

**MINUTES OF THE PUBLIC HEARING FOR REZONING OF PERMANENT
PARCEL NIMBERS 03-00-040-101-015 AND 03-00-040-101-008 LOCATED ON THE
NORTH SIDE OF E. LAKE RD. FROM A B-1 BUSINESS TO AN R-2
RESIDENTIAL DISTRICT.
SHEFFIELD LAKE, OHIO
February 10, 2026
www.sheffieldlake.net**

This public hearing for zoning map amendments was held Tuesday, February 10, 2026. President Rosso called the meeting to order at 6:49pm.

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

Present: President Rosso, Kovach, Cizl, Gee, Fogel, DeBottis, Petrucci, Mayor Radeff (late), Law Director Ward, Service Director Hastings.
Excused: Morrow, Finance Director Rummell.
Attending: Videographer, Building Official Gudat, Police Chief Kory, Citizens

DISCUSSION: President Rosso says this is a public hearing regarding the rezoning of lots known as permanent parcel numbers 03-00-040-101-015 and 03-00-040-101-008 located on the north side of E. Lake Rd. from a B-1 business district to a R-2 residential district.

Brent Reiman, Lake Erie Townhomes says it is an 8-unit town house building on one of the parcels you mentioned. It's currently zoned B-1 and is non-conforming and is grandfathered in. We want to rezone that to R2 so it is correct for what is there. Then there's a vacant parcel between the building and the road right now that's just a vacant lot. It's open for parking. It hasn't really been utilized in the last 30-35 years for anything. I'd like to rezone that to R2, which would give me the option to... My goal is to put another townhouse building on that parcel. So, I purchased the property from the Jordans in 2016, so I've owned it for about 9 years now. I put a lot of work into it. I'm over there all the time. I do as much of the kind of general maintenance and upkeep of the exterior as I can myself, so it's a really cool property, and it's something I've been working up to for a long time. I think it would be a really good use of that particular vacant plot. There's not a whole lot else that you could really do with it. Councilman DeBottis asks the law director if he has anything. Law Director Ward replies nothing to add. Councilman Cizl asks just for clarification, this was the Ohio station? It used to be a gas station? Mr. Reiman replies yeah, there was a gas station there. It was removed in the late 80's, early 90's. I got all the documentation from the state. Everything's been removed and mediated and it's been kind of vacant since then. Councilwoman Gee asks do you intend on renting it like you have the others? I never see you change renters. There's never any commotion over there. Mr. Reiman responds Thank you. I try very hard to keep very good tenants over there. I've been fortunate. 6 of the 8 units are the same people that were there when I bought it 9 years ago. The other 2, the

last one I rented was 3 years ago. So, yeah, my intention is to just add 5 more units there. Nice townhouse style. I've got some renderings there. One car garage. On the top level, you'd be able to see the lake over the current building. The current building's kind of built into the hill there. So, yeah, that would be my intention.

CITIZEN'S COMMENTARY: None.

MEETING ADJOURNED: With no further business before this council, *Motion by Kovach/Second by Cizl to adjourn at 6:54 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 February 10, 2026.

COUNCIL PRESIDENT

Richard Rosso

MAYOR

Rocky Radeff