Village of Richfield

4410 W. STREETSBORO ROAD
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BOBBIE BESHARA, Mayor
ROGER SWAN, Council President

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

PLANNING AND ZONING COMMISSION MEETING

MINUTES

Tuesday, February 9, 2016 – 7:00 p.m.

CALL TO ORDER: Dr. Boester called the meeting to order at 7:00 p.m.

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

OTHERS PRESENT: Mayor Bobbie Beshara

AGENDA REQUESTS: None.

OLD BUSINESS: None.

Mr. Swan made a motion to alter the agenda to hear Case No. 2-2016 first. Mr. Holahan seconded and all members were in favor.

NEW BUSINESS:

1. Case No. 2-2016
   Parallel Partners, LLC
   Parcel No. 50-02232

Present for this item were Mr. Chris Kontur with Parallel Partners, Mr. Ryan Snezek with Stephen Hovancsek & Associates, and owner Mr. Jeff Reese. Mr. Snezek explained that the existing lot will be split into two lots; 3.7084 and 11.8401 acres. The smaller lot will be the location for a new restaurant owned by Mr. Reese. The building will be approximately 6,000 square feet and all setbacks will be met. Dr. Boester explained that per the ~~Subdivision Regulations~~ ZONING CODE, the Planning Commission now has the ability to approve lots smaller than four acres. There were no questions or comments from the Commission regarding the proposal.

Mr. Waszak made a motion to approve Case No. 2-2016. Mr. Holahan seconded his motion and all members were in favor.

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

Mr. John Peterson with GPD Group explained the changes made to their initial proposal. A brick façade, landscaping, and a decorative window were added and one overhead door was removed. Mayor Beshara asked about the possibility of obtaining a SWIF grant for the parking area. Mr. Peterson explained that the parking area is being repaved; drainage improvements are not being installed and the size of the parking area will not change. Dr. Boester asked Service Director Melanie Baker about exterior lighting on the site; Mrs. Baker said there is none. There was also discussion in regard to the preferred style of fencing and Mayor Beshara said she would ask the Police Chief what his preference is. Mr. Waszak said the presentation was a dramatic improvement to the current building, but he still believes the building should be demolished and a new facility constructed elsewhere.

Mr. Holahan motioned to grant preliminary and final approval for Case No. 22-2015 with the stipulation that if the area used for outdoor storage changes, the Village is to return to the Commission for approval. Dr. Boester, Mr. Holahan, and Mr. Swan were in favor and Mr. Waszak was not. The motion passed.

APPROVAL OF MINUTES:
APPROVAL OF THE JANUARY 12, 2016 MINUTES:
Mr. Holahan motioned to approve the January 12th, 2016 meeting minutes as corrected and Mr. Swan seconded his motion. Dr. Boester, Mr. Holahan, and Mr. Swan voted aye; Mr. Waszak voted nay.

APPROVAL OF THE JANUARY 26, 2016 MINUTES:
Mr. Holahan motioned to approve the January 26th, 2016 meeting minutes as corrected. Mr. Swan seconded his motion and all members were in favor.

MAYORS REPORT: Mayor Beshara reported that there will be an RJRD meeting on Thursday, February 11th at 6:30 pm where EDG will be present to discuss the Comprehensive Plan they are creating.

COUNCIL REPORT: Mr. Swan reported that the remodeling of the bathrooms at Masonic Hall would cost over $50,000 so Council will be going out for bids on the project. A public hearing is scheduled for March 1st for the R-3 District language changes and the Subdivision Regulations went for a third reading. He also reported that an emergency siren ~~will~~ MAY be placed on Village grounds to alert for weather related events. Mr. Swan said the Historical Society is interested in assisting financially with the renovations for the Knopp House. There has also been discussion of the future of the Pedigo House as the brick building behind Village Hall is slated for demotion. Council has also discussed the installation of waterlines in the West Richfield area, however, Council cannot move forward until a location is determined for the water tower.

DIRECTOR OF PLANNING AND ZONING REPORT: No report.

COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: Mr. Waszak reported that he continues to exchange emails with Kirby Date regarding the tree ordinance and that the language has been updated several times. He reviewed the section of the Zoning Code that covers asphalt tailings and feels the section needs work. He would also like to set up a format for design standards and review the other zoning districts as was done for the historic district. He hopes to accomplish updating all additional districts. Dr. Boester mentioned these two items are currently on their list of goals for 2016. Mayor Beshara added that Julie Brown from Summit County Public Health Department will be speaking at Village Hall on April 27th at 7pm on residential composting.

ADJOURNMENT:
A motion was made by Mr. Waszak to adjourn the meeting. His motion was seconded by Mr. Swan and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Kayla Nealon, Clerk
Planning and Zoning Commission

Approved,

Dr. Charles Boester, Chairman
Planning and Zoning Commission