

# Village of Richfield

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BOBBIE BESHARA, Mayor  
ROGER SWAN, Council President

## PLANNING AND ZONING COMMISSION MEETING

### MINUTES

**Tuesday, September 13, 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. 30-2016  
Flitzen Factory, LLC  
2636 Brecksville Road

Mr. Frantz explained the applicant is hoping to occupy a small portion of the building at 2636 Brecksville Road and must obtain a conditional use permit to do so. The applicants, Joseph Horak and Ethan Rimke, said their hours of operation will be from 9am-6pm on weekdays and Saturday by appointment only. Mr. Horak explained they perform cosmetic and operating upgrades to vehicles, specializing in BMW and Porsche. All vehicles will be stored within the building with the exception of an occasional racecar trailer. They assured the Commission that they will not produce loud noises or test drive vehicles on the residential streets. There is an existing fixed dumpster located near the rear man door on the west side of the building which Mr. Horak agreed to screen. He informed the Commission that he would be requesting a wall sign to identify his business. Mr. Frantz asked if they would have temporary signs or inflatables and Mr. Horak assured him they would not be requesting either.

**Mr. Holahan made a motion to approve Case No. 30-2016 pending approval of signage and screening of the dumpster. Mr. Waszak seconded and all members were in favor.**

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

Mr. Frantz said the applicant is requesting final approval from the Commission to begin moving forward with construction of the restaurant. He expressed some concern with the proposed landscaping on the corner of the building that faces the I-271 ramp. Hydrangea shrubs and small landscape mounds are being proposed and Mr. Frantz hoped for something more pronounced as well as additional landscaping around the parking lot. The applicant has included bioswales and bioretention as requested by the Planning Commission to reduce stormwater runoff. Mr. Holahan was concerned with line of sight issues at the Brecksville Road and Kinross Lakes Parkway intersection. Mr. Frantz suggested exploring low-lying, prominent landscaping features for the corner that will not interfere with line of sight.

Mr. Neumeyer mentioned the submittal lacked a detailed grading plan, information on the bioretention area, and riparian and stormwater information. However, he felt the Commission could approve the project and the applicant could submit the information to him for an internal review. The Fire Department did not have any concerns with the proposal. Mr. Frantz noted the architectural committee for Kinross Lakes has already approved the design of the building.

Ty Stewart with Liberty Valley Development and Dan Barney with Arkinetics Inc. were present. Mr. Barney said they slightly altered the tone of the siding since the last meeting and have added a vestibule to the entrance to make it stand out. The proposed windows on the north face are not functional and the applicant asked how the Commission felt if they removed them and increased landscaping instead. Eliminating the windows would improve the layout of the kitchen area and the Commission was in favor of the change. Mr. Sauer asked if they considered relocating the delivery door further from the front entrance. Mr. Barney said they were hoping to change the location once they finalize the layout of the kitchen. The Commission members and applicants discussed the current layout and possible ways to improve it. Mr. Frantz felt granting final approval pending some administrative approval from himself and the Village Engineer was sufficient. He also suggested bringing the final plan back to the Commission after being approved internally.

**Mr. Swan motioned to grant preliminary and final approval for Case No. 24-2016 pending administrative approval by the Planning Director and Village Engineer. The final plan is to come back to the Commission for their blessing. Mr. Sauer seconded his motion and all members were in favor.**

3. Case No. 32-2016  
National Interstate Insurance  
3250 Interstate Drive

Architect Chris Kaczmar and Engineer Dennis Stoffer were present to discuss construction of a third building on the National Interstate campus. The new building will be approximately 120,000 square feet and located in between the two existing buildings. The three buildings will be tied together with an enclosed walking area. Their parking lot expansion project is ongoing and they plan to move on the building foundation as soon as possible. Mr. Frantz had no issues with the site plan but requested the spacing of the trees be added to the landscape plan. Mr. Stoffer said he had previously met with members of the Fire Department in regard to their review comments and he is working on making the changes they requested. Mr. Neumeyer said the applicants still need to address water quality issues and provide SSWCD approval.

Mr. Kaczmar provided a presentation detailing the project. Mr. Swan asked about the timeframe for plan review at the County Building Department and Mr. Stoffer said the timeframe is unknown at this time, but said he had met with the Building Department and Mr. Frantz, and Mr. Frantz had encouraged them to review the project in a timely fashion. Mr. Sauer inquired about the height of the building but Mr. Frantz did not believe the height was an issue. If the height became an issue, it would return to Planning Commission. The members were pleased with the proposed building and were in favor of granting preliminary and final approval.

**Mr. Waszak made a motion to grant preliminary and final approval for Case No. 32-2016. Mr. Swan seconded his motion and all members were in favor.**

4. Case No. 33-2016  
Sree Venkateswara Temple  
4406 Brecksville Road

The Sree Venkateswara Temple is in need of additional parking for events they hold five or six times a year. Currently, when they hold these events they shuttle members from Days Inn and hire police to direct traffic. The property they plan to construct the parking lot on is immediately south of the Temple and has an existing home on it. It was purchased by Dr. Bandi, a member of the Temple, and has donated the rear of the property to the Temple. A lot split and consolidation was done administratively. There isn't much flat greenspace on the site, so they would also like to clean and grade a small area that can be utilized for children's summer programs. Mr. Frantz had suggested adding a small restroom facility near the children's area, so they are now proposing a 600-square foot bathroom area. The row of parking at the south property line faces a residential home, so Mr. Frantz spoke with Jag about either eliminating the row or heavily increasing the landscaping. The Temple members were in favor of keeping the parking and increasing the landscaping, but they have also been discussing installation of a fence on the property line for screening. Mr. Sauer asked about the frequency of cars visiting the site and was told that most days, there are less than five cars. Mr. Frantz said the access to the new parking lot will be through the existing main entrance, which is gated, on Brecksville Road. Mr. Waszak suggested using low bollard lights rather than tall light poles and requested the lighting be as subdued as possible. He also requested trees that would produce a large canopy at the rear and south side of the property. Mr. Swan voiced concern with the lighting and landscape plans.

**Mr. Swan moved to approve the parking lot subject to administrative approval by the Village Engineer, and with the understanding that the lighting and landscape plans come to the Commission at a later date. Mr. Waszak seconded his motion and all members were in favor.**

**APPROVAL OF THE AUGUST 23, 2016 MINUTES:**

**Mr. Swan motioned to approve the August 23<sup>rd</sup>, 2016 meeting minutes as corrected. Mr. Holahan seconded his motion and all members were in favor.**

**MAYORS REPORT:** Mayor Beshara reported that about 150 dinners were served at the fundraiser for the Eastwood Property barn over the weekend. Fall Fest, the Quilt Fair, and fireworks were also held and were all a success. She is currently working on a budget analysis and hopes to have the 2017 budget approved in early December. Richfield Joint Recreation District chose to name the park 'Richfield Heritage Reserve'. Dan Brandt, a part-time employee in the Sewer Department, was recently promoted to a fulltime janitorial/building maintenance position.

**COUNCIL REPORT:** Mr. Swan reported that Council has approved the sale of two police cars at an online auction as well as the new technical standards manual. Council is currently searching for a council clerk to replace Mrs. Sullivan who is retiring in December. He also reported that Council is discussing continuing the road behind Village Hall to the library and are getting engineering cost estimates.

**DIRECTOR OF PLANNING AND ZONING REPORT:** Mr. Frantz invited the Commission to attend the September 20<sup>th</sup> Council meeting to discuss the relocation of the Knopp House. The property being sold to Nexen Tire should close on the 29<sup>th</sup> of September and Nexen plans to break ground on March 15<sup>th</sup>, 2017. Mr. Frantz reminded the Commission they need to decide on the setbacks for the Nexen building in the near future. The installation of sidewalks on Brecksville Road from Route 303 to Hawthorne Drive will be completed by November 15<sup>th</sup>. He is also working with GPD on realigning the driveway and purchasing a portion of the Heinle property. <sup>to realign the entrance to the library.</sup> The Village is having asbestos abatement done on several properties including 4034 Wheatley Road, the Soni property, and the brick building behind Village Hall. Mr. Frantz is working to close out the Village Green parking lot project but there are currently a few landscaping issues that need to be corrected. The bioretention cells need new dirt which the Service Department staff will complete in the next few days and some of the landscaping will be replaced next spring. Paving is coming to an end on Motor Road and Five Oaks Drive but the Village will have to replace some of the aprons in the area next year. Mr. Waszak mentioned that traffic has been backing up at Broadview Road and Route 303. He suggested finding plans that were completed under Mayor Larsen which may alleviate some of the problems. They also discussed options to improve the technology and functionality in the Council Chambers for public meetings.

**COMMENTS FROM THE PUBLIC:** None.

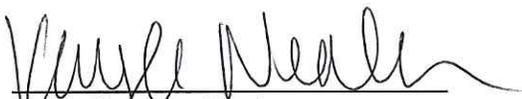
**UNFINISHED BUSINESS:** None.

**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 10:00 p.m.

Respectfully submitted,

Approved,

  
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Kayla Nealon, Clerk  
Planning and Zoning Commission

  
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Dr. Charles Boester, Chairman  
Planning and Zoning Commission