

Richfield Township Zoning Commission
January 9, 2020

The regular meeting was opened at 6:30 p.m. on January 9, 2020 with the following in attendance:

Mark Totten
Matt Diepenbrock
Harold Gaar
Dwayne Gentner
Chris Sivak

Also in attendance were trustee Jeff Shupe and zoning inspector Laurie Pinney. There were no other attendees. Member Patti Dorsett had provided prior notice that she would be unavailable to attend the meeting.

The floor was opened to nominations for chairperson and Mr. Sivak nominated Mr. Totten. Having no other nominations, a motion was made by Mr. Sivak and seconded by Mr. Diepenbrock to approve Mr. Totten as chairperson for 2020. The motion passed with unanimous approval of those in attendance.

The floor was opened to nominations for vice chairperson and Mr. Totten nominated Mr. Gaar. Having no other nominations, a motion was made by Mr. Totten and seconded by Mr. Diepenbrock to approve Mr. Gaar as vice-chairperson for 2020. The motion passed with unanimous approval of those in attendance.

Ms. Pinney provided a brief update on text amendments that may be beneficial from a zoning administration viewpoint and these will be discussed at future zoning commission meetings.

Mr. Gaar shared a letter of recommendation for BZA case 640-19, which was a request for variances to remove regulations for building interiors for warehousing and distribution center uses which was withdrawn prior to the December BZA meeting date. A new application by the same property owner and for the same requested variances has been made as BZA case 642-20

The commission members discussed regulations in the Light Industrial-Office district. A motion was made by Mr. Totten to initiate an amendment to delete RTZR Sections 420-2-F & 420-2-G, as follows:

~~420-2-F Special Conditions for Warehouse Uses~~

- ~~1. Wholesale uses or warehousing and/or storage uses shall not occupy more than forty percent (40%) of the gross floor area of any building.~~
- ~~2. Each permitted building shall have at least twenty five percent (25%) of its total gross floor area devoted to permitted office or light industrial uses.~~

~~420-2-G Special Conditions for Distribution Center Uses~~

~~Each permitted building shall have at least fifteen percent (15%) of its total gross floor area devoted to permitted office uses.~~

The motion was seconded by Mr. Gaar and received unanimous approval of those in attendance. Ms. Pinney reported that the item would be on the February 27, 2020 Summit County planning commission (SCPC) agenda for review and recommendation and the required zoning commission advertising for public hearing would be placed. The zoning commission public hearing will open at the next regular zoning commission meeting on February 13, 2020 and be continued to a hearing date following the SCPC review.

The commission then returned to the discussion of a recommendation letter for BZA case 642-20. Questions were raised about the required timing of the bufferwall installation and it was agreed that a recommendation to require installation of the bufferwall along the entire adjacent residential property line be included as a condition of any BZA approval. A motion was made by Mr. Totten and seconded by Mr. Gaar for the zoning commission to send a letter of endorsement to the BZA in support of the current LI-O variance requests on the condition the bufferwall be required to be constructed along the entire adjacent residential property line. The motion was unanimously approved by those in attendance.

The commission members then turned to administrative business and Mr. Diepenbrock made a motion to approve the minutes of December 12, 2019. The motion was seconded by Mr. Gaar and received majority approval of those in attendance, with an abstention by Mr. Gentner.

Having no other business, a motion was made by Mr. Gentner at 7:24 p.m. to adjourn. The motion was seconded by Mr. Diepenbrock and received unanimous approval of those in attendance.

Chairperson _____ Secretary _____