

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, July 12, 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
Roger Swan was absent.

OTHERS PRESENT: Planning and Zoning Director Brian Frantz

AGENDA REQUESTS: Mr. Frantz requested to add Case No. 17-2016 to the agenda in order to discuss two carport structures on the site.

Mr. Holahan motioned to alter the agenda as requested and Mr. Waszak seconded. All were in favor.

OLD BUSINESS: None.

NEW BUSINESS:

1. Case No. 23-2016
Estes Express Lines
2755 Brecksville Road

Mr. Frantz explained the applicant has proposed to remove the decals from the existing awning and add their logo. He recommended approval since the request meets the requirements of the code and the awning is not illuminated. There were no questions or concerns from the Commission regarding the proposal.

Mr. Waszak motioned to approve Case No. 23-2016 and Mr. Holahan seconded. All members were in favor.

2. Case No. 24-2016
Arkinetics Inc., Dan Barney
Parcel No. 50-02232

Mr. Frantz said he and Dr. Boester met with the applicant to discuss the architectural features of the building and modifications have been made as requested. Front and side yard setback variances were granted by the BZA on June 30th. He said the applicant recognized the importance of aligning their curb cut with the office building to the north and that they will utilize the existing pond for stormwater retention. Mr. Frantz felt they met most of the requirements for a preliminary development plan.

Mr. Dan Barney of Arkinetics Inc., and Mr. Ty Stewart with Liberty Development were present to discuss the case. Mr. Barney said the building will offer a kitchen area, full bar, outdoor dining area, and rollaway doors to open the restaurant to the outdoors. Mr. Barney explained that for them to thrive, the building needs to be as visible from Brecksville Road and Kinross Lakes Parkway as possible which resulted in their need for variances. There is a forty-foot drop in grade on the site, so if the building met the setback requirements, only the roof of the building would be visible from the intersection. The materials being proposed are glazing, fiber cement siding, and architectural metal to provide visual interest and texture.

Mr. Holahan asked about the amount of seating and Mr. Barney said approximately 120 seats inside and 50 outside. When asked about parking, Mr. Frantz said the proposed parking meets the requirement. The site plan notes a possible future building with additional parking but only the restaurant is being proposed at this time. The menu is still being created but it will focus on produce from local farms, locally raised meat, local craft beers, and GMO-free products. The hours will be from 8am-2am.

The Commission discussed the possibility of using bio cells to alleviate potential stormwater hurdles. Mr. Stewart said they have hired landscape architect Craig Cawrse to assist with landscaping and stormwater retention. Mr. Waszak said he would like to see large canopy trees and heavy landscaping along the building and perimeter of the site. Mr. Barney agreed the site needed landscaping, but also wanted to make sure the architectural features of the building are visible.

Mr. Waszak motioned to approve Case No. 23-2016 subject to all requirements of section 1171.09 being met, and noted that all requirements of section 1171.11 must be met to obtain final approval. Mr. Holahan seconded and all members were in favor.

3. Case No. 17-2016
Wilder Services, LLC/2636 Brecksville Road LLC
2636 Brecksville Road

Mr. Frantz explained that Roadmasters has added two 10' x 20' carports in their parking area that were not part of their original application, but he thanked the applicants for their responsiveness. The structures are being used to keep students out of the elements while allowing them to watch other students. Mr. C.W. Wilder was present to discuss the application. He said that after picnic tables are installed, there is only seating for approximately 8-10 people which is why they are requesting approval for two structures. The structures are secured into the ground to avoid wind damage. Mr. Waszak said he would like to see a more aesthetically-pleasing structure and asked that when the structures begin to deteriorate, they are replaced with something more permanent. He requested the Commission consider them 'temporary structures' and that Roadmasters return in a few years to propose something more permanent. Mr. Tom Sankey said the structures may not be as aesthetically pleasing, but they are very solid and withstand heavy wind. Mr. Wilder explained that the course requires visual learning so he was against putting students in an enclosed building. Mr. Wilder said they erected a permanent structure at another location and offered to do the same in the future. Mr. Frantz suggested painting the roof to match the existing building and Mr. Sankey agreed.

Mr. Holahan motioned to approve Case No. 17-2016 and asked that the applicant consider painting the roofs of the structures. Mr. Sauer seconded.

Mr. Kevin Alborg of 4760 West Streetsboro Road commented that the structures are a good solution.

Dr. Boester, Mr. Holahan, and Mr. Sauer voted aye; Mr. Waszak voted nay.

APPROVAL OF THE JUNE 28, 2016 MINUTES:

Mr. Holahan motioned to approve the June 28th, 2016 meeting minutes as amended. Mr. Sauer seconded his motion and all members were in favor.

MAYORS REPORT: None.

COUNCIL REPORT: None.

DIRECTOR OF PLANNING AND ZONING REPORT: None.

COMMENTS FROM THE PUBLIC: None.

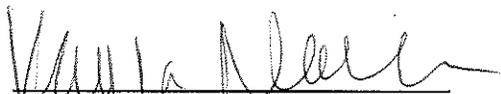
UNFINISHED BUSINESS: Mr. Waszak updated the members on the CSU tree ordinance. The group continues to work on the language, but he fears the ordinance may be too technical for the Village as it is extremely comprehensive. He suggested the Commission review the master plan and Mr. Frantz agreed. Dr. Boester said he attended a recent Council meeting where Briarwood was discussed. Approximately half of those present were in favor of the project and half were against future development altogether. Mr. Frantz said they talked with the applicant about incorporating design elements into a revised plan with a reduced number of units.

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 8:15 p.m.

Respectfully submitted,

Approved,



Kayla Nealon, Clerk
Planning and Zoning Commission



Dr. Charles Boester, Chairman
Planning and Zoning Commission