

Village of Richfield

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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 JOINT WORK SESSION WITH VILLAGE COUNCIL

Tuesday, January 26, 2016 – 6:30 p.m.

CALL TO ORDER: Dr. Boester called the meeting to order at 6:30 p.m.

ROLL CALL: Charles Boester, Dan Holahan, Ralph Waszak
Andy Ellis, Pat Healey, Rick Hudak, Jim Kahoe, Barbara Lanford, Mike Lyons
Roger Swan was absent.

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

AGENDA REQUESTS: None.

OLD BUSINESS:

1. Case No. 18-2015
Village of Richfield
4608 West Streetsboro Road

Mr. Frantz explained that the item has been returned from Council as a request for relocation of the Knopp House across the Village Green. Previously, the Planning Commission could not reach a decision on relocation, so they requested additional time from Village Council. Council requested a joint meeting between the Planning Commission and the Historical Society. This meeting is to discuss relocation, demolition, or leaving the Knopp House in its current location. Mr. Paul Swan asked if there was enough money in the budget to allocate funds to install bathrooms in the Knopp House. He was told that bathrooms for the Knopp House have not been included in the 2016 budget. Mr. Swan asked if there was money in the budget to add restrooms in the Masonic Hall and Mayor said \$100,000 is in the budget to install restrooms and provide upgrades to the building.

Mrs. Healey provided information from Mr. Jim Fry of the Museum of Western Reserve Farms and Equipment who gave his opinion and several options for the future of the home. Mrs. Baker provided everyone with cost comparisons for updating the Knopp House that were estimates given by Hemminger Construction Company and GPD Group. She explained that regardless of the location of the home, many items would have to be upgraded for the home to be in working order as the utilities have been severed. The cost estimates provided did not include architectural drawings, permits, or any unforeseen issues that could arise. Mr. Swan argued that the numbers provided were largely out of line with reality and was frustrated that he received the estimates hours before the meeting. Mr. Ken Orchard from the Historical Society asked to see costs to update the existing bathrooms in the Knopp House and then to relocate it. Mr. Hudak felt that the viable site plans for the Green have not included the Knopp House and thought relocation would be the best option. Mrs. Healey requested that GPD Group, Hemminger Construction, and the Historical Society to tour the house together to acquire a better idea of the work they are providing estimates for.

Mr. John Peterson with GPD Group was present. He explained that he arrived at his estimate by using the site plan and a list of needed upgrades provided by Mrs. Baker. Mr. Kahoe said it is difficult to find contractors that relocate homes and felt the estimates provided were fairly accurate. He also felt if restrooms could not be

installed in the home, there would be no reason to relocate it because it wouldn't be utilized. Mr. Kahoe then suggested deconstructing and storing the home until the Village decides on a viable option and several people were interested in discussing this option further.

Dr. Boester didn't understand why leaving the house in the current location would detract from the Village Green and Mr. Lyons felt the Green should be an open space and that the house interferes with that, and removing it would allow for a greater focal point for the community. Because of the many additions and alterations to the home in the past 150+ years, Mr. Hudak said the house is no longer a pre-civil war home and no longer fits in the Village Green. Several members debated why the house was never demolished in the past and had different reasons as to why maintaining the home was never a priority. Mr. Waszak said he met with several people who had interest in relocating the building but neither returned. There was also a resident of the Village who was interested in leasing the building to use as a restaurant in its current location with shared parking. He also wanted to clarify that the last time Planning Commission met on the matter, they also requested alternative plans from Council showing how the house could be incorporated into the Green, possible sites for relocation, and information explaining how the home would be relocated. Mr. Waszak preferred to leave the house where it is but ultimately wants it to be preserved. He felt that leaving the home in its current location would save the Village money. Mayor Beshara said dismantling the building to restore it elsewhere is a positive idea. Mr. Kahoe thought that dismantling the house would cost less than \$20,000 and it could be stored on Village property. Mr. Orchard stated the home could be dismantled and relocated by volunteers, and also felt upgrades to the home should be done by volunteers. Mr. Holahan explained contractors would have to be licensed.

Mr. Frantz explained the goal of downtown revitalization and the importance of having several buildings within walking distance of each other. If the majority were in favor of relocation, he felt the home should be reconstructed next to the Post Office to provide critical mass in the area and to promote increase retail. Mr. Hudak felt the original, smaller structure would be easily stored compared to the storing the current building in its entirety. Mrs. Lanford talked about possibly relocating the house to the Brecksville Road extension and use it along with the Pedigo House to create a small historical section. Mr. Lyons said the long range plan for the Green is to create a cohesive, open area with mature trees. Dr. Boester's opinion was for the Village to restore and maintain the Knopp House as much as possible and hoped that the Historical Society could also obtain grant money. Mr. Kahoe felt Dr. Boester's opinion would keep things stagnant for the house and the Village Green. A letter from a resident requesting the use of Village funds on the Knopp House be prohibited was submitted to the record by Mayor Beshara. This caused Mr. Hudak to explain the struggle to preserve the property when only a handful of residents are in favor of saving it.

Mr. Frantz said the Commission voted 4-0 requesting that Council hire someone to provide plans showing the Knopp House in different location. Council extended the 90-day time frame, the matter is now returning to Council, and they can overturn the decision of the Planning Commission. Dr. Boester explained that the Commission was not provided with enough information to make a decision when they previously discussed the matter, so they requested different renderings including elevations and landscaping to make a more informed decision. Mr. Waszak felt the previous motion was to extend an olive branch to Council in order to compromise on the matter. Mr. Holahan said he still has not been provided with any ideas from the Historical Society of the future of the home after restoration or relocation, and how they would accomplish either. Mrs. Baker was concerned with the future use of the Knopp House and reminded everyone of the upgrades that the Village did with the Eastwood Property which is not being utilized. Mr. Hudak did not believe any action would be taken at the present meeting and requested that Mr. Swan provide something at the next Council meeting to give a new approach to the problem.

