

**MINUTES OF CITY COUNCIL WORKSESSION
SHEFFIELD LAKE, OHIO
September 17, 2024**

The regular meeting of the City Council Worksession was held Tuesday, September 17, 2024. President Rosso called the meeting to order at 7:05 PM.

ROLL CALL OF MEMBERS:

Present: Rosso, Stark, Wtulich, DeBottis, Petrucci, Gee, Cizl, Mayor Radeff,
Law Director Graves, Service Director Hastings.

Excused: Kovach.

Attending: Citizens.

PRESENTATIONS: Skip and Deanna Leitner food truck park proposal. Lengthy discussion with the following key questions/answers. Mrs. Leitner hands out a drawing and states we want to turn Abbe Rd. lumbar into a food truck park. This spot is zoned industrial. We just want to know what you need for us to do this. This will be the first one in Lorain County. We are going to take up the entire space and have plenty of parking. I think it is a win/win for us and the city. Councilwoman Stark asks what are your plans for traffic? Mrs. Leitner replies didn't even thin about that. Councilwoman Stark says you are putting a lot of traffic on a road that is going to come down on the corner of Walker and Abbe which is already filled with traffic every day. Mrs. Leitner responds the hours are going to be from like 11- we are not sure. We don't want to keep it open super late. We will request a liquor license, but it is going to be very family friendly. You are going to get traffic regardless, especially with the Ford expansion and I don't know what we could do about the traffic. Mr. Leitner says the entrance is off of Hawthorne and Abbe, so we are ways away from Walker Rd. There is a traffic signal right there by Hawthorne and a crosswalk coming at Lake Rd. I don't think the impact on traffic will be huge. Mrs. Leitner says it's just entertainment, tv, we are thinking of doing volleyball, bocce ball, corn hole that are more family oriented. We want to have 5 food trucks that we may or may not have every day. It is trial and error. We will have plenty of parking, a bar inside and bathrooms. We will be running it. President Rosso asks Pat did you do a traffic study there? Service Director Hastings replies oh, yeah. I did studies on Abbe Rd. as well as Lake Rd. President Rosso asks is there an issue with traffic congestion there now? Service Director Hastings replies no and there will be upgraded lights and pedestrian crossings there. Our connectivity trail will be built right through that area, so a good portion of the community could theoretically walk to the park. Councilwoman Gee asks are you going to have picnic tables and all that and plenty of it? Mrs. Leitner replies yes. Councilwoman Gee asks is there going to be live entertainment anytime? Mrs. Leitner responds we are going to weigh that, probably. We are going to check with the residents to see what they want. Mrs. Leitner describes the

drawing handed out. There will always be a barrier/fence so that pedestrians would always be away from the food trucks/autos. Councilman Cizl asks a bar and restrooms, where would they be? Mrs. Leitner replies inside the existing building, that is 5,000 sq. ft. Councilman DeBottis asks what do you think the capacity is going to be there? Mr. Leitner replies we can't logistically answer that. It comes down to the approved architectural drawing. The biggest concern that they had is whatever capacity we do decide our building/budget will allow us, they are asking we have enough parking for that. Mrs. Leitner says I know that if it rains, you have to have a big enough building for people to go inside, but that is with restaurants so I don't know the specifics on that. Councilman DeBottis asks you have parking for how many? Mrs. Leitner responds 135 cars. We do have the vacant lot across from the billiards where we would allow parking too. Law Director Graves says after our meeting, I took a look at the existing planning and zoning code that we adopted and we do have a use on the books that would be appropriate for this. It would be an outdoor commercial recreational facility under 1107.05. There are some use specific standards for that. The current situation is those are only allowed as a conditional use in certain commercial business districts. They are not permitted in industrial. If council wanted to consider these types of projects in the future in industrial districts, the first step would be to entertain a code text amendment to allow outdoor commercial recreational facilities as a conditional use in industrial. If that were to pass, this would become a conditional use and the applicant would have to bring their proposal and go through the typical conditional use procedure. That involves a public hearing in front of the planning commission and a recommendation and then it would come to city council which would conduct another public hearing prior to voting on this specific project. This is all conceptual right now. President Rosso asks didn't we vacate Hawthorne several years ago? It's their property now, it's not a street anymore. Just so everyone is clear. Leanna, your concern about noise, to the east are the storage condos, next to that is Pez's and next to that is another storage area, you are pretty far away from residents. Councilman Cizl asks the food trucks being enclosed, you mean enclosed inside the gate, but they would be outside? Mrs. Leitner replies yes. Councilman Cizl asks how seasonal is this concept? Mrs. Leitner responds we plan on having it open year-round. Councilwoman Gee asks if it is successful year-round, would you be doing winter activities in there? Mrs. Leitner replies definitely. President Rosso says they invested in the billiard hall and cleaned it up, they recently bought the building on the corner of Walker and Abbe and are going to clean that up. This in my mind, is 1000 times better than the vacant lot we have now. Councilman DeBottis asks how many employees besides the food trucks do you think you will have? Mrs. Leitner replies at least a dozen. President Rosso says if there are concerns about whether it is going to be a first-class operation or not, just look at how well Concrete and More is run, which is their business in Sheffield Lake. Councilwoman Stark asks you are going to build a fence so when going up the road you won't see the food trucks? Mrs. Leitner replies you will see them, the

