

**City of Sheffield Lake Planning Commission  
Sheffield Lake, Ohio  
September 18, 2024**

This regular meeting of the Planning Commission was held Wednesday, September 18, 2024. Chairwoman Pugh called the meeting to order at 6:32 PM.

**ROLL CALL OF MEMBERS:**

Present: Pugh, Springborn, Tollett, Burns, Mayor Radeff, Law Director Graves, Council Representative DeBottis.

Excused: Tata.

Attending: Service Director Hastings, presenters: Tony DiBenedetto, Scott Wallenhorst, Tom Tarini.

**MINUTES:** July 17, 2024 – \*Motion by Burns/Second by Springborn to approve the minutes with any noted corrections. Yeas All.

**CORRESPONDENCE:** None.

**REPORT FROM COUNCIL REPRESENTATIVE DEBOTTIS:** Representative DeBottis reports we had a presentation from Skip and Deanna Leitner for a proposed food truck park in the old Abbe Rd. Lumbar area. It was a preliminary discussion and rough drawing. It was a very good presentation and will be coming with a set of plans and other details at a later date.

**REPORT FROM ZONING BOARD OF APPEALS MEMBER SPRINGBORN:**

Member Springborn has reports we have had two meetings with three applications total and all three were approved.

**PRESENTATION:** Tony DiBenedetto says we wanted to give you a brief presentation about a vision about revitalizing Sheffield Lake Shoreway Plaza. The name of our group is the Sheffield Lake Development Group and our goal is to revitalize Sheffield Lake. A lengthy presentation/discussion is had with the following key points: Mr. DiBenedetto shows on a map two high end apartment buildings that have views of the lake. That shopping center has been lacking tenants and restaurants, etc. We feel by having two apartment buildings and a potential third, it would draw energy to the shopping center so we could get some restaurants going and retail. We don't own the property; it is owned by a group out of New York. They are very open to working with us. I think a lot of people would like the fact that you have a grocery store, nice coffee shop, etc. Mr. Wallenhorst says what we have done so far is a study to see what could fit on the site. The plan would be to build the first 96 unit building and get that up and operational and then to build the second 92 unit. Again, these are all numbers that fluctuate. So, when

we say in the 90's, it's plus or minus here or there. It would be covered parking, underneath the building around the perimeter portion of it. The thought would be to also activate a green courtyard in the center there. The ground floor units would not have as great of a view as you go up, but they would be able to walk out and have some nice green space and see the lake from there. Part of what we are also proposing and we wanted to talk about is we noticed/heard some concerns about the shopping center and we are just kind of helping revitalize that. So, adding to the roof line that is already existing there and cleaning that up and making it a little bit more colorful, modern, etc. Mr. Wallenhorst describes/shows what is on the map. Mr. DiBenedetto says to give some perspective, The perch is ten stories tall and this would be half the height. Unidentified person says some of the other things we wanted to touch on are pharmacy, urgent care, some kind of facility like that for residents in the neighborhood. Mr. Wallenhorst says these are just conceptual images of what we envision. We will provide balconies for everybody so that each person isn't looking directly at another building/neighbor, they are turned for a view of the lake. The units on the back obviously would be looking at the shopping center. Mr. DiBenedetto says we are looking to purchase roughly 5.5 acres. As you can tell, the parking lot is a mess and I think it makes our city look terrible. Chairwoman Pugh asks will this be rental units? Mr. DiBenedetto replies yes. Mr. Wallenhorst says right now, the buildings are proposed to be rental units and if we do the other building in phase three, that would be condos. Mr. DiBenedetto states I live on the lake and you have the best sunrises and sunsets. I know the mayor is trying to rebrand the city and give it a fresh look. Maybe in talking with Apples, we can get them to freshen up their look and give some symmetry. Chairwoman Pugh asks why rental and not purchase? Mr. DiBenedetto replies a lot of people being gentrified and with the new tax bill a lot of people are getting taxed out of the area. I think with the 1,800 jobs coming on at Ford, I think there is a massive shortage of good-looking apartments. Member Burns asks do you know how much it would cost for rent? Mr. DiBenedetto replies \$1,800-2,200. Member Tollett asks are there liquor licenses available in our city still? Law Director Graves responds I'm not sure, but I think so. Chairwoman Pugh asks are you purchasing the areas for phases two and three or just for phase one initially? Mr. DiBenedetto replies phase one. Chairwoman Pugh says you are now bringing renters in and especially if it is one bedroom, these are singles and couples; they are going to bring their evenings outside and across the street to the lake. What kind of impact is that going to have on the community? It's something realistic to consider. These people aren't going to be as invested in the community as somebody who owns. These apartments are being designed for just couples and singles and entertainment and a few drinks and you're going to want to be out and going across the street to the lake. How is the city going to deal with this? Mayor Radeff responds that's kind of an argument everyone always makes, but I don't really think there's a lot of actual, it sounds logical, but I don't think that's been the case in a lot of these places. Again, it's private property. Our job is to enforce laws and keep people safe, it's expected that we have to deal as it comes.