2. Case No. 19-2015
Village of Richfield
3921 Brecksville Road

Mr. Frantz discussed a request to improve the existing service garage. There was discussion of landscaping, architecture, outdoor storage, and fencing and it was concluded that the Planning Commission wanted to take a look at different architectural options for the building. Mr. Peterson showed the initial elevation that was proposed which included new paving, metal fencing, a pitched roof, new hardie board siding, and landscaping. In the second proposal, one of the four overhead doors was removed, the amount of landscaping was increased, additional window features were added as well as a board on board fence, screened parking, and an earthier color scheme.

Mayor Beshara asked about applying for a grant for pervious pavers and Mr. Peterson said it would be possible, however, the pavers could not be used where heavy truck traffic flows. Mr. Hudak asked for the reason board on board fence was proposed and Mr. Peterson said it would be used to screen the outdoor storage. Mr. Hudak felt that for security purposes, an open fence would be more beneficial. Mr. Hudak asked if the added brick and removal of the overhead door was a stipulation that would be required by the Planning Commission. Dr. Boester explained that those were suggestions made by the Commission. The Commission felt that although the building is not in the Historic District, it is still owned by the Village and should match the other Village-owned buildings. He also noted that the outdoor storage is not permitted in the district, however it could at least be screened. Mr. Frantz reminded the Commission that if the outdoor storage increases, the nonconformity will also increase but if the area does not expand then there is no issue with outdoor storage. The property in question, as well as Columbus Equipment and Superior Erection are located in the same zoning district and all have outdoor storage. Enforcement actions have occurred with these companies, so the nonconformity of the Service Garage should not increase.

Mr. Peterson also provided a site plan from 2013 which was a proposal to relocate the garage to the rear of the property. This project would cost approximately 12 million dollars. Mrs. Lanford asked about previous estimates obtained for pre-engineered buildings. Mrs. Baker explained that Winar Construction estimated about \$76.66 per square foot of building, but she also mentioned the cost would be different from that of a manufacturing building as her garage would be more intricate. She said that the relocation plan is the "ultimate desire" and has not massaged the plan to remove less-needed options. Mr. Orchard questioned what would come of the existing Service Department area that is part of Village Hall if construction of a new garage came to fruition. Mrs. Baker explained that police, fire, administrative, and senior center vehicles would be stored in the bays and the upstairs area would be converted to a storage area and possibly administrative offices.

Mayor Beshara liked the options and favored 'Option B', as she did not see the reason to spend \$80,000 for additional brick. She was also in favor of relocating all utilities underground as Mr. Peterson had proposed. Mrs. Healey suggested relocating the parking in the front of the building elsewhere but Mr. Frantz explained that the parking meets the setbacks and felt the additional landscaping would properly screen the parking area. Mr. Ellis felt this would facilitate the long term plan because the existing building and the front portion of the lot could be sold off to recoup funds for development of a new garage at the rear of the property. Mr. Holahan and Dr. Boester favored 'Option C' and felt it was more economical since brick requires less maintenance. Mr. Peterson said it would take approximately five to six months for full completion of the project. Mr. Waszak was concerned with the structural soundness of the current building and suggested selling the entire property and using the funds to construct a new facility elsewhere. Mr. Hudak said that demolition of the current building is not an option.

Mr. Holahan made a motion to approve 'Option C'. His motion failed for a second.

Mr. Frantz explained that a motion would not be needed since this is a presubmission conference. Once Village Council submits a final plan for approval, a motion can be made. Mr. Holahan was in favor of both proposed fencing options; wrought iron style and board on board. Mr. Hudak felt the Police Chief should be included in deciding the best type of fencing for the site. Dr. Boester requested a landscape plan and Mr. Peterson agreed to submit one as well as an updated site plan. Dr. Boester explained that the Commission has the ability to grant preliminary and final approval at the same time as long as all requested information is included on the site plan.

Mr. Waszak said he could not support this project in its present format. He questioned the long-term planning for the site, whether renovating was cost effective vs. constructing a new building, & suggested demolishing the building to use the site for future economic development.

Mrs. Baker said she could not guarantee that the size of the outdoor storage would remain the same. She explained that the boundaries probably will not change, but the items being stored may change over time. She provided a GIS site plan showing the area where outdoor storage was utilized and discussed the fluctuation of materials and items based on the season and the Village's needs. Mr. Frantz said he would give Mr. Hanna the site plan provided by Mrs. Baker so he can determine if there is an increase in the nonconformity. Mr. Frantz said an increase in the nonconformity would require a use variance. Dr. Boester hoped to have an opinion from the Law Department at the next meeting.

APPROVAL OF MINUTES: None. (Deferred to February)

COMMENTS FROM THE PUBLIC: None.

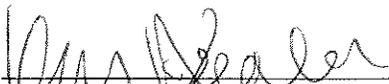
UNFINISHED BUSINESS: None.

ADJOURNMENT:

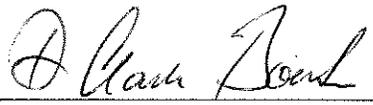
A motion was made by Mr. Holahan to adjourn the meeting. His motion was seconded by Mr. Swan and the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Approved,



Kayla Nealon, Clerk
Planning and Zoning Commission



Dr. Charles Boester, Chairman
Planning and Zoning Commission