Village of Richfield

4410 W. STREETSBORO ROAD
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BOBBIE BESHARA, Mayor
RICK HUDAK, Council President

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

PLANNING AND ZONING COMMISSION MEETING

Tuesday, January 12, 2016 – 7:30 p.m.

CALL TO ORDER: Dr. Boester called the meeting to order at 7:30 p.m.

ROLL CALL: Charles Boester, Dan Holahan, Roger Swan, Ralph Waszak

OTHERS PRESENT: Mayor Bobbie Beshara and Planning and Zoning Director Brian Frantz

Mayor Beshara swore in Mr. Holahan.

AGENDA REQUESTS: None.

ELECTION OF OFFICERS

- Chair

Mr. Holahan made a motion to nominate Dr. Boester as Chair. Mr. Waszak seconded his motion and all members were in favor.

- Vice-Chair

Mr. Holahan made a motion to nominate Mr. Waszak as Vice-Chair and all members were in favor.

- Secretary

Mr. Waszak made a motion to nominate Mr. Holahan as Secretary and all members were in favor.

Mr. Frantz requested to defer the 2016 Planning Commission goals and old business until after the new business case was heard.

Mr. Waszak made a motion to alter the agenda and Mr. Swan seconded his motion. All members were in favor.

NEW BUSINESS:

1. Case No. 1-2016
   Roadmasters Drivers School of Ohio/2636 Brecksville Road LLC
   2636 Brecksville Road

Mr. Frantz explained that the applicant is present to discuss the use of the property. The parking lot has been repaved and the interior of the building has been upgraded. New fencing and gates are to be installed in the future as well as a tree buffer along Brecksville Road. Sean O'Brien was present representing the property owner and thanked the Commission for their patience and introduced Mr. C.W. Wilder of Roadmasters as the anchor tenant of his building. Mr. Frantz was concerned with the testing area being near a crosswalk area. Mr. O'Brien explained his plan to install barriers and a painted crosswalk area. He was not in favor of moving the testing area further north because of remediation that will occur in that area of the site. Mr. Wilder said they currently have

twelve operating schools across nine states and plans to open three more this year. There are twenty-five full-time employees at the Richfield location.

Mayor Beshara asked how many trucks would be doing the pad training. Mr. Wilder said they typically have 3-4 trucks operating on the site during business hours but said there would be no beeping on the trucks. Dr. Boester was concerned because the parking spaces that are proposed are 9'x18' and they are required to be 9'x20'. Mr. Wilder was willing to eliminate 13 spaces on the easternmost row. Mr. Frantz also suggested land banking parking spaces on the north side of the property once the potential remediation is complete. He also asked if the parking area could be moved further south in order to make a larger drive aisle and Mr. Wilder agreed. Mr. O'Brien said they would be removing cultured stone from the exterior of the building and replacing it with hardie board. Dr. Boester requested a color rendering of the proposed elevations when they return. Mr. O'Brien said they are looking to lease the additional space leftover in the building and have hired a commercial real estate broker to assist them. Mr. Waszak asked about the number of curb cuts on either street and asked if they would both be needed. Mayor Beshara said that Police and Fire would prefer two curb cuts on each street. Mr. O'Brien said one curb cut has been eliminated, but since they are a multi-tenant site they will utilize all four existing curb cuts. Dr. Boester asked the applicant to update the landscape plan, alter the parking, review different types of fencing, and provide a photometric plan. Mr. Frantz also suggested tearing down the building at the rear of the property.

OLD BUSINESS:

1. Case No. 19-2015
   Village of Richfield
   R-3 Cluster Residential

Mr. Frantz explained that although the Commission has granted approval and forwarded the language change to Council, the code requires Council to send it back to Planning Commission for their approval in order to begin their timetable. Council will then hold a public hearing on the matter.

Mr. Holahan made a motion to forward the language to Council for their approval and Mr. Swan seconded his motion. All members were in favor.

2016 PLANNING COMMISSON GOALS

Mr. Frantz provided the Commission with a list of their 2015 goals with notes on what had been accomplished from that list. Mayor Beshara announced that the Village won the recent eminent domain case and has obtained the property on Wheatley Road. Mr. Frantz explained the appeal process to the Commission. He spoke to the Commission about implementing a mixed use district in this area and discussing zoning options. Mr. Frantz felt this should be the main goal of the Commission in 2016. Mr. Waszak reminded the members of his desire to create a tree cutting ordinance and also suggested reviewing the Master Plan. Mr. Frantz also felt the Commission should discuss what could be done to improve the north side of town. Dr. Boester added two goals to the list: to rewrite the amendment section of the code as well as ~~completing~~ addressing the Briarwood annexation.

APPROVAL OF THE DECEMBER 8, 2015 MINUTES:

Mr. Holahan made a motion to approve the December 8th, 2015 meeting minutes as corrected and Dr. Boester seconded his motion. All members were in favor.

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MAYORS REPORT: Mayor Beshara reported that RJRD has a new member, Dominic Cuigini, who is replacing Floyd Ostrowski. They have also hired someone to work on capital projects and someone to work on a comprehensive plan for the property. Their first public meeting will be on February 11th at Town Hall. Mayor Beshara said she will be appointing a new member to the Planning Commission as well as the Tree and Landscape Commission. She recently met with Paul Smuckers Wagstaff who purchased the Eagle Brand Division of Smuckers. They will be moving into the Village with about 25 employees and a payroll between five and six million dollars.

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COUNCIL REPORT: Mr. Swan reported that he was elected Council President and Rick Hudak was Vice President. He was also reelected as the Planning Commission representative. The time and format of Council meetings has changed; the meetings will begin at 6:30 PM and caucus, work session, and the regular meeting will be combined into one meeting. Council is also hoping to sit in a more work session-style layout rather than sit on the dais to allow for better discussion. Mr. Swan also reported that 911 calls will not be transferred to Stow as was announced in 2015.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported that his new assistant will begin on January 25th and that his office will be relocated. He provided the members with a plat for a case that will be in front of the Commission on February 9th. He explained that the code requires 4 acre lots in Kinross Lakes, however, since the recent code changes the Commission not has the authority to adjust lots sizes for certain permitted uses. This applicant is requesting a 3.7-acre lot to construct a new restaurant. Mr. Frantz asked the Commission for direction on what style of decorative lighting they would like for the Wheatley Road extension.

COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: Dr. Boester asked the members how they felt about starting meetings at 7:00 PM rather than 7:30 PM. The members were all in favor of the time change.

Dr. Boester made a motion to change the start time of regular meetings to 7:00 PM. Mr. Waszak seconded his motion and all members were in favor.

ADJOURNMENT:
A motion was made by Mr. Waszak to adjourn the meeting. His motion was seconded by Mr. Holahan and the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Kayla Nealon, Clerk
Planning and Zoning Commission

Approved,

Dr. Charles Boester, Chairman
Planning and Zoning Commission