Some of the positives would be there are opportunities to TIF, which allows us to put money into infrastructure. As to your question about renting vs. buying, it's very much being pushed to be a renting society. Chairwoman Pugh says every time we are gonna build something, whether they are gonna rent or buy, is a big issue to the community. I want everyone to be prepared to address those in a positive way. What is your timeline for purchasing? Mr. DiBenedetto responds after this meeting, I'm going to be sending out the letter of intent to the owner. We would like to get through the city as soon as possible and begin construction. I'm hoping it's a win/win for the city and all of us. Member Tollett asks what about the underground? That area behind Apples is the biggest flooded area in the city. A lot of residents will question 128 new units going in on top of them and where is all that flowing to? I am all for this and our city, I think it's great. That shopping center has been terrible for years. The residents aren't huge fans of change and as you heard at the last meeting, they are going crazy over a light from Ford. You are going to get a lot of kickback to questions that maybe we can give you that a lot of Sheffield Lake is gonna ask. Mr. Wallenhorst replies we will actually be reducing some of the runoff. Right now, most of that is all asphalt. By taking and kind of creating a natural corridor there, you are going to reduce some of your runoff. Nothing is going below grade. Member Tollett asks is there a chance if you are renting them, that they ever become section 8? Mr. DiBenedetto responds no, that's not in the plan. (Inaudible, sidebar talking). Mr. DiBenedetto says your question about water is a great question. We are going to have fresh lines coming in here to take it out and you already have fresh lines on Lake Rd. that are brand new. I think the energy with the new rec center and the new sidewalks, etc., I think the timing is now. Mayor Radeff says when we talk about runoff and stuff, we really wanna make sure we TIF the area because that money has to go into infrastructure. This is already an urban renewal district. Pat and I recently went and saw the boardwalk in Euclid and that's what they did, they TIFIED. It was a 14 million dollar project and I think over 30 years they are getting hundreds of thousands that they are using to put right back in to shore way improvement. We are working on going after a coastal management grant that would allow us to create some sort of master plan for the lakefront. We are hoping this could be a really good start to what the long term goal is. The reason they are here specifically, is they would have to come first through planning to talk about a possible zoning change.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**CITIZENS' COMMENTARY:** *Tammy Asire, 648 Maplewood Ave.* says this sounds great and I understand community commentary isn't time to get answers, but these may be in the form of questions that may be at a later date I'll get answers to. For years we've been told that part of that parking area was set aside when the grant was done for the boat launch, as overflow parking. I understand that at some point in time that

will go away. Looking at it right now today with the information I have, you can't really build in the overflow parking for the boat launch. I do have concerns, during the last issues with flooding and all the public meetings about those, there are lots of individuals on Lake Rd. who have flooding, who have huge concerns that that 10 inch pipe that runs down Lake Rd. isn't big enough. There's been issues, there's been public meetings about it. I heard during this presentation that all those lines are new on Lake Rd. I must've missed that since last August because I don't remember seeing that go in. Also, during this briefing I noticed there was a response/comment about our marina. Not really sure we have one of those, we have a boat launch. These are just off the top of my head, not knowing this was going to go on and nobody knew anything about it. I do want to say I'm not against development at all. I think it would be a thing of beauty if it can all be tied together. As Gary was saying, I don't think you can build a five story apartment building with 96 units in it if there's not going to be anymore retail. A lot of the reasons these little shopping areas on Lake Rd. have trouble with retail, is because of the change in traffic pattern. You don't have enough traffic coming in. Building a 96 unit apartment building is not bringing more business traffic into the area in my opinion. You still can't add anything from the north. You can say it may support a little restaurant for the people that live there, but you are still not bringing in enough traffic in my opinion to support business when you don't have a traffic flow pattern.

Chairwoman Pugh says there are going to be many meetings over this. A lot of talking about water drainage and all of that meet code. Service Director Hastings says to clear the record, I have talked to the gentleman a couple times prior to this explaining the city's efforts. When we reference new pipes, when the city purchased the Shoreway Shopping Center, we went on a campaign to replace some of the infrastructure around it and invested about \$2.5 million dollars. We did replace and put in brand new water lines on Lake Breeze and we did turn the road behind it back into a public street. With that I was able to capture public money and we put in brand new water lines there as well and rehabilitated the sewers in the area. So, yes there are new water lines and rehabilitation of sewer lines. The presentation this evening referencing specifically Lake Rd., yes that is some of the older infrastructure, but we do in fact have quite a bit of new infrastructure around it.

**MEETING ADJOURNED:** With no further business before this committee, \*Motion by Burns/Second by Springborn to adjourn at 7:17. 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.

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**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 September 18, 2024.

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**CHAIRPERSON**

*Cathy Pugh*

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**COUNCIL PRESIDENT**

*Rick Rosso*