

# Village of Richfield

4410 W. STREETSBORO ROAD  
P.O. BOX 387  
RICHFIELD, OHIO 44286-0387  
330-659-9201

BOBBIE BESHARA, Mayor  
RICK HUDAK, Council President

SANDY TURK, Finance Director  
MELANIE A. BAKER, Service Director

## BZA MEETING

### MINUTES

Thursday, June 30, 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, ~~Dan Sauer~~ <sup>TIM OCHWAT</sup>, Pete Schueler, Jim Turk

**OTHERS PRESENT:** Planning and Zoning Director Brian Frantz

**AGENDA REQUESTS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Mr. Turk made a motion that the board secretary, Marty Kruszynski, act as the chairman for Case 3-2016 only. Mr. Ochwat seconded his motion and all were in favor.**

Mr. Lorenzon and Mr. Schueler chose to recuse themselves at this time due to a possible conflict (6:15 pm).

1. Case No. 3-2016  
Nathan Schultz  
3287 Prairie Vista Court

Mr. Schultz was present to discuss his case and explained he is proposing a 144 square foot storage shed which will house the pump and electrical hookup for a future in ground pool. He stated the shed needs to be further back on the property due to future construction of a concrete pad and fence surrounding the pool area. The shed materials will match the home and Mr. Schultz agreed to install hedges to shield the shed from Revere Road as requested by his Homeowners Association. Gas and electrical service currently run along the same property line where the shed is being proposed which simplifies the tie-in process. Mr. Schultz explained there is an existing water main easement on the south side of his property which he is required to keep structures away from. Mr. Turk noted the greenspace is to remain untouched and Mr. Schultz reiterated that his construction would not affect the greenspace or residents behind him. He spoke with both neighbors who told him they were not opposed to his variance request as long as the side yard setbacks were met.

**Mr. Kruszynski motioned to grant the requested variance and Mr. Turk seconded his motion. All members were in favor and the variance was granted.**

Mr. Lorenzon and Mr. Schueler returned to the dais for the remainder of the meeting.

2. Case No. 4-2016  
Arkinetics Inc., Dan Barney  
Parcel No. 50-02232

Mr. Frantz explained that because the property is a corner lot, it has two front yards under the code. The proposed setback from Brecksville Road is 100' and 65' from Kinross Lakes Parkway and the use is permitted in the Planned Commerce District. The site has topography challenges and is the first restaurant in the Planned Commerce District, however, it does not require the vast amount of space the other buildings in the district utilize. Mr. Frantz explained the applicant is dressing up the façade to help with visibility on Brecksville Road and said the administration has no concerns with the request. The Planning Commission has met with the applicant for conceptual discussion and the Planning Commission Chairman has met with them internally to discuss their proposed design. Mr. Frantz said the Commission is aware of the variance request and they have no concerns.

Dan Barney with Arkinetics and Ty Stewart with Liberty Development Company were present to discuss the case. They explained the site is much smaller than others in Kinross Lakes and the proposed building is much smaller as well. If the building met the setback requirements, Mr. Barney was concerned it would be lost among the large office buildings and because of the topography, only the roof of the building would be visible from Brecksville Road/ This is why they prefer it as close to the intersection as possible. Mr. Stewart explained there would be a 100-foot setback along Brecksville Road, plenty of greenspace along Kinross Lakes Parkway, and the site will be adequately landscaped. Mr. Kruszynski questioned if the entire parking lot would be constructed at once or only the restaurant portion of parking since a second building is noted on the plan. Mr. Stewart said only the restaurant portion of the parking lot will be constructed at this time since the second building has not been fully defined. He noted the possible second building on the plan to be forward with their intentions. Mr. Stewart said they hope to break ground in the fall of 2016.

**Mr. Schueler motioned to grant the variance as requested and Mr. Turk seconded his motion. All members were in favor and the variance was granted.**

**APPROVAL OF THE FEBRUARY 17, 2016 MEETING MINUTES:**

A motion was made by Mr. Kruszynski to approve the February 17<sup>th</sup>, 2016 meeting minutes as submitted. Mr. Schueler seconded and all members were in favor.

**APPROVAL OF THE MAY 11, 2016 MEETING MINUTES:**

A motion was made by Mr. Schueler to approve the May 11<sup>th</sup>, 2016 meeting minutes as submitted. Mr. Ochwat seconded and all members were in favor.

**DIRECTOR OF PLANNING AND ZONING REPORT:** Mr. Frantz notified the board of three large economic development projects he has been working on that will be coming to a positive resolution in the near future. He is also working on finalizing an agreement for the location of the water tower which is now on the south side of town.

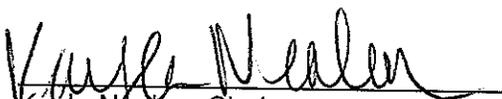
**COMMENTS FROM THE PUBLIC:** None.

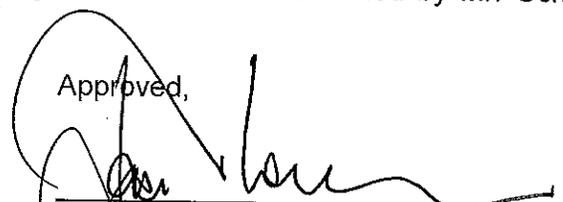
**UNFINISHED BUSINESS:** Mr. Frantz notified the board of a possible upcoming case and requested to move the next meeting date to July 20<sup>th</sup> rather than the 13<sup>th</sup> and the board agreed.

**ADJOURNMENT:**

A motion was made by Mr. Turk to adjourn the meeting, his motion was seconded by Mr. Ochwat and the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

  
Kayla Nealon, Clerk  
Board of Zoning Appeals

Approved,  
  
Mr. Jason Lorenzon, Chairman  
Board of Zoning Appeals