



**PLANNING AND ZONING COMMISSION MEETING
MINUTES
Tuesday, April 24, 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 and Ralph Waszak were present.
Mike Wheeler was absent.

OTHERS PRESENT: Planning and Zoning Director Brian Frantz, Mayor Bobbie Beshara and Law Director Bill Hanna.

AGENDA REQUESTS: Mr. Frantz requested to hear new business items first, starting with 17-2018 Pink Velvet Studios and Case 18-2018 Cleveland Water and then onto old business Case 16-2018 Indoor Shooting Range Text Amendment.

Mr. Waszak made a motion to alter the agenda and Mr. Holahan seconded his motion. All members were in favor.

NEW BUSINESS:

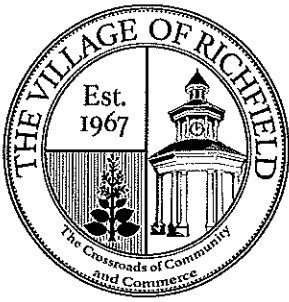
1. Velvet Studios/Margot Harmon

Mr. Frantz reported the applicant is requesting approval to replace two signs on the property located at 3838 Brecksville Road, the former art studio. The ground and wall sign will remain the same size but will include the new business name, Pink Velvet Studios. Ms. Harmon stated she will offer paint/art sessions and offer a small gift shop with items such as jewelry and candles. She stated the business hours will generally be 7pm-9pm Thursday and Friday; and 12pm-2pm Saturday and Sunday. Mr. Frantz stated the property is located in the commercial historic district and her sign design meets the code. Dr. Boester and Mr. Wheeler both commented they liked the pink sign. Mr. Sauer asked about the sign lighting and Ms. Harmon stated she is using the existing recessed LED lighting. Mr. Sauer also mentioned that the address numbers need to be added, if they are not already on the monument base. Mr. Waszak stated the use is good and fits in well; and likes the pink colored sign. He welcomed Ms. Harmon and her new business to the Village.

Mr. Holahan made a motion to approve Case No. 17-2018 and Mr. Wheeler seconded his motion. All members were in favor.

2. Village of Richfield/Cleveland Water Department

Mr. Frantz reported, per Section 9.06 Charter Referral (Council Resolution 33-2018) Village Council requested Planning Commission review the proposed location for a million-gallon water tower being requested by the Cleveland Water Department. The proposed location is off Brecksville Road on parcels 5000056, 5000057, 5000058. The water tower will support the construction and operation of the waterline extension project planned to the center of town.



Mr. Frantz noted Cleveland Water representatives were present at the meeting this evening, Mr. Alex Margevicius and Mr. Jose Hernandez, to give an overview presentation of the water tower site location. The presentation is the same one as they delivered at the 4/17/18 Council Meeting. Details of the presentation include:

Timeline of Events

1967

- Vacant land off of Broadview (land now is part of Forest Ridge development) offered by private land owner for water tower site

1990

- Forest Ridge development begins planning process July 3rd
- December 19th – Planning Commission approved preliminary plan

1991

- January 22nd – Planning Commission review Forest Ridge Phase I Plat
- February 21st – Letter from Village Engineer to Cleveland Water requesting determination if Block “A” of Forest Ridge plat will fulfill the requirements as a water tower site
- August 27th – Planning Commission approves final plat for phase one of Forest Ridge. Final plat included approval of Block “A” open space for future water tower site
- December 3rd – Council approved construction agreement with Forest Ridge for Phase I - Ordinance 64-1991
- Warranty Deed for Block “A” transferred to Village ownership (December 10th) – deed specifically referring to the property as a water tower site

1992

- Developer indicated during a July Planning and Zoning Commission meeting that he informs purchasers of lots within Forest Ridge development that a water tower may be constructed
- October 20th – Final plat application for Phase II & III is made

1993

- April 27th – Planning Commission approved Phase II and Phase III plat
- June 1st – Resolution 32-1993 Construction Contract between the Village and Forest Ridge for Phase II and III (water tower site referenced in document)

1994

- Phase II dedication plat for Forest Ridge approved by Planning Commission and Council - Block “A” open space for future water tower site remained on approved plat

2013

- July 16th, first meeting with Cleveland Water regarding interest in moving forward with tower construction – Village Council informed and Public Works Committee meeting set
- July 29th, Public Works Committee of Council discussed Cleveland’s intent to move forward with tower construction
- November 5th, Cleveland Water presents information regarding tower to Village Council
- November 19th, Council directs Administration to hire independent engineering firm to conduct analysis of tower location, capacity and height
- December - Council has independent firm study tower options
- December 9th, Cleveland agrees to examine other locations throughout Richfield for tower location

2014

- January Council meeting, LJB report discussed further and Council requests further analysis of pressure, height and location be conducted



- February 13th, LJB issues second report to Administration
- February 18th, LJB presents findings of second analysis to Village Council
- March 20th, Administration and Council representatives attend meeting at Cleveland Water office to discuss tower locations, pressure and height – Council inquired if pressure standards can be reduced to expand possible locations for tower
- April through August, Cleveland Water, Administration and Council representatives conduct on-site meetings of several potential locations for tower
- Cleveland Water begins detailed examination of 3019 Brecksville Road as potential site
- November 25th, Cleveland Water issues email stating 3019 Brecksville Road is not a viable location for tower
- December 1st, Cleveland Water issues email stating a willingness to use Richfield Woods as an alternate to the original Block “A” location behind West Richfield Cemetery

