Village of Richfield

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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, March 22, 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, Bart Sauer, Ralph Waszak
Bart Sauer was absent.

OTHERS PRESENT: Planning and Zoning Director Brian Frantz

AGENDA REQUESTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Case No. 7-2016
   Spagnuolo & Associates, LLC/National Interstate Insurance
   4059 Kinross Lakes Parkway & 3250 Interstate Drive

National Interstate is proposing to consolidate 4059 Kinross Lakes Parkway and 3250 Interstate Drive. This would require them to abandon an existing sewer easement that runs between the two lots. Mr. Frantz explained that the easement is for a sanitary force main. It was planned to be used to carry sewage from a nearby residential subdivision to the east, south towards the pump station at AMVETS, and continue south to Everett and Brecksville Roads. The current route was to be temporary with the permanent route ultimately being through this easement and along the rear of the properties, across Brecksville Road to the pump station at Appleridge. He approached National Interstate with this issue and they agreed to add a new easement on the west side of their property that will continue down the "new" route.

Mr. Frantz pointed out where some of the proposed parking spaces encroach into the riparian setback along the north side of the property which abuts I-271. The parking area is to be located under a transmission tower and National Interstate has already been in contact with First Energy on the matter. Mr. Dennis Stoffer with Spagnuolo and Associates, LLC was present. He added that he has applied for approval from First Energy to construct the parking lot within their right of way. Mr. Frantz felt the proposed parking lot is a positive solution to the lack of parking on the site. Mr. Stoffer had no concerns with the comments provided by Mr. Neumeyer and had already remedied some of the issues. He was aware of the gas well and said they plan to construct an island around the well within the parking area. Mr. Stoffer said he hoped to receive a blessing from the Commission so he can finalize the site design and move forward.

When asked by Mr. Swan about stormwater, Mr. Stoffer said there would be a new basin on the east side of the site, just outside the right of way. Mr. Waszak arrived at 7:20 pm. The Commission members agreed

they had no concern with the consolidation or new easement. Mr. Waszak believed there are no standards for how close construction can occur near a gas well.

Dr. Boester felt there are definitely practical difficulties on the site in regard to the riparian areas. Mr. Frantz noted that Mr. Neumeyer believed the curbing assists with any stormwater issues and he was not concerned with riparian impacts. Mr. Swan was in favor as the stormwater is being controlled in a system and is not increasing the flow of water into the riparian areas.

Mr. Swan made a motion to grant the following for Case No. 7-2016:

- **Consolidation of 4059 Kinross Lakes Parkway with 3250 Interstate Drive**
- **Abandonment of an existing 20-foot-wide sanitary sewer easement located between the two parcels**
- **Creation of a new sanitary sewer easement along Kinross Lakes Parkway and along the western property line of existing 4059 Kinross Lakes Parkway**
- **Approval of minor encroachments in the riparian corridor in order to facilitate construction of a new parking lot along the eastern side of 3250 Interstate Drive**

Mr. Holahan seconded his motion and all members were in favor.

2. Case No. 8-2016
   Richfield Village Council
   Single-Family Conservation Development (RCD)

Mr. Frantz said the proposed language is similar to what was recently passed in the R-3 district. The text amendment relates to the possible Briarwood annexation. The existing collection facilities in Briarwood would be donated to the Village in exchange for the Village entering into a development agreement to accommodate approximately 147 proposed homes. There was a consent judgement with the Township and the owners of the vacant land adjacent to Briarwood which allowed for approximately 288 townhomes and garden-style apartments that were approved by the courts. Since then, the market has changed and the owner feels there is a demand for single family homes. The property is very challenging with wetlands and steep slopes and because of this, they are proposing to cluster the homes on quarter-acre lots. They would continue the stubbed drive into the vacant land and add a secondary access point that will connect with Whitethorn Circle in the Township. In the proposed text amendment, the side yard setbacks are 7.5 feet and the rear yard setback has been reduced to twenty feet.

The property owner is planning a Type 2 Expedited Annexation which happens quickly and does not allow the Township to refuse the annexation. The Township will still be able to collect property taxes on the land even though the Village will be providing the services and maintenance. Mr. Frantz said Council is requesting the Commission review and provide their input on the proposed text amendments. Council's desire is to correct the current problems with the sewer rates being charged to the existing Briarwood residents. Mr. Swan felt this was a tough situation as there is no benefit to the Village. Mr. Frantz told the Commission their options are to approve, edit, or deny the text amendment, and reminded them the Briarwood plan will have to conform to the new subdivision regulations as well. The Commission's timeframe to review the text began on March 15th and they were given 60 days to complete their review.

Mr. Waszak was concerned about site lines on Route 303 and if a traffic light or turning lane would be warranted or provided. He also mentioned the County had reviewed the plat in the past and had granted several riparian variances. Mr. Frantz said that because there was no action, any approvals or decisions from the County are null and void. The Commission chose to discuss the matter further at their next meeting.

APPROVAL OF MINUTES:
APPROVAL OF THE MARCH 8, 2016 MINUTES:
Mr. Holahan motioned to approve the March 8th, 2016 meeting minutes as corrected. Mr. Swan seconded his motion and all members were in favor.

MAYORS REPORT: None.

COUNCIL REPORT: Mr. Swan reported that Council passed the text amendment for the R-3 district. Valerie DeRose from the Emergency Management Association was at the last Council meeting and spoke about the proposed emergency siren. Chief Morgan and Chief Mihalek were in favor of the siren and Council approved it. Mr. Waszak asked the status of the water tower and Mr. Swan said that issues were arising with the location being tested on the south side of town. Mr. Frantz felt positive about the new location.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz provided the Commission with documents that will be used as part of a technical standards manual. These will be adopted administratively as a companion piece to the subdivision regulations. He also mentioned implementing new fees; including a residential inspection fee for the construction of new homes. This fee will cover the cost of a final grade inspection which will ensure the lot has been graded properly and matches the final grading plan for the subdivision. The rezoning for the Novak/Schwarzwalder property will return to the Planning Commission for a second public hearing per Chapter 1109, Amendments. This case will be on the April 12th meeting agenda. Mr. Frantz said he has been working on a definition for 'conference center' to add to the permitted uses in the OLI District. Mr. Waszak reported to the Commission that a tree ordinance draft has been created and the group is now looking for feedback from developers and attorneys. He will keep the Commission apprised of the outcome.

The Village property at 4034 Wheatley Road has been cleared of the trees and Mr. Frantz anticipates the completion of the roadway this year. An application has been submitted to the Summit County Transportation Improvement District for $250,000 in funding for the Wheatley Road project. There was also discussion about the style of light poles and signage for the new development on the south side of Wheatley Road.

COMMENTS FROM THE PUBLIC: Berkley Road resident Marty Kruszynski complained of several monument signs within the Village with lights shining directly at the road rather than at the sign. He also informed the Commission of drainage and zoning violations occurring at the former Salupo Building. Mr. Frantz told Mr. Kruszynski that he would inform the Service Director of the drainage complaints and that he would address the zoning violations.

UNFINISHED BUSINESS: None.

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 9:00 p.m.

Respectfully submitted,

Kayla Nealon, Clerk
Planning and Zoning Commission

Approved,

Dr. Charles Boester, Chairman
Planning and Zoning Commission