fence is chain link. Mr. Leitner says we want to use that as advertisement to bring people in. Law Director Graves says this proposed approach would not involve rezoning any property, no change to the zoning map and we are even not at this point voting to approve in anyway this particular project. The next step if council wanted to move forward, would be to draw up legislation for a code text amendment to allow these types of facilities as a conditional use in an industrial district. Councilman DeBottis asks conditional use, is it only for these owners? Law Director Graves replies yes. Councilman DeBottis says let's say the business gets sold later on, does that conditional use end and the new people have to reapply or does it follow the new owners? Law Director Graves responds if they do this and sell it and the new owners continue to operate the business as before, that would continue, they wouldn't have to reapply. If they discontinued it for a period of time and someone says they want to go back and start it over, that would be a new application. 1105.03(g) says conditional use approval shall be deemed to authorize only one particular conditional use and said permit shall automatically expire if, for any reason, the conditional use shall cease for more than one year. That is the same for an existing non-conforming use as well. President Rosso asks the hope is to have this open by the spring? Mrs. Leitner replies summer.

*****COMMITTEES*****

ROADS & DRAINS: None. **SAFETY:** None. **BUILDINGS, LANDS, VEHICLES & EQUIPMENT:** None. **ORDINANCE:** None. **FINANCE:** None. **PARK BOARD:** None.

*****ADMINISTRATIVE*****

MAYOR: Mayor Radeff reports on the open finance director position, I have spoken with two candidates and was recently sent a third resume. All of them are strong candidates. Councilman DeBottis asks is there a company we can hire instead of a finance director? Mayor Radeff replies no, there are companies that will do different parts of what a finance director does, but not take on every responsibility of what our finance director does. Councilman Wtulich asks any update on city emails? Mayor Radeff replies he switched them over and right now he is finishing switching over all the employees. You guys should be coming real quick. Councilman Cizl asks is it typical public servants have an email system that goes through administration? I assume we are all going to have emails like Sheffield Lake instead of having private emails. Mayor Radeff replies yeah, so you can do all your stuff relative to the city on that email. Most cities have that, especially when it comes to public records requests and such. President Rosso says I would really like to know what the retention policy is on email. Mayor Radeff says I think with this, you can't permanently delete it, it's archived. You delete it,

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they still have access to it. Law Director Graves says it is all covered under our newly adopted retention policy. Councilman DeBottis asks about city cell phones. President Rosso says then I would ask do the amount of phone calls justify cost? Councilwoman Gee asks as far as the finance director, has there been a figure as to how much he gets now that he's gone and I'm also curious about how much we spent on the education? Mayor Radeff replies the education would just be the \$3,000 we spent for that training and then he did take a couple classes that were require, but I don't know off the top of my head how much that was. I don't know if they have calculated his separation yet. /**SERVICE DIRECTOR:** Service Director Hastings has no report. /**FINANCE DIRECTOR:** N/A. **LAW DIRECTOR:** Law Director Graves has no report.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS: *Motion by Gee/Second by Cizl to go into EXECUTIVE SESSION FOR THE DISCUSSION OF APPOINTMENT AND COMPENSATION OF PUBLICS OFFICIALS.

ROLL CALL: Stark, Wtuich, DeBottis, Petrucci, Gee, Cizl. Yeas All.

*Motion by Cizl/Second by DeBottis to go into REGULAR SESSION.

ROLL CALL: Stark, Wtulich, DeBottis, Petrucci, Gee, Cizl. Yeas All.

Law Director Graves says let the record reflect that the City Council of Sheffield Lake did adjourn into EXECUTIVE SESSION for the DISCUSSION OF APPOINTMENT AND COMPENSATION OF PUBLIC OFFICIALS pursuant to the Ohio Sunshine Laws.

ORDINANCES AND RESOLUTIONS: Councils Agenda –

COUNCIL #011- TABLED READING- AN ORDINANCE VACATING PORTIONS OF PARKVIEW DRIVE, IVANHOE AVENUE AND FERNDALE AVENUE AND THE DECLARING OF AN EMERGENCY.

Councilwoman Petrucci asks how long can that stay tabled? Law Director Graves replies it was tabled until such time as the final vote came on the approval of the final plat.

MEETING ADJOURNED: With no further business before this council, Motion by Cizl /Second by Wtulich to adjourn at 8:26pm. 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

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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

MAYOR

Rocky Radeff

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 WORKSESSION of September 24, 2024.

COUNCIL PRESIDENT

Rick Rosso