

# Village of Richfield

4410 W. STREETSBORO ROAD  
P.O. BOX 387  
RICHFIELD, OHIO 44286-0387  
330-659-9201

BOBBIE BESHARA, Mayor  
ROGER SWAN, Council President

SANDY TURK, Finance Director  
MELANIE A. BAKER, Service Director

## PLANNING AND ZONING COMMISSION June 28, 2016 7:00 P.M.

### CALL TO ORDER ROLL CALL AGENDA REQUESTS

#### OLD BUSINESS

1) Case No. 11-2016

**Applicant/Owner:** Richfield Village Council  
**Location:** N/A  
**Zoning District:** R-1 and R-2 Districts  
**Code Section:** Sections 1124.05 (c) (3) and 1126.06 (c) (2)

Village Council is requesting Planning Commission consider amendments to the R-1 and R-2 District to clarify the number of accessory structures permitted on lots larger than two acres.

#### NEW BUSINESS

2) Case No. 17-2016

**Applicant/Owner:** Wilder Services, LLC/2636 Brecksville Road LLC  
**Location:** 2636 Brecksville Road  
**Zoning District:** Industrial  
**Code Section:** Section 1163.17

The applicant is requesting approval to install a wall and monument sign at the property located at 2636 Brecksville Road.

3) Case No. 18-2016

**Applicant/Owner:** Tober Building Company, LLC  
**Location:** 3401 Brecksville Road  
**Zoning District:** Industrial  
**Code Section:** Section 1163.17

The applicant is requesting approval to install a wall sign on their property located at 3401 Brecksville Road.

4) Case No. 13-2016

**Applicant/Owner:** Christopher Weir/Stan Loch, Aztech Engineering  
**Location:** 3171 Rainbow Lane  
**Zoning District:** R-1 District  
**Code Section:** Section 1167.07

The applicant is requesting a grading permit for the property located at 3171 Rainbow Lane.

5) **Case No. 19-2016**

**Applicant/Owner:** Jerome Ryba, Architect/Jim Moneysmith

**Location:** 3937 Broadview Road

**Zoning District:** Commercial Historic I

**Code Section:** Chapters 1145 and 1171

The applicant is requesting to install a parking lot at their property located at 3937 Broadview Road.

6) **Case No. 20-2016**

**Applicant/Owner:** John and Cynthia Constantine/Spagnuolo & Associates

**Location:** 4093 Everett Road

**Zoning District:** R-3 District

**Code Section:** Article IV Subdivision Regulations

The applicant is requesting preliminary approval for a proposed 13.1527-acre, 24 home subdivision on the property currently located at 4093 Everett Road.

7) **Case No. 21-2016**

**Applicant/Owner:** FedEx Ground Package System

**Location:** 3201 Columbia Road

**Zoning District:** Industrial

**Code Section:** Section 1171.09

The applicant is requesting to upgrade the existing diesel facility and construct a fuel canopy on their property located at 3201 Columbia Road.

8) **Case No. 22-2016**

**Applicant/Owner:** Richfield Furnace Run Associates, LLC

**Location:** Briarwood Subdivision

**Zoning District:** To be determined upon annexation request

**Code Section:** Section 1171.11

The applicant is requesting preliminary approval of a 153 home subdivision on approximately 125 acres currently located in Richfield Township and adjacent to the existing Briarwood Development in the Village of Richfield.

**APPROVAL OF MINUTES:** May 24, 2016

**MAYOR'S REPORT**

**COUNCIL REPORT**

**DIRECTOR OF PLANNING AND ZONING REPORT**

**COMMENTS FROM THE PUBLIC**

**UNFINISHED BUSINESS**

**ADJOURNMENT**

**Next Regularly Scheduled Meeting Date:** Tuesday, July 12, 2016