

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

BZA MEETING

MINUTES

Wednesday, May 11, 2016 – 6:00 p.m.

CALL TO ORDER: Mr. Lorenzon called the meeting to order at 6:00 p.m.

ROLL CALL: Marty Kruszynski, Jason Lorenzon, Tim Ochwat, Pete Schueler, Jim Turk

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

AGENDA REQUESTS: Mayor Beshara swore in Mr. Tim Ochwat as the new member of the Board of Zoning Appeals. Mr. Lorenzon welcomed Mr. Ochwat.

ELECTION OF OFFICERS:

- Chair

Mr. Schueler motioned to nominate Mr. Lorenzon as Chair. All members were in favor.

- Vice-Chair

Mr. Kruszynski motioned to nominate Mr. Schueler as Vice-Chair. All members were in favor.

- Secretary

Mr. Turk motioned to nominate Mr. Kruszynski as Secretary. All members were in favor.

OLD BUSINESS: None.

NEW BUSINESS:

1. Case No. 2-2016
Hissong Kenworth Inc.
2890 Brecksville Road

Mr. Frantz explained the applicant went before the Planning Commission in April and the Commission did not have an issue with the structure itself. They granted approval of the structure with the location contingent on approval from the Board of Zoning Appeals. Mr. Frantz felt turning radiuses of the trucks could still be made if the storage building met the required setbacks. Mr. Frantz did not think the structure would impact the adjacent property, Ward Trucking, but felt there were other locations that met the requirements of the zoning code without being a detriment to the property.

Mr. Michael Grau was present to represent Hissong Kenworth Inc. He explained that the purpose of the structure is to store warranty parts and said the location was chosen because it is already secured by a fence. Placing the structure in the location suggested by Mr. Frantz would require the fence to be relocated which would affect the turning of the trucks as well as cause traffic pattern issues on the site. Mr. Grau said trucks have damaged the site and building several times over the years while maneuvering the property and he felt the location proposed by Mr. Frantz would increase the amount of damage. Mr. Grau said he spoke with the manager of Ward Trucking who had no issues with the proposed location of the structure.

Mr. Kruszynski asked if the facility was 24 hours and Mr. Grau said their current hours are 7am-9pm. Mr. Kruszynski inquired about the number of theft calls and Mr. Grau said they have more problems with internal thefts than break-ins. He also asked if bollards would be installed to protect the shed structure; Mr. Grau was unsure. Mr. Schueler felt the proposed shed was a similar look, size, and scale as a trailer and because of that, he didn't see any reason why it couldn't be placed closer to the property line. Mr. Grau said that Kenworth has used trailers for storage at other locations. Mr. Turk commended the applicant for appearing and not just moving forward with using a trailer as storage. Mr. Ochwat asked if the parts could be combustible and Mr. Grau said everything would be wiped down prior to being stored and flammable materials would not be stored there.

Mr. Schueler made a motion to approve the location of the parts building along the south side of the property for Case No. 2-2016. Mr. Turk seconded his motion.

Mr. Frantz asked for clarification of the exact location off the property line. Mr. Grau said the structure would be about five to seven feet from the existing fence. Mr. Schueler asked if the building would be portable and Mr. Grau said it would not be on a foundation, but on sleepers.

Mr. Schueler amended his motion to establish the setback from the property line as not less than five feet. Mr. Turk seconded the amended motion.

Mr. Ochwat asked if the five-foot setback would allow him to maintain the area surrounding the fence. Mr. Grau said it would. Mr. Kruszynski asked why the structure couldn't be placed in the location proposed by Mr. Frantz and then install new fencing for security. Mr. Grau felt the likeliness of damage would increase if the structure was placed there and felt the proposed location was a more convenient and safer location. Mr. Lorenzon didn't see a problem with granting a variance after reading the Planning Commission minutes and because there were no opposing adjacent property owners present.

Mr. Schueler made a motion to withdraw his original motion and make a new motion to approve the location shown and to require a minimum setback from the property line and fence of five feet. Mr. Turk seconded his motion. Mr. Lorenzon, Mr. Ochwat, Mr. Schueler, and Mr. Turk voted aye; Mr. Kruszynski voted nay.

APPROVAL OF THE FEBRUARY 17, 2016 MEETING MINUTES: The Board deferred the February 17th, 2016 minutes to their next meeting.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported that the tenant at 4034 Wheatley Road has vacated the property and the trees have been cleared. The house will be demolished once the probate court matter is resolved. Dominion is currently working on relocating a gas line on Wheatley Road to service the new development area. Mr. Lorenzon asked if the Village was working with ODOT to relieve traffic issues on Wheatley Road. Mr. Frantz said there is a plan to make Wheatley a boulevard road with a landscape median and the Village is working on funding options because the project will cost approximately 11 million dollars. He added that accident data was reviewed with the hope to obtain highway improvement funds, but only a limited number of accidents have been reported on Wheatley Road.

COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: Mr. Frantz mentioned holding a BZA training session in the coming months.

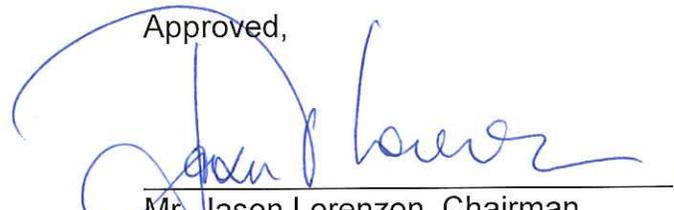
ADJOURNMENT:

A motion was made by Mr. Schueler to adjourn the meeting. His motion was seconded by Mr. Ochwat and the meeting was adjourned at 7:00 p.m.

Respectfully submitted,



Kayla Nealon, Clerk
Board of Zoning Appeals

Approved,


Mr. Jason Lorenzon, Chairman
Board of Zoning Appeals