

Minutes of the Ordinance Committee meeting
Sheffield Lake, Ohio
October 1, 2024

This regular meeting of the Ordinance Committee was held Tuesday, October 1, 2024. Chairman Cizl called the meeting to order at 7:05 PM.

ROLL CALL OF MEMBERS:

Present: Cizl, Wtulich, DeBottis, Mayor Radeff, Law Director Graves, Service Director Hastings.

Excused: None

Attending: Citizens

MINUTES: September 3, 2024. *Motion by Wtulich/Second by DeBottis to accept the minutes with any corrections. Yeas All.

PRESENTATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS: Chairman Cizl says we have before us the permit fee schedule. That's about the zoning fees in existence with the possibilities for new ones that could go to council. Law Director Graves states this is an amendment to section 1361.16(d) which is actually in the building code, but it also sets forth the fee schedule for building and zoning applications of various kinds. One of the things that we have run into is we classify many things as temporary special events, either limited impact or extended impact. Currently, food trucks are included in temporary special events. There is currently no fee for that. This just establishes the fees. The other legislation that will be going to planning commission, carves out special designation for food trucks. Food trucks per event would be \$50 and if they wanted to have an annual permit, it would be \$250. This is for anyone who wants to have a food truck, not for any particular event. The other legislation makes food trucks a limited impact special event in any regard. If someone wanted to have a food truck say 4-5 times a year, they wouldn't have to go through public hearing, planning commission, public hearing, council. It could just be approved administratively with that fee. The 2 pieces of legislation going to planning basically takes our existing use classification of commercial outdoor recreational facility, which is currently permitted in B-1, B-2 and B-4 districts and makes it as a conditional use and expands that to be a conditional use in B-5 and I-1. This text amendment merely creates the process. It has nothing to do with any specific application or location. So, those two text amendments to the planning and zoning code will have to go to planning commission for a public meeting and recommendation and then they will come to city council for a public hearing and ultimately a vote. To refresh everyone's

memory on the conditional use process, if those were to pass and someone were to make an application, that requires a public hearing in front of the planning commission and then it would go to city council who would then conduct another public hearing and then ultimately vote whether to grant the conditional use. Member DeBottis asks on the land split fee, is that per split? Law Director Graves replies yes, it's per application is how the building dept. interprets that.

CITIZEN'S COMMENTARY: *Mike Pasadyn, 537 Cove Beach* asks so, the fee, when someone pays the \$50 or whatever, where does that money go to? Law Director Graves replies the general fund. Mr. Pasadyn asks the other thing is the voting thing for the food trucks or whatever, it goes through council but does the public vote on that too or just council? Law Director Graves replies the public would not vote on any of it, but the public would have plenty of opportunity to have input. Law Director Graves reviews the process again.

Kat Oscker, 276 Cove Beach states we heard about this food truck venue and I would say this definitely would impact our space because we can already hear the phone ring at the auto shop that is directly behind us, across the lot of all of the storage bins. The storage bins themselves are quite reflective of any sound, as is the sheds that are on the other side that hold boats. You would create a nightmare of sound anyway by putting a venue in this location. The food trucks would be horrid because people like me are allergic to diesel fuel which is what they burn to make their electricity on their trucks. Having five of them out there is just ridiculous and I hope nobody plans on doing anything farther with that. I would shoot it down all day long every day. I would make it my mission. That said, I have no objection to making that space into something that's an indoor building if you wanted to do that kind of thing with an indoor building and have chefs come in and split the space on a big commercial kitchen and have guest chefs and do some sort of a restaurant thing with an indoor menu/venue, that's great. I think that that's what Sheffield Lake needs a whole lot more than a pickleball court that's gonna just set the neighborhood into a tizzy. We are very quiet on our street, there's never a problem there, all the neighbors know each other and we like it that way.

Law Director Graves says to remind everybody one more time, we are not considering any specific project at this meeting. I know somebody put out information and that unfortunately was misinformation. This is does not involve a rezoning and this is not to consider any specific project at any specific location. Whoever put that out that really did a disservice to the community because it spread a lot of misinformation and got a lot of people very concerned.

Kat Oscker, 276 Cove Beach asks who owns the property 185 Abbe Rd.? How would I find out? Law Director Graves responds I'm not sure what the business entity is. I know that the owners would typically setup a business entity on owned property. You can go on the auditor's website and look it up.

*Motion by Wtulich/Second by DeBottis to send code text amendments to planning commission. Yeas All.

*Motion by Wtulich/Second by DeBottis to send fee schedule legislation to work session. Yeas All.

ORDINANCE/RESOLUTIONS BEFORE COUNCIL AT THIS TIME:
COUNCIL #011- TABLED- AN ORDINANCE VACATING PORTIONS OF PARKVIEW DRIVE, IVANHOE AVENUE AND FERNDALE AVENUE AND THE DECLARING OF AN EMERGENCY.

MEETING ADJOURNED: With no further business before this committee,
*Motion by Wtulich/Second by DeBottis to adjourn at 7:22 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

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 Oct. 1, 2024.

CHAIRPERSON

Mark Cizl

COUNCIL PRESIDENT

Rick Rosso