

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, May 10, 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, Roger Swan, Ralph Waszak

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

AGENDA REQUESTS: Mr. Frantz requested that the public hearing for Case 11-2016 be deferred to the next Planning Commission meeting. He also mentioned the applicant for Case 13-2016 failed to submit all required materials by the submittal deadline so that case will also be heard on the 24th. The Commission chose to hear Case 15-2016 first.

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

NEW BUSINESS:

1. Case No. 15-2016
Estes Express Lines
2755 Brecksville Road

Mr. Frantz explained the application is for a conditional use permit for the property at 2755 Brecksville Road. The property was formerly used as a trucking terminal and the property owner is hoping to continue using the facility as such. Seventy employees will be brought to the community and the facility will operate 24 hours a day, seven days a week and all 48 bay doors will be utilized. Mr. Frantz said the property has always been well maintained and the property owner, Mr. Van Zoren, mentioned plans to increase the landscaping on the site. Estes is currently looking at a long term lease with the possibility to purchase the property. Mr. Frantz recommended approval of the conditional zoning certificate.

Representatives Tom Lamb and Ron Giordon with Estes Express Lines and Property owner Jim Van Zoren were present at the meeting. Dr. Boester asked if changes would be made to the exterior of the building or to the site. The site lighting would not change and loud speakers would not be added to the building, however, the applicant will return to the Commission for approval of a wall sign. The Commission did not have any concerns with granting conditional use approval.

Mr. Waszak motioned to approve Case 15-2016 and to grant conditional use approval. Mr. Holahan seconded and all members were in favor.

OLD BUSINESS:

2. Case No. 8-2016
Richfield Village Council
Single-Family Conservation Development (RCD)
Chapter 1128

Mr. Frantz went over the updates made to the text since the previous meeting. He mentioned that under 1128.05 (c), the Commission requested to remove "Except in R-3 Districts". Mr. Frantz said this change may create an issue with the Briarwood development and the developer may not be able to meet the open space requirement. Mr. Holahan felt the Commission should take care of the Village before the developer and said text amendments should not be made specifically for a developer. Mr. Waszak pointed out that removing "Except in R-3 Districts" from the text makes Chapter 1128 consistent with the other sections of the code. The Commission discussed the meaning of "active recreation" and what that may or may not consist of. Mr. Frantz felt it would be beneficial to see what acreage is useable versus unusable on the site after soils and grades are factored in. Mr. Sauer suggested adding text that would give the applicant the ability to adjust the percentage of open space based on the quality of the layout. Mr. Swan didn't have an issue with the 10% open space requirement and said the developer would have to decrease the number of houses by a few to reach the required percentage. The Commission discussed the possibility of allowing clustering on smaller lots to allow for a more aesthetically-pleasing and more functional subdivision.

Mr. Sauer was concerned with the table in section 1128.03 where the minimum lot acreage per unit is 8,000 square feet in an R-3 district. The minimum lot area per unit in the R-1 district is 40,000 square feet and 20,000 square feet in the R-2 district. He suggested the minimum area in R-3 should step down equally to 10,000 square feet. The Commission discussed the table versus section 1128.03 (a) where the text allows the Commission to permit up to 20% of the total number of lots to be a lesser area in order to preserve natural features of the site. Mr. Frantz agreed to clarify this section.

Dr. Boester outlined what he felt were the pros and cons of the proposed subdivision. The cons included the expense to run sewer lines, increased traffic, ingress and egress problems, influx in children into the school district, storm water and erosion issues, cost to maintain roads and provide trash pickup, and setting a precedence to install sewers for developments elsewhere. Some of the pros mentioned were providing some relief from high sewer rates for the Briarwood residents, having a diverse population of residents, the possibility of more affordable housing, and a chance of avoiding litigation. He also stated that the Commission approving the new language is not necessarily granting approval of the entire project. Mr. Frantz said typically the owner would have designed a project according to the regulations and then show a parallel plan of what they desire. In this case, the developer is proposing 147 units because they feel this is the amount they need for the project to be financially feasible. Mr. Swan said the Planning Commission needs to figure out what is best for the Village's zoning code regardless of the location in the Village to which it applies.

Mr. Sauer asked if 1128.17 (b) (2) (new section) applies to the table under 1128.03 and Mr. Frantz felt it did if it created an improved subdivision. Mr. Frantz suggested removing 1128.07 (a). Mr. Waszak requested to increase the minimum required percentage of open space to 40%. The Commission agreed to increase the requirement to 40% with 10-foot side yard setbacks. Mr. Frantz pointed out changes he made to section 1128.17 and said he feels strongly that this portion needs to match the subdivision regulations. Mr. Frantz suggested adding design elements to the development agreement. The Commission was concerned about the development agreement and they wanted to review and make a recommendation on the language in the agreement.

Mr. Holahan made a motion to approve the text with the modifications discussed and recommend approval to Council. Mr. Swan seconded his motion and all members were in favor.

3. Case No. 10-2016
Richfield Village Council
Office and Limited Industrial
Chapters 1103, 1157, 1173, & 1177

Mr. Frantz went over the text amendments made following the previous meeting. The Commission requested to make two grammatical changes to Chapter 1173, Conditional Use.

Mr. Sauer made a motion to recommend the amendment to Council with the indicated changes. Mr. Holahan seconded his motion and all were in favor.

4. Case No. 11-2016
Richfield Village Council
R-1 and R-2 Districts
Sections 1124.05 (c) (3) and 1126.06 (c) (2)

Mr. Swan made a motion to defer the public hearing for Case No. 11-2016 until the May 24th Planning Commission meeting. Mr. Holahan seconded his motion and all members were in favor.

APPROVAL OF THE APRIL 26, 2016 MINUTES:

Mr. Holahan motioned to approve the April 26th, 2016 meeting minutes as amended. Mr. Sauer seconded his motion and all members were in favor.

MAYORS REPORT: Mayor Beshara reported that the bathroom project at the Masonic Temple is almost complete and that sidewalks will be installed on the east side of Brecksville Road from Route 303 to Hawthorne.

COUNCIL REPORT: Mr. Swan reported that Council is currently evaluating the Village sewer system and that NEORS is raising their rates about 9% each year for the next five years.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported on the Dominion gas line relocation and said construction should begin next week. He also asked the Commission to amend minutes from December 8, 2015 to clarify that the mandatory referral requirement had been met.

Mr. Swan motioned to amend the December 8, 2015 meeting minutes as documented on the December 8, 2015 meeting DVD. Mr. Holahan seconded his motion. Dr. Boester, Mr. Holahan, Mr. Swan, and Mr. Waszak voted aye and Mr. Sauer abstained.

COMMENTS FROM THE PUBLIC: None.

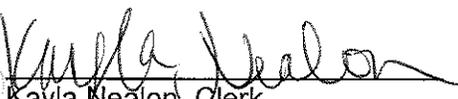
UNFINISHED BUSINESS: Mr. Sauer informed the Commission of a School Board meeting taking place tomorrow at 6:30 pm.

ADJOURNMENT:

A motion was made by Mr. Sauer to adjourn the meeting. His motion was seconded by Mr. Holahan and the meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Approved,


Kayla Nealon, Clerk
Planning and Zoning Commission


Dr. Charles Boester, Chairman
Planning and Zoning Commission