Irving Park Blvd. says I've loved living in that house for the past 25 years. I love the woods behind my house, the deer, not the raccoons so much, but the deer I love to see. I love to see the geese, the wild turkeys. That's all going to be gone and that is going to affect us. Also, are they going to be building a fence back there to separate the properties? I don't want to look into someone else's windows. I love looking out of my windows and seeing nature. That's one of the reasons I chose that house. The other thing I believe fell under one of Jean's was about the electricity. One of the utilities. Do you know that on the average, 3 times a week, we have a power flicker? I come home from work; I have to reset everything. Shouldn't we look at fixing that before we add more to it?

Shannon Morgan, 852 Mansfield St. says there was some talk about doing a project along with Harbor Wood that would benefit the city and Mr. Fogel and I have discussed an all-inclusive playground. I think that would be a great project for this city, as we don't have anything here for disabled people, period. The sidewalks are terrible; the shopping centers are terrible. If I ride my mobility scooter, it's a pain. Wouldn't it be nice if the kids don't have to worry about that and parents don't have to tell their kids they can't play? President Rosso replies we all agree.

Jean Smolka, 656 Irving Park asks the other development that was a couple years ago, they changed due to wetlands. So, who is it that declared that there's wetlands back there? Was that not looked at before the first development a couple years ago and how they determined that it was wetlands that we weren't allowed to build? I'm assuming south of where we are, they cannot build there, right? Is that what it is? I thought I had heard on one of the meeting's memos that this is all wetlands. So, that's why they aren't doing the whole thing all the way down.

Brent Anderson, Rafter A Land Surveying and Engineering replies initially there was a walkthrough with the wet lands consultant before the previous project. We walked through it and kind of looked at things. We walked through the woods, yes,

there are wetland areas, but there wasn't a lot of indicators. Once we got approval on that project, they went through and did a full wetlands study. That's a little bit more involved, actually a lot more involved. You start testing soils, looking at different plant types and things like that. You're grading it and things like that and that's where it kicked up a lot of wetlands on the particular property. More so on the south, there are some on the north end as well. But that's what basically said, wait a minute, we have to re-evaluate how we're going to look at this property. Mitigating that much wetlands just doesn't make sense financially, essentially and or to have to deal with that many wetlands. It just doesn't make sense. So, that's where the project was essentially kind of slowing down and trying to reorganize a much-reduced plant. Previously it covered the entire property, all the way down almost to the school property. It had a lot more infrastructure that had to be put in. Just to talk a little bit about some of the stormwater drainage. I don't want to go over too much, but at the same time, I just want to touch on a few things. Again, this is very conceptual. We're going to work with the city. We know Bramhall Engineering really well. I know Aaron Appell really well myself. He's an excellent engineer and he's very tough. So, we will be working with him to go through and make sure that the stormwater calculations we provide cover those different storm events that we require. There are certain aspects of your code, 945, 946, that we have to comply with completely when it comes to stormwater. It's not even just the city stormwater; it's also state level requirements that we have to work with. So, we are prepared to do all that. But at this time, again, it's just conceptual. We're trying to get the approval to move forward before the developer really starts to spend a lot of money and go through all those calculations and things like that. So, that's the main couple things we're concerned with. I know there was a question about backyard and things like that. There's a certain area around the property, even as we develop this plan, and there's copies here, there's actually going to be a little bit more buffer because of the wetland area. I suspect a lot of the wetlands are actually there because this whole development area was actually a planned subdivision back in 1959. There's already a water line that runs back through there. If you really look closely, you can almost see the roadbed that was cut in, and a little bit of ditches and things. Well, it was never developed in 1959, and so you had all those cuts that were done and things like that that never drained anywhere. They never fully developed it, they never developed a storm system, all of those. So, I believe that's actually why a lot of the water is actually laying there right now and caused it to turn into wetlands. From the standpoint of complying with the city code, that's what we'll be doing when we get into the next steps of the project. We'll work through this with the council, with the planning commission, with the law director, with the service director, and with the city of Sheffield Lake. Ms. Smolka asks so, is tonight to rezone it? What is tonight? President Rosso replies no, just to approve the concept. This just goes to the next step. So, April 14th there will be a public hearing regarding the zoning.

Patty Gascoyne, 856 Irving Park Blvd. states our yard is adjacent to the Knollwood Elementary School. So, we'll be your neighbors eventually. I believe that having a road back there through those woods like established, wouldn't that bring our insurance rating to a better place as far as fire hazards with all those woods with no access and all the homes? I think it would make the neighborhood safer because there would be more fire hydrants deep in the woods. I know there are wetlands, but we get droughts. This is Ohio. We get it all. I think that would affect the city's safety rating as far as fire hazards go. All the detritus in the woods doesn't regularly get cleared out and I think that's a factor that's taken into consideration when the city is paying out insurance. Things like that.

MEETING ADJOURNED: With no further business before this council, *Motion by Kovach/Second by Cizl to adjourn at 7:08 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 March 24, 2026.

COUNCIL PRESIDENT

Richard Rosso

MAYOR

Rocky Radeff