



**RICHFIELD VILLAGE COUNCIL
PUBLIC HEARING MINUTES**

TUESDAY, MAY 1, 2018

6:30 p.m.

ROLL CALL: Domanick, Kahoe, Healey, Hudak, Lanford, Lyons and Wheeler. OTHERS PRESENT: Mayor Beshara, Fire Chief McLean, Park and Recreation Director Jocek, Planning & Zoning and Interim Service Director Frantz, Finance Director Turk, Law Director Hanna.

SUBJECT: Discussion of Ordinance No. 30-2018:

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 5145 BRECKSVILLE ROAD FROM THE GENERAL BUSINESS DISTRICT TO THE INDUSTRIAL DISTRICT

This is an applicant-driven request from the new owner of the property to renovate it for a total build out. The applicant, Brecksville Road Associates Ltd., provided Council with its plans. The Planning and Zoning Commission voted 4-1 to recommend approval of the rezoning.

Hudak asked about the possibility of a variance rather than a zoning change. Frantz said the applicant chose to seek rezoning because of the surrounding industry. The property owner had a conditional sales deal.

Healey asked if the ingress and egress of the property would change. Frantz said it will remain the same, as the Board of Zoning Appeals had granted approval to get the lot ready.

Lanford asked if the industrial land was buildable. Frantz said yes.

The negative vote in the PZC was due to outside storage on a dedicated road. The village does not have a dedicated road. Hudak said this is not spot zoning.

John Slagter, an attorney with Buckingham, Doolittle & Burroughs, represented the applicant. He was accompanied by Rob Risman, commercial broker Jeffrey Kahn, and purchaser Mike Benidi, who is looking to relocate his business from North Royalton.

Slagter said the land has been vacant since 2007. It has been difficult to lease due to inconsistency with the comprehensive plan. The surrounding properties are in the Joint Economic Development District.

Risman said the buildings on the eastern side of the property are harder to rent. Slagter said outside storage will be a conditional use.



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Kahn has owned the building for 13 years and has studied the best uses for it.

Wheeler asked if the leases are too high for the location and the market. He was told the rent is competitive compared to properties on Brecksville and Broadview roads.

Hudak commended the applicants for their handouts and presentation.

Lyons noted that the surrounding zoning in Richfield Township's Light Industrial Office district is comparable to that of the village. The township allows outside storage.

Lyons adjourned the public hearing at 7:32 p.m.

Respectfully Submitted:

Jeff Gorman
Clerk of Council

Mike Lyons
Council President