Village of Richfield

4410 W. STREETSBORO ROAD
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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 26, 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, Roger Swan, Ralph Waszak
Bart Sauer was absent.

OTHERS PRESENT: Village Engineer Dave Neumeyer

OLD BUSINESS:

1. Case No. 13-2016
   Chris Wehr/Stan Loch, Aztech Engineering
   3171 Rainbow Lane

A report was provided by Mr. Frantz explaining that the matter could be reconsidered since the current meeting is within thirty days of the original action. Mr. Neumeyer said after running his calculations, Mr. Wehr's proposal more than exceeds what is required and that nothing has been presented since the June 28th Planning Commission meeting that will change his opinion of Mr. Wehr's submittal. The stormwater has always been carried through Mr. Wehr's property and will continue to do so. Mr. Wehr is waiting on approval from the Commission to finish the project which includes adding large boulders to slow down the flow of stormwater through the drainage easement. Mr. Neumeyer said he would inspect the project upon completion to verify that it was done per the approved plan.

Mr. Anthony Raleigh of 4548 Hawkins Road claimed the Mayor and Council were to meet with the surrounding property owners and it never happened. He also said he spoke with Mr. Manthegi who said he was not notified of the meeting or he would have attended. Mr. Raleigh provided a video from a large storm that occurred since the June 28th meeting and complained of the silted water being dumped on his property. Mr. Holahan explained that the Village has provided documentation that the HOA is responsible and said they need to do their part to remedy the matter. He also pointed out that Mr. Manthegi was the developer of the property and that he should be aware of who holds the responsibility of the easements. Mr. Wehr said the easement accepts stormwater from approximately eleven acres of land, most of which is outside of Rainbow Acres. He felt the HOA would be willing to do what is needed, but said they need to be notified of the problem first.

Mr. Holahan motioned to reconsider and approve Case No. 13-2016 and Mr. Swan seconded. All members were in favor.

NEW BUSINESS:

2. Case No. 26-2016
   Village of Richfield
   Technical Standards Manual

Mr. Neumeyer said this document explains to developers what standards will be followed for all projects including roadway sections, sanitary sewers, storm sewers, drainage requirements, and sidewalks. Mr. Waszak requested that specifications for different types of trails be included and Mr. Neumeyer agreed. Mr. Swan felt there should be a purpose section added that would connect the technical standards manual with the subdivision regulations to make the document more user-friendly.

Mr. Holahan made a motion to table Case No. 26-2016 so that Mr. Neumeyer can make the requested additions. Mr. Waszak seconded his motion and all members were in favor.

3. Case No. 27-2016
   Dr. Robert Doty
   4663 West Streetsboro Road

Dr. Doty explained he planned to replace a few windows on his building including two non-functioning attic windows. The windows on the front elevation are not being replaced. The new windows will be vinyl and clad, will fit the existing area as close as possible, and will mimic the window style of the Taverne. They are 'Ply Gem Contractor Series 2000' double hung replacement windows.

The existing eaves and porch will not be changed. He explained that the upper area of the building currently has scalloped siding and he would like to replace it with a similar style. The remainder of the new siding will be a light gray, heavy duty vinyl. The existing shingles have asbestos and are thinner and more round than what is being proposed. One side of the building has pine siding but Dr. Doty is proposing vinyl shingles on all four elevations. The color scheme will be white, light gray, and blue.

Dr. Doty provided the Commission with material samples from Certainteed. The upper portion of the building would be done in double 6-1/4" half-round shingles in the pacific blue shade. The remainder of the building would be covered in double 9" staggered rough-split shakes in granite gray.

Mr. Waszak made a motion to approve the exterior remodeling (replacement of siding and windows) subject to final approval by Mr. Frantz. The information is to be formally documented with the Village which includes the architectural grade of the vinyl siding and window information. Mr. Holahan seconded his motion and all were in favor.

APPROVAL OF THE JULY 12, 2016 MINUTES:
Mr. Holahan motioned to approve the July 12th, 2016 meeting minutes as submitted. Mr. Waszak 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 reported that Kirby Date has agreed to create a simplified, less technical version of the tree ordinance.

ADJOURNMENT:
A motion was made by Mr. Waszak to adjourn the meeting. His motion was seconded by Mr. Holahan and the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Kayla Nealon, Clerk
Planning and Zoning Commission

Approved,

Dr. Charles Boester, Chairman
Planning and Zoning Commission