

Richfield Township Board of Zoning Appeals  
January 16, 2017

The meeