

Village of Richfield

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

BOBBIE BESHARA, Mayor
ROGER SWAN, Council President

PLANNING AND ZONING COMMISSION MEETING

MINUTES

Tuesday, August 23, 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: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Case No. 29-2016
CAM, Inc.
4205 Highlander Parkway

Mr. Frantz explained this addition and parking lot expansion project was approved by the Commission in 2014 but never came to fruition. The only change made from the original approval is the addition of one row of parking spaces. Mr. Mike Mockbee was present to discuss the case. Mr. Frantz's only concern was the proposed parking spaces are 9'x18' and the requirement is 9'x20'. He said the drive aisle is wide enough that it can be reduced to acquire the required parking stall depth. Mr. Waszak had no issue granting preliminary and final approval since they already reviewed the plan. Mr. Swan asked about a retaining wall and erosion control and Mr. Mockbee said a retaining wall is not warranted. Stormwater retention is to be held by the pond at the rear of the property. He also agreed to work with Mr. Frantz and the Village Arborist to increase landscaping near the roadway. Mr. Waszak suggested installing large, mature trees to increase the tree canopy.

Mr. Waszak made a motion to grant preliminary and final approval for Case No. 29-2016 subject to final administrative approval. Mr. Holahan seconded and all members were in favor.

2. Case No. 30-2016
2636 Brecksville Road, LLC
2636 Brecksville Road

Mr. Frantz explained the owner of the property is hoping to add a third tenant to the former Bencin property. The tenant, Flitzen Factory, is interested in warehouse space that would be used to upgrade high-end cars. Real estate broker Jim Krivanek was present to discuss the case and explained that renting this space would provide the property owner with additional funds to continue improving the balance of the building. Because the two owners are the only employees, they do not plan to stockpile vehicles onsite and all work will be done indoors. The hours of operation will be between 8AM-8PM and they hope to hire one or two technicians in the next six to eight months.

Formal approval cannot be granted as their submittal did not meet the notification requirements, so conditional use approval will be requested at the next meeting. The Commission did not have a problem with the proposed use. Mr. Waszak suggested hi-efficiency wall packs on the building and Mr. Krivanek said they plan to make improvements to the exterior once the building is fully occupied.

3. Case No. 31-2016
Ohio Hardwood Furniture
4050 Broadview Road

Mr. Frantz said Mr. King-Smith has officially purchased Dr. Parshall's former vet clinic and residence for his business. Due to new concerns with his current location, Mr. King-Smith has changed plans and would like to quickly construct an addition to the existing vet clinic to relocate his operations. This addition would increase the ground floor area by over 6,000 square feet and would disturb less than one acre of the five-acre property. He plans to put a new roof and siding on the entire structure to keep it from looking pieced together. Once the addition is complete and operating smoothly, he will begin working on the construction of a larger structure. Mr. Frantz felt this will bring a very viable use to the Village and said Council has been made aware of the project and has not voiced concern. Mr. King-Smith noted that once all construction is complete, the total footprint of the building will exceed 20,000 square feet. Mr. Waszak explained the 5,000 square foot standard was created to prohibit large buildings like drug stores or flex spaces. Mr. Sauer asked if the existing buildings would still be used as showrooms and Mr. King-Smith said he would utilize the house as a showroom on weekends. He would like to construct a minimal amount of parking with the understanding that he has plenty of space to increase parking if necessary. Mr. Frantz suggested the applicant create scaled drawings and return for preliminary approval.

APPROVAL OF THE AUGUST 9, 2016 MINUTES:

Mr. Swan motioned to approve the August 9th, 2016 meeting minutes as submitted. Mr. Holahan seconded his motion and all members were in favor.

MAYORS REPORT: Mayor Beshara reported on several projects the Service Department is working on including 3921 Brecksville Road, the well and bathroom installation at Johnson Barn, a senior path project, and several sidewalk projects. The fireworks at Community Day were rained out and rescheduled for September 10th following the Fall Fest.

COUNCIL REPORT: Mr. Swan reported on the multiple economic development projects that are happening at the Council level.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz provided additional information on the incentive agreements for the Dawson, OE Connection, and National Interstate Insurance projects.

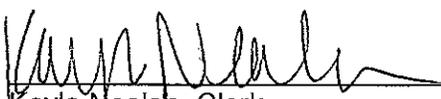
COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: None.

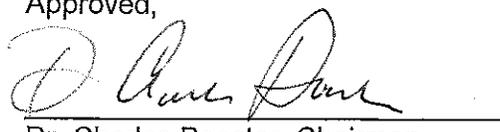
ADJOURNMENT:

A motion was made by Mr. Waszak to adjourn the meeting. His motion was seconded by Mr. Sauer and the meeting was adjourned at 9:15 p.m.

Respectfully submitted,


Kayla Nealoh, Clerk
Planning and Zoning Commission

Approved,


Dr. Charles Boester, Chairman
Planning and Zoning Commission