Impact analysis, alternative site locations, 2014-Present Examined Sites

- Village Hall (Village Owned)
- Behind the Library (Village Owned)
- 3348 Brecksville Road (Privately Held)
- 3024 Brecksville Road (Privately Held)
- Stonegate Business Park (Privately Held)
- Parcel #5002566 (Privately Held)
- 3083 Brecksville Road (Village Owned)
- 3019 Brecksville Road (Privately Held)
- Girl Scout Camp (Privately Held)
- Mount Augustine (Privately Held)
- 4373 Broadview Road (Privately Held)
- Richfield Woods (Village Owned)
- Block “A” Forest Ridge (Village Owned)

Examination of Locations – Emphasis South

Late 2015/Early 2016 – South Site Identified

- Analysis determined South end of town would be the best location
- Lower ground elevation = taller tower
- Began conversations with property owner

2016 – Negotiations

- Began negotiations with property owner
- Council refers pump station location - 9.06 Charter to Planning Commission

Pump station Location

2017 – Deal is Structured

- Deal is structured with CWD, Village, and property owner
- Jan 31st, Planning Commission makes pump station location recommendation to Council
- Proposed tower location confirmed
- Survey work completed
- Contracts formulated

Identified Water Tower Location



Mr. Holahan stated the location is good and well thought out. He thanked the Mayor, Mr. Frantz and everyone who has helped with this project. Mr. Wheeler commented the presentation was great and the proposed location is perfect. Mr. Sauer thanked Cleveland Water for their cooperation and assistance in this project and supports the location 100%. Mr. Waszak supports the new proposed site and thanked Mr. Frantz and Mr. Hanna for their hard work on this project. He did ask if communication apparatuses would be attached to the towers. Mr. Margevicius said yes, they would be retrofitted as this is what a lot of communities do; however, board approval would be needed beforehand. Dr. Boester thanked everyone for their hard work over the years and to move this project forward; and supports the new proposed location.

Mr. Frantz noted the next step per the Village Charter, Planning Commission's recommendation would be forwarded to Village Council for action at their next meeting and to complete the Charter referral process. Once completed it would then come back to Planning Commission on 5/08/18 meeting as a zoning conditional use permit application; and would include a public hearing notification for that meeting.

Mr. Holahan made a motion to approve Case No. 18-2018 and Mr. Wheeler seconded his motion. All members were in favor.

OLD BUSINESS:

Case #16-2018: Text amendment to section 1159.03 / Village Council

Mr. Frantz provided the board members with a draft copy of the text amendments that were put together by Mr. Hanna and Mr. Frantz. The handouts included amendments to Chapter 1103 Definitions, Chapter 1159 Industrial District and Chapter 1173 Conditional Uses. Mr. Frantz stated the conditionally permitted use would still require an applicant to obtain planning commission approval for use, landscape plans, lighting plans, site plans. Mr. Waszak noted concerns for parking, while patrons are waiting to use the shooting lanes. Mr. Frantz stated the codes he researched didn't have any parking requirements but can look into adding details to develop a standard. Mr. Sauer stated he was not in favor of creating these worded codes with no application. Mr. Frantz stated there wasn't a formal application submitted for this use change/text amendment but was a referral from Council. Mr. Frantz stated, along with Mr. Hanna, they reviewed over 10-12 different communities and jurisdictions for existing code around indoor shooting ranges to assemble these draft amendments. Mr. Hanna stated some of the areas had greater details than others and this was an attempt to collect what made sense for the Village. Mr. Hanna also stated the code needs to be consistent and not violate or discriminate any potential applicants. Mr. Frantz stated he will make send a revised draft of the text amendments to the board by the end of the week. The board will have time to review and make a recommendation at the next meeting on 5/08/18, which will also be noticed as a public hearing.

APPROVAL OF MINUTES: None

MAYORS REPORT: Mayor Beshara stated Arbor Day is coming up and eight types of trees will be available. Mayor Beshara noted income tax for April is up 5% and 3% for the year. She also reported Service Director interviews are scheduled and taking place this week.



Mayor Beshara reported she gave a statement at the 4/17/18 Council meeting which addressed ongoing derogatory actions by a member of the business community. Mr. Wheeler echoed her sentiment and stated he isn't going to put up with this type of abuse towards anyone, especially our local officials. Mr. Wheeler stated he recently was copied on a hateful email sent by local business owner Mr. Mike Kahoe to Mayor Beshara. Mr. Wheeler responded to Mr. Mike Kahoe's concerns on lack of code enforcement in the Village and noted his unprofessional demeanor was inappropriate.

COUNCIL REPORT: Mr. Wheeler reported there has been lots of discussion from residents on the indoor shooting range. He stated they need to watch for and participate in the public hearings as this moves forward.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported the following items:

- Humphrey Road culvert being reviewed;
- Humphrey Road will also be included in the paving program this year;
- Service Director interviews are underway;
- South Wheatley/Crossroads District Plan – contracts are being reviewed for landscape architect, Rob Morgan and architectural form/standards, Kaczmar Architects;
- Mr. Sauer asked about the black, matte exterior finish on the Nexen Building. Mr. Frantz they are following what was approved as final architectural plan approval; was approved the 9/26/17 meeting.

COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: None.

ADJOURNMENT:

A motion was made by Mr. Holahan to adjourn the meeting. Mr. Waszak seconded his motion and all members were in favor. Meeting adjourned at 9:38 pm.

Respectfully submitted,

Approved,

Amy Nauer, Clerk
Planning and Zoning Commission

Dr. Charles Boester, Chairman
Planning and Zoning Commission