

# 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, August 9, 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:** Mayor Bobbie Beshara and Planning and Zoning Director Brian Frantz

**AGENDA REQUESTS:** None.

**Mr. Holahan made a motion to hear new business cases first and Mr. Waszak seconded. All members were in favor.**

#### **NEW BUSINESS:**

1. Case No. 27-2016  
Christine Dresser, DVM  
3850 Brecksville Road

Dr. Dresser explained the top portion of the sign previously had artwork that wore off and she decided to replace the existing sign with a larger face. The proposed sign meets the requirements of the code and the Commission did not have any questions regarding her proposal.

**Mr. Waszak made a motion to approve Case No. 27-2016 and Mr. Holahan seconded. All members were in favor.**

2. Case No. 20-2016  
John and Cynthia Constantine/Todd Folden, KNL Homes  
4093 Everett Road

Mr. Frantz explained the builder, Todd Folden of KNL Homes, laid out the subdivision and felt the lot depth needed to be increased by twenty feet from what was originally approved. Doing so will decrease the amount of open space in the subdivision but it will still meet the code requirements. Mr. Constantine was present. Mr. Sauer asked if the walking path would still be constructed and Mr. Frantz confirmed it would. Dr. Boester noted the previous change made for the water main easement from 30' to 40' still needed to be adjusted on the site plan.

**Mr. Holahan made a motion to approve the change in the depth of the lots by twenty feet. Mr. Waszak seconded his motion and all members were in favor.**

## OLD BUSINESS:

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

Mr. Frantz said the trail construction specifications were added and the table of contents was updated. He also requested the Commission add hydrant specifications into the document. The Technical Standards Manual will be taken to Council for adoption and will be provided to perspective builders and developers when doing public improvement projects. Mr. Holahan asked if the manual would be updated as standards change over time. Mr. Frantz said the legislation will state that the manual will be updated automatically as standards change.

**Mr. Holahan motioned to send the Technical Standards Manual to Council for approval and adoption with the inclusion of the hydrant specifications. Mr. Sauer seconded his motion and all members were in favor.**

## APPROVAL OF THE JULY 26, 2016 MINUTES:

**Mr. Holahan motioned to approve the July 26<sup>th</sup>, 2016 meeting minutes as submitted. Mr. Sauer seconded his motion. Dr. Boester, Mr. Holahan, and Mr. Waszak were in favor, and Mr. Sauer abstained.**

**MAYORS REPORT:** Mayor Beshara reported that income tax is 31.1% higher than last month and 9.3% higher than this time last year. Construction is underway at 3921 Brecksville Road and is slated for completion at the end of October. Mayor Beshara reminded the Commission of upcoming events including Community Day on August 14<sup>th</sup>, a female only self-defense class on August 20<sup>th</sup>, the Akron RubberDucks Game on August 26<sup>th</sup>, and a vehicle and equipment auction on August 27<sup>th</sup>. Recent promotions in the Service Department included Kyle Schroeder to full time status and John Luther was promoted to mechanic. Lastly, Mayor Beshara reported on the resignation of Melanie Baker and thanked her for her many years of dedicated service. Until a replacement is found, Mr. Frantz and Mr. Neumeyer will be sharing her duties.

**COUNCIL REPORT:** None.

**DIRECTOR OF PLANNING AND ZONING REPORT:** Mr. Frantz announced three large economic development projects his department has been working on: National Interstate Insurance, OE Connection, and Dawson Insurance. National Interstate Insurance will be constructing a third building on their property and adding 220 employees with additional room to grow. OE Connection is also working on an expansion and retention project, adding 50-75 jobs in a five-year period. Their building expansion will be presented to the Commission at their next meeting. Dawson Insurance will be moving from Rocky River to the third floor of the former Snap On building, bringing 130 employees. The Mayor and Council are in the process of finalizing agreements and incentives for all three projects. The Nexen project is also moving forward and the property should close in the next 45-60 days.

- Discussion: 3883 Brecksville Road

Present to discuss the use of the building were property owner John Mruk, broker Jerry Baley, and John and Rachel Agoston of Storage in Motion. Mr. Frantz explained the property is zoned OLI which does not allow for outdoor storage and the interested buyers have a very small need for outdoor storage. Mr. Agoston explained that his company provides mobile cold storage rental units that run off standard electrical service and are delivered directly to each site. Mr. and Mrs. Agoston employ six full time drivers and would operate from 9am-5pm, with occasional emergency deliveries. Mr. Frantz explained the use would be a flex space approach where two-thirds of the building would be used as warehousing space and one-third office space. Mr. Agoston mentioned the short term upgrades he would make to the

building including repairing the dock doors, repairing the asphalt drive, tuck pointing, painting, landscaping, elimination of the loading dock, and replacing it with a concrete pad. He hoped to construct an addition to square-off the building in the future. Mr. Agoston explained they currently have 22 units that would be stored in the warehouse portion of the building. Of their 22 units, most are 7'x12', but they also provide 6'x10' and 7'x16' units. During the winter months they would perform maintenance on the existing trailers and manufacture new units in the warehouse area. The Commission members were in favor of the proposed use and upgrades that were discussed. Mr. Agoston explained they would eventually construct a garage addition to store some of the units to comply with the outdoor storage regulations.

- Discussion: School property

Mr. Frantz said he met with a residential builder who is interested in purchasing the property to construct 17 single family units in the \$325K-\$450K price range. The subdivision would be very similar to Mr. Constantine's proposal and would require a development agreement and rezoning for density purposes. The builder has voluntarily restricted the density to 17 homes, will build according to the design guidelines with a development agreement, and construct a public roadway. Mr. Frantz also met with a builder who was interested in constructing approximately 30 homes on the property. If he received support from the Commission on either project, he would meet with the residents of Robin Hill to discuss the future of the property.

- APA Annual Meeting

Mr. Frantz said the annual meeting will be held November 4<sup>th</sup> at the Hilton Garden Inn in Mayfield. Planning Commission and Board of Zoning Appeals members are encouraged to attend.

- Discussion: 3920 Congress Parkway

Mr. Frantz suggested the tenant, American Roadway Logistics, be brought back in front of the Commission to discuss the cones and barrels they are storing in the woods next to their building. The Commission agreed since the storage is a violation of their conditional zoning certificate.

- Discussion: Hindu Temple, 4406 Brecksville Road

Mr. Frantz explained the Temple members had planned to implement parking on the north side of their lot and have been rethinking that plan since the adjacent property was purchased by Dr. Bandi. Dr. Bandi has split the back portion off of this property and combined it with the Temple property for future parking expansion and a children's play area.

**COMMENTS FROM THE PUBLIC:** None.

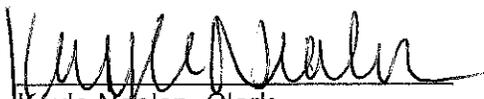
**UNFINISHED BUSINESS:** None.

**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 8:50 p.m.

Respectfully submitted,

Approved,

  
Kayla Nealon, Clerk  
Planning and Zoning Commission

  
Dr. Charles Boester, Chairman  
Planning and Zoning Commission