

Village of Richfield

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BOBBIE BESHARA, Mayor
ROGER SWAN, Council President

PLANNING AND ZONING COMMISSION MEETING

MINUTES

Tuesday, October 11, 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, Planning and Zoning Director Brian Frantz, and Village Engineer Dave Neumeyer

AGENDA REQUESTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Case No. 34-2016
Richfield Technology Associates, LLC/Atlas Sign Industries
4199 Kinross Lakes Parkway

Mr. Frantz explained that the code allows for an additional wall sign for sites with a secondary entrance and said within the Planned Commerce District, there is a provision that allows the Commission to permit additional sign area due to the large size of the buildings within the district. Both wall signs being proposed are 67 square-feet each. Mr. Frantz felt the size of the proposed sign is consistent with other signs in the district and would fit the building well. Ms. Jennifer Longaberger from Atlas Sign Industries was present to discuss the case. The sign will be green and blue during the day and white in the evening. Mr. Sauer was concerned that the illumination being proposed is not allowed in the code. Mr. Frantz said Law Department approval could be obtained, however, many signs have been approved with this style of illumination over the years. There were no other questions or comments from the Commission.

Mr. Swan made a motion to approve Case No. 34-2016 pending approval from the Law Director in regard to the type of illumination being proposed. Mr. Waszak seconded and all members were in favor.

2. Case No. 35-2016
Flitzen Factory, LLC
2636 Brecksville Road

Mr. Frantz explained the applicant is requesting a wall sign and ground monument sign. The site plan provided shows the sign approximately eight feet from the roadway. Mr. Frantz explained the location of the ground sign will depend on if the sign will create line of sight issues on Brecksville Road. He requested a landscape plan and information about how the sign will be illuminated. Mr. Frantz also questioned if the property owner was aware of the request because he is only permitted two ground signs for the site which will leave any additional tenants without a ground sign. He suggested the property owner construct a ground sign with multiple tenant panels for all tenants. Mr. Horak said if they decide to illuminate the sign it would be with fixed LED lighting. He prefers the location of the ground sign to be equal distance from Brecksville Road as the sign for Roadmasters. Mr. Frantz felt the wall sign could be approved but wanted additional information on the ground sign including a more detailed site plan, landscape plan, lighting plan, and to determine the exact distance from the right of way the sign can be without affecting the line of sight. Dr. Boester asked if anything was being done with their dumpster. Mr. Horak said it would be located near the Roadmasters dumpster and Mr. Rimke felt the property owner would be completing the screening once the interior build out is complete.

Mr. Waszak made a motion to approve the wall sign for Case No. 35-2016. Mr. Holahan seconded and all members were in favor.

3. Case No. 20-2016
John and Cynthia Constantine/Spagnuolo & Associates
4093 Everett Road

Mr. Frantz felt the homes weren't laying out on the lots properly after the last amended approval from Planning Commission. He was concerned with how the newly proposed setbacks, lot expansions, and percentage of lot coverage would affect the open space area. Mr. Neumeyer was concerned that grading each individual lot would be extremely difficult because the homes will be so close together. He felt the site would require overall grading to be done after all homes are completed. Mr. Neumeyer was unsure if the pond could be used for stormwater management and said the outlet or the grade may need to be modified to hold all the stormwater for the subdivision. His last concern was that after speaking with Cleveland Water Department, he learned they will require a 50' easement, not 30' as mentioned on the plan. Mr. Frantz noted that CWD agreed to have the water and sanitary on the same side of Everett Road if they are provided a nine-foot easement from the sanitary line. Mr. Folden explained that his plan details the largest house plans they offer and ^{they} he also include screened in porches and three car garages, which are features that not every customer will be interested in. Mr. Frantz suggested thinking about foregoing the cluster idea and go to conventional lots but Mr. Folden was in favor of clustering.

Mr. Swan made a motion to table Case No. 32-2016. Mr. Holahan seconded his motion and all members were in favor.

APPROVAL OF THE SEPTEMBER 13, 2016 MINUTES:

Mr. Sauer motioned to approve the September 13th, 2016 meeting minutes as amended. Mr. Swan seconded his motion and all members were in favor.

MAYORS REPORT: Mayor Beshara reported she is currently working on the department budgets for 2017. She will be attending groundbreaking ceremonies for OE Connection and National Interstate as well as the National League of Cities Conference in Pittsburgh from November 16th through 19th. She also explained that there is an interested party in purchasing the Knopp House and relocating it to a different property within the Historic District.

COUNCIL REPORT: No report.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz further explained that a design build contractor is interested in relocating the Knopp House for an investor. The investor would like for Council to pay to relocate the home and the investor would restore the home and live in it. Council referred a utility application to the Commission and they have 60 days to respond to Council. The application is to install three telephone poles in the Village right of way near the Brecksville Road and Wheatley Road intersection. The poles are approximately ninety feet tall. Mr. Frantz also said the developer interested in working on the school property is moving forward and they intend to demolish both structures this winter. He is also working on several zoning enforcement matters.

In regard to Service Department matters, Mr. Frantz said the Village awarded the street striping program to JD Company who will begin striping 17 streets and painting new stop bars at every Village intersection next week. The sidewalk extension project on Brecksville Road from Route 303 to Hawthorne Drive is underway. The trees are being removed and the project will be complete by November 15th. The senior path project will begin next week and should take less than two weeks to complete based on weather. Council authorized a one-year extension on the Rumpke contract for trash pickup. Mr. Frantz reported on an emergency stormwater project at the UPS property on Brecksville Road. He presented the issue and remediation plan to Council and hopes to have the project underway as soon as possible. He also provided the Commission with different lighting options because he is working on installing new lighting at the Village Green.

Mr. Waszak suggested the Commission discuss reviewing the master plan, Connecting Communities Grants, the plan for the Route 303/Broadview Road intersection, and the use of asphalt grindings and the need to work them into our regulations.

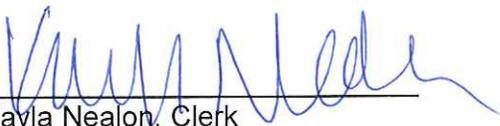
COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: None.

ADJOURNMENT:

A motion was made by Mr. Waszak to adjourn the meeting. His motion was seconded by Mr. Holahan and the meeting was adjourned at 9:35 p.m.

Respectfully submitted,



Kayla Nealon, Clerk
Planning and Zoning Commission

Approved,



Dr. Charles Boester, Chairman
Planning and Zoning Commission