



## PLANNING AND ZONING COMMISSION MEETING MINUTES

Tuesday, February 13, 2018 – 7:00 p.m.

**CALL TO ORDER:** Dr. Boester called the meeting to order at 7:03 p.m.

**ROLL CALL:** Charles Boester, Dan Holahan, Bart Sauer, Ralph Waszak, Mike Wheeler were present.

**OTHERS PRESENT:** Planning and Zoning Director Brian Frantz

**AGENDA REQUESTS:** None.

**OLD BUSINESS:** None.

### NEW BUSINESS:

1. Case No. 06-2018  
Brecksville Road Associates, Limited  
5145 Brecksville Road/ Richfield Office Park

Mr. Frantz explained that the applicant is requesting approval to adjust lot lines between two existing parcels located at 5145 Brecksville Road, which is the Richfield Office Park. Mr. Frantz stated the applicant Brecksville Road Associates is being represented by Mr. Slagter. Mr. Frantz mentioned the applicant's intent of adjusting the lot lines of the two parcels is to sell parcel 50-01813; and the new owner will then apply and seek a zoning amendment from C-2 to Industrial. The applicant, Mr. Slagter and potential new buyer, Mr. Pizzuti <sup>were</sup> present at the meeting. Mr. Grisman of Brecksville Road Associates stated this property has been challenged and the fifth building is just a shell and was never built out; and with the neighboring properties zoned as industrial, he hasn't been able to lease unit as C-2. Mr. Pizzuti stated he has a construction business and plans to move his business into this building with 1-3 office staff and 10-12 field staff, but the space is mostly for the storage of his equipment. Dr. Boester asked if there were any questions or comments. Mr. Waszak commented the north end of Brecksville Road is unattractive and ~~may~~ <sup>we</sup> are still figuring out what to do with the area. He's concerned with the decisions made today and how it will impact the future, if it hasn't been set figured out or defined yet. Mr. Sauer believes the use fits the neighborhood but doesn't fit the C-2 zoning code. Mr. Sauer had concerns that there would be an increase in heavy construction traffic and impact the four office buildings located on the first parcel. Mr. Pizzuti mentioned the equipment is mostly ~~in~~ <sup>in</sup> the field for months at a time and wouldn't be traveling in/out of the drive every day. Mr. Wheeler stated the area does look and feel industrial and believes the use fits. Mr. Holahan stated he didn't have a problem with the lot adjustment and potential rezoning of the parcel. Mr. Frantz stated that if Planning Commission was in agreement of the lot line adjustment, that this would then be heard at the next BZA meeting.

Mr. Sauer made a motion to allow an exception to subdivision regulations 6.9.1, 6.3.12 and 6.9.5 and to approve Case No. 06-2018 and Mr. Holahan seconded his motion. Dr. Boester and Mr. Wheeler were in favor. Mr. Waszak voted nay.



2. Case No. 07-2018  
CDL Training Services of Cleveland & Roadmaster Driving School/2636 Brecksville Road, LLC  
2636 Brecksville Road

Mr. Frantz stated the applicant is requesting a Conditional Use Permit to include the new lessee which will conduct the same business use as the applicant. He stated the use is the same and that this is just a name change. Dr. Boester asked if there were any questions or comments- and there were none.

**Mr. Holahan made a motion to approve Case No. 07-2018 and Mr. Wheeler seconded his motion. All members were in favor.**

3. Case No. 08-2018  
CDL Training Services of Cleveland & Roadmaster Driving School/2636 Brecksville Road, LLC  
2636 Brecksville Road

Mr. Frantz reported the applicant is requesting approval to replace two signs on the property located at 2636 Brecksville Road. Ground and wall signs will remain the same size 4'x8' (32 sq. ft.) with updated company information. Mr. Sauer stated the updated sign looks nice and has no issue with the request. He asked if the address was on the sign and the applicant stated that it was.

**Mr. Wheeler made a motion to approve Case No. 08-2018 and Mr. Holahan seconded his motion. All members were in favor.**

**APPROVAL OF 1/09/18, 1/16/18, AND 1/23/18 MINUTES:**

**Mr. Holahan motioned to approve the 1/09/18, 1/16/18, AND 1/23/18 meeting minutes as amended. Mr. Sauer seconded his motion. All members were in favor.**

**MAYORS REPORT:** None.

**COUNCIL REPORT:** Mr. Wheeler stated the only one item this week, which was a complaint from a disgruntled resident regarding illegal temporary signs. Mr. Frantz stated all temporary signs need to be registered. Mr. Frantz stated that he will send a reminder letter to the businesses and include an article in the Spring newsletter to reiterate the zoning code on temporary signs.

**DIRECTOR OF PLANNING AND ZONING REPORT:** Mr. Frantz reported that the Columbia Road pre-con was completed; and construction should start in April and be completed by end of August. He also reported that tree clearing was beginning at Fairview Cemetery. He also reported that the Tavern of Richfield recently closed and will unlikely reopen unless significant interior code improvements are made.

**COMMENTS FROM THE PUBLIC:** None.

**UNFINISHED BUSINESS:** None.



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**ADJOURNMENT:**

A motion was made by Mr. Waszak to adjourn the meeting. Mr. Holahan seconded his motion and all members were in favor. Meeting adjourned at 9:43pm.

Respectfully submitted,

Approved,

Amy Nauer, Clerk  
Planning and Zoning Commission

Dr. Charles Boester, Chairman  
Planning and Zoning Commission