

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 24, 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 several alterations to the agenda. Case No. 13-2016 is to be deferred to the June 14th meeting, new business to be heard before old business beginning with Case No. 15-2016, and to add Case No. 16-2016 to the agenda for applicant John Bigadza.

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

NEW BUSINESS:

1. Case No. 15-2016
John and Cynthia Constantine/Spagnuolo & Associates
4093 Everett Road

Mr. Frantz explained the proposed subdivision to the Commission. Todd Folden with KNL Homes, Engineer Dennis Stoffer with Spagnuolo and Associates, and property owner John Constantine were present for the meeting. The proposed subdivision would be zoned R-3 and contain 24 lots. There is currently a pond on the property which will be used for storm water management. Mr. Frantz felt the general cluster standards were met and he hoped for a conceptual discussion of the subdivision. Mr. Stoffer said Mr. Constantine was aware of the text changes being made to the R-3 district so they chose to wait until the new language went into effect. He felt the comments provided by the Service Director, Village Engineer, and Fire Inspector were technical in nature and would not be difficult to remedy. Mr. Folden would like to construct old world-style, detached ranches (approximately 2,400 square feet) and in the \$450,000-500,000 range.

The Commission discussed the problems that arose with bringing water service to the subdivision. The Service Director noted in her review that the waterline on Everett is located in Bath Township which may cause delays in the project since Bath is serviced by Akron Water and Richfield is serviced by Cleveland Water. Mrs. Baker's preference is to bring water from Bath Township, however, if that

becomes unfeasible she would allow for an easement for water service to come off Constantine's other property on Brecksville Road. Sanitary sewer will be extended down Everett Road (within the Village limits) to a pump station located near the entrance of the proposed subdivision in the open space. Mr. Waszak asked if there was a pump station on the Renaissance property and Mr. Stoffer said if there is a station there it would be private. Mr. Frantz didn't feel the layout would be affected by the utilities and felt a conceptual discussion could continue.

Mr. Constantine explained that he is planning on thinning out his business in the next decade and plans to eliminate and relocate some of his existing greenhouses. Mr. Folden said he has already received phone calls from interested parties that would like to reserve properties and review construction drawings. Mr. Sauer asked about sidewalks and Mr. Stoffer said they hoped to put walking trails in the open space rather than sidewalks along the roadway. Mr. Sauer was concerned that this project could raise problems with other projects that are similar in nature. Dr. Boester felt the proposed project is abiding by the subdivision regulations and could serve as a good example of what the Village envisions in the R-3 districts.

Mr. Frantz reminded the builder that they will be required to submit elevations and materials. Mr. Folden said he would provide them at the next meeting they attend. The Commission discussed different possibilities for garage types. Because some of the property will be maintained by an association, Mr. Frantz explained to the applicant that the Village will want the covenants and restrictions to provide the Village the right to enter the property to make necessary repairs.

2. Case No. 14-2016
National Interstate Insurance/Kaczmar Architects
3250 Interstate Drive

Mr. Dennis Stoffer of Spagnuolo and Associates was present for the case. Mr. Frantz said the parking lot expansion will be to the east of their existing buildings where there are topographic challenges and an existing First Energy easement. The Commission reviewed the riparian issues in March but the encroachments proposed at that time were more impactful than the current plan. Mr. Frantz said the Service Director was concerned with where snow could be placed during plowing season and she suggested creating a cul-de-sac so the snow can be removed without being pushed onto private property.

Mr. Frantz said the applicant is having difficulties since the site is topographically challenging and would like Planning Commission approval in order to move forward with earthwork as soon as possible. They are also encountering delays with First Energy due to their need to construct a portion of the parking lot within their easement. They have submitted their SWP3 plan to Summit Soil and Water Conservation District for approval. Mr. Waszak said the design team has always been in good standing with the Village and he has confidence that they will construct a quality project. Mr. Frantz pointed out the guardrail that would surround the parking area where the retaining wall is located. Mr. Waszak suggested using wooden beams in place of the traditional guardrail. Mr. Stoffer said metal is the safest material to use. Mr. Frantz suggested decreasing the size of the landscape islands which would allow the parking spaces to be moved further from the guardrail, leaving space for landscaping to screen the guardrail. Mr. Sauer suggested raising the height of the retaining wall to act as a barrier to eliminate the guardrail. The Commission was aware that the guardrail is not visible from the road.

Mr. Swan made a motion to grant preliminary approval of Case No. 14-2016 pending administrative approval. Mr. Holahan seconded his motion and all members were in favor.

3. Economic Development Discussion
Ohio Hardwood Furniture
4050 Broadview Road

Pascal King-Smith, owner of Ohio Hardwood Furniture and his architect, Chuck Robinson were present to discuss the possibility of relocating Mr. King-Smith's business to the Village. Mr. King-Smith is interested in a property located in the Commercial Historic District which has a limit on the size of buildings. Mr. Frantz believed the use of the building would have a very positive impact on the downtown area but said Mr. King-Smith would need approximately 16,800 square feet of additional space which would be designed to look like a historic barn. He would also utilize the existing vet building for a customer pick up and employee lunch room area and the existing home as a showroom so customers could see furniture in an accurate setting. The Commission felt the use would be a very positive addition to the Village and were willing to compromise with Mr. King-Smith on the size limitations of structures in the Commercial Historic District. *Applicant was advised that Council approval would be required for a footprint exceeding 5,000 square feet.*

OLD BUSINESS:

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. Waszak made a motion to open the public hearing at 9:37 pm and Mr. Holahan seconded.

Members of the public were not present for the hearing.

Mr. Waszak made a motion to close the public hearing at 9:38 pm and Mr. Swan seconded.

The Commission did not have any new questions or comments on the proposed text amendment.

Mr. Waszak made a motion to recommend the amendment to Village Council. Mr. Holahan seconded and all members were in favor.

NEW BUSINESS (CONTINUED):

5. Case No. 16-2016
John Bigadza
3600 Brecksville Road

Mr. Frantz reported that he was contacted by Mr. Bigadza who was altering the roof at Whitey's. The only portion of the building under a flat roof was leaking, so Mr. Bigadza wanted to replace the flat roof with a peaked roof. The change will create attic space adjacent to his kitchen which will require a fire rated door. The roofline and shingles will remain the same. The Commission was provided a set of construction drawings to review and a picture of the portion of the roof in question. The members had no concerns with the proposal.

Mr. Swan motioned to approve the request (Whitey's Restaurant roof addition plan dated December 4, 2015) and Mr. Waszak seconded. All members were in favor.

APPROVAL OF THE MAY 10, 2016 MINUTES:

Mr. Waszak motioned to approve the May 10th, 2016 meeting minutes as amended. Mr. Holahan seconded his motion and all members were in favor.

AMENDMENT OF THE MARCH 22, 2016 MINUTES:

Mr. Frantz requested the Commission clarify a portion of the March 22nd, 2016 minutes in regard to the abandonment of the easement at the National Interstate Insurance property in Kinross Lakes to make it clear that the easement encumbers both 4059 Kinross Lakes Parkway and 3250 Interstate Drive.

Mr. Swan motioned to amend the March 22nd, 2016 meeting minutes to reflect the circumstances described in the meeting and reflected on the DVD audio. Mr. Holahan seconded his motion. Dr. Boester, Mr. Holahan, Mr. Swan, and Mr. Waszak were in favor; Mr. Sauer abstained.

MAYORS REPORT: None.

COUNCIL REPORT: Mr. Swan reported that Council has been working on resolutions for Village insurance as the current policies are expiring shortly. Council has tabled the Furnace Run development agreement and the text amendment for Chapter 1128. They are also reviewing the cost to install waterlines in the Richfield Heights area and possibly West Richfield.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported that economic development and enforcement is very busy. The Commission discussed different enforcement properties.

COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: None.

ADJOURNMENT:

A motion was made by Mr. Waszak to adjourn the meeting. His motion was seconded by Mr. Sauer and the meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Approved,



Kayla Nealon, Clerk
Planning and Zoning Commission



Dr. Charles Boester, Chairman
Planning and Zoning Commission