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 MEETING

MINUTES

Tuesday, February 23, 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 was absent.

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

Mr. Holahan made a motion to excuse Mr. Waszak from the meeting. Dr. Boester seconded the motion and all were in favor.

AGENDA REQUESTS: None.

OLD BUSINESS: None.

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 looking to be granted conditional use approval. They have already had a presubmission conference and have met with Mr. Frantz on two occasions to improve their application. The current building façade is a stone product and they are proposing to replace it with HardiePlank Lap Siding. Mr. Frantz also explained that there are existing First Energy light poles on the site as well as three light poles (20 feet tall) that are used to illuminate the parking area. There is no concern with light spillage onto neighboring properties. Mr. Frantz felt the applicant did a great job providing what he and the Commission members asked of him including safety precautions for pedestrians crossing the lot as well as additional landscaping. Roadmasters would like to begin operating out of this location as soon as possible.

Present for this item was property owner Sean O'Brien and C.W. Wilder of Roadmasters Drivers School of Ohio. Mr. O'Brien explained that building permit approval has already been granted by the Summit County Building Department based on conditional zoning certificate approval with the Village. Mr. Wilder said that in the evenings, they will be using a minimum amount of lighting for security purposes. Dr. Boester listed the many changes and additions the applicant has made

since they last appeared before the Commission. Mr. O'Brien provided cut sheets for the parking lot light poles which are dark sky approved. The Commission went over the landscape plan provided by Mr. O'Brien and they were very pleased with his proposal. The hours of operation for Roadmasters will be on weekdays from 7:00 am to 6:00 pm.

Mr. Holahan made a motion to approve Case No. 1-2016. Mr. Swan seconded his motion and all members were in favor.

2. Case No. 3-2016
   Michael Schwarzwalder/Patricia J. Novak
   3928 Brecksville Road

Mr. Frantz explained that Mr. Schwarzwalder was present to represent his in-laws, the Novak's. Mr. Frantz said he was told that years ago, Mr. Novak had a gentleman's agreement with former Village officials to purchase some of Mr. Novak's property for future cemetery expansion. The 1.8-acre property is currently zoned Office and Limited Industrial. Mr. Frantz felt that due to the size of the property, as well as the fact that the property is already located within the Historic District, and because the uses permitted in the OLI district would be difficult to fit in the building currently on the site, it makes most sense to rezone the property to Commercial Historic. Mr. Swan and Mr. Holahan felt this was a great proposal.

Mr. Holahan made a motion to close the regular meeting and Mr. Swan seconded his motion. All were in favor.

Mr. Holahan made a motion to open the public hearing and Mr. Swan seconded his motion. All were in favor.

Mary Seidman of 3826 Faith Lane asked if the proposed zoning would be the same as the Hammer property and if the Novak property could be combined with Mr. Hammer's property. Mr. Holahan said Mr. Hammer's property is zoned Commercial Historic. Mr. Schwarzwalder was not familiar with Mr. Hammer and assured Mrs. Seidman that he had not been approached by him to purchase the property.

Marilyn Koptis of 3870 Faith Lane asked what types of businesses would be permitted in the Commercial Historic district. Mr. Swan read the permitted uses listed in the code. She then asked if they planned to demolish the existing building and Mr. Schwarzwalder said no; they are hoping to lease the property but it is currently for sale.

Mr. Swan made a motion to close the public hearing. His motion was seconded by Mr. Holahan and all were in favor.

Mr. Swan made a motion to reopen the regular meeting. His motion was seconded by Mr. Holahan and all were in favor.

Mr. Swan made a motion to approve the request and recommend approval to Village Council for Case No. 3-2016. Mr. Holahan seconded his motion and members all were in favor.

3. Case No. 5-2016
   Village of Richfield
   3921 Brecksville Road

Mr. Frantz recapped the application and mentioned that the Commission held two presubmission conferences in November and December of 2015, as well as a joint meeting with Village Council and Planning Commission in January. During the joint meeting, four different options were presented and Planning Commission chose Option 'C' which had brick on three elevations. The drawings were revised by GPD Group and presented to the Commission at their last meeting where the Commission approved Option 'C'. Since that time, the Planning Commission's approval returned to Council and some Council members were concerned about the cost to use brick on three sides of the building. The Mayor has requested this be added to the agenda to see if the Commission would consider amending their final site plan approval to Options 'A' or 'B'. Both of these options do not have brick elevations.

Mr. Frantz explained that the cost estimates for all four options included a built-in $120,000 upgrade cost from what was originally provided to the Commission. If Options 'A' or 'B' are picked, the $120,000 is still part of the final cost. To add brick to the elevations, $80,000 is added to the $120,000 upgrade cost for a total of $200,000. He explained to the Commission that the request is for them to amend their original approval in order to reduce the project cost by $80,000. Mr. Holahan asked if Council was under the impression the brick would cost $200,000 and Mr. Swan felt the project has been confusing as there isn't a specific person representing the Village to speak on the proposal. Dr. Boester explained that they were asked to decide what they felt was appropriate for the Service Garage and since the Commission recently passed design standards, he felt the Village buildings should be required to follow those standards too. He added that the design standards were approved by Village Council. Mr. Frantz said hardie board was also permitted under the Historic District guidelines.

Mr. Swan motioned to have Option 'B' presented to Council as an alternate option. Mr. Holahan seconded his motion.

Upon discussion of the motion, Councilperson Healy said that although the brick was a small percentage of the cost, it was important to reduce the cost as the structure may only be a temporary structure. There was discussion of the future of the building if a new facility would be constructed elsewhere later on. Councilperson Lanford also agreed with saving money if the structure is temporary. She felt that until the future of the building was decided, the only repair made to it should be the roof. When Mr. Frantz explained the cost difference of the brick versus hardie board, Councilperson Lanford said she was not made aware of this either. There was discussion among the Commission and Council people of the future of the building. Mayor Beshara felt a decision needs to be made. She said discussion of this project has been ongoing for years without any action and because of this, maintenance has not been done leaving the roof in need of replacement. Mr. Swan mentioned that all four options meet the current zoning code.

Mr. Holahan and Mr. Swan voted aye, and Dr. Boester voted nay.

Dr. Boester believes that Council has the final say in the project. Mr. Holahan said that if Council proceeds with an option other than 'C', they are setting a precedence for other applicants to do whatever they see fit. Mayor Beshara disagreed and said Council made the changes that were requested by the Commission at an increased cost. Dr. Boester felt the proposal should have been presented to the Commission prior to the Village spending an initial $80,000 in engineering costs.

Mr. Frantz said there is no proof of the lasting effect of hardie board but he was hoping that the Commission would keep their preference as Option 'C' while also allowing Council some flexibility. Mr. Swan said his intention was to provide Council with both Options 'B' and 'C'.

Mr. Holahan motioned to rescind his previous motion. Mr. Swan seconded and all members were in favor.

Mr. Holahan then motioned to provide Council with the Commission's recommendation of Option 'C' with an alternative to use Option 'B' at their own discretion. However, the suggestion of the Planning Commission remains as Option 'C'. Mr. Swan seconded his motion and all members were in favor.

APPROVAL OF MINUTES:
APPROVAL OF THE FEBRUARY 9, 2016 MINUTES:
Mr. Holahan motioned to approve the February 9th, 2016 meeting minutes as corrected. Mr. Swan seconded his motion and all members were in favor.

MAYORS REPORT: Mayor Beshara reported the passing's of former dispatcher Carol Palmer and Tammy Lang, a former employee of the Finance Department. She gave her condolences to both families. Mayor Beshara announced new appointments to the Planning Commission and BZA. Bart Sauer, who is currently a member of the BZA, will be appointed to the Planning Commission and Tim Ochwat will be appointed to the BZA. Mr. Frantz thanked Mayor Beshara for allowing his input in the process and feels Mr. Sauer will be an excellent addition to the Planning Commission. Mayor Beshara performed a wedding and two vow renewals on Valentine's Day. She also reported that she has been touring the Village-owned buildings to see if maintenance or repairs are needed and mentioned she is not in favor of investing further into the Pedigo House.

COUNCIL REPORT: Mr. Swan reported that Council approved the subdivision regulations which was gratifying to see that goal come to fruition. He also said that Council is reviewing their list of 2016 capital projects.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported that the Village officially owns the property located at 4034 Wheatley Road which led into the discussion below.

- *South Wheatley Road Setback Discussion*

Mr. Frantz plans to hire Citi Architecture to propose setbacks, uses, the design of buildings including their look and feel, and zoning districts for the south side of Wheatley Road. He told the members they need to come up with a vision for the property. The setbacks have been discussed by the Commission in the past but a decision ~~msut~~ must be made, especially because Nexen is hoping to start construction of their new building in the spring. The majority of the property is zoned O/LI which requires a 120-foot setback off of Wheatley Road. Mr. Frantz mentioned the Village planned to construct approximately 400 feet of roadway while Nexen was hoping they would construct approximately 430 feet. Ultimately, the Village Engineer is planning on starting by constructing 350 feet of roadway due to topography challenges. Mr. Frantz suggested possibly reducing the front yard setback to 50 feet as designed in the Crossroads Planning Study.

- *R-3 Residential Conservation Development Discussion*

Mr. Frantz explained that in Chapter 1128, Single Family Conservation Development (RCD) is a clustering option for the R-1 and R-2 zoning districts. In the current language, applicants have a right to utilize this option to cluster homes onto smaller lots in order to promote greenspace. Mr. Frantz asked if the Commission should consider this language in the R-3 district as well. Allowing this language in the R-3 district would help to address the annexation issues in regard to the extension of the Briarwood development. The extension property is located in the Township, but the property owner would like to annex into the Village. Annexation would allow the Village to assess the sanitary sewer necessary to service that land as well as the existing Briarwood property. This would take the existing private sewers in Briarwood out of private control and put them into the public system and could reduce the amount of sanitary sewer fees that the residents are charged. Mr. Frantz explained that any potential annexation would need to be approved by Council and then the Planning Commission would be responsible to designate a zoning district upon annexation. He reminded the Commission that they have the option of using the RCD option which allows for a much higher density. The developer would like to construct approximately 147 single family units. Mr. Frantz said that in this case, amendments are approved by Council but density, land use, and zoning designation are the responsibility of the Planning Commission.

COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: None.

ADJOURNMENT:

A motion was made by Mr. Swan to adjourn the meeting. His motion was seconded by Mr. Holahan and the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Kayla Nealon, Clerk
Planning and Zoning Commission

Approved,

Dr. Charles Boester, Chairman
Planning and Zoning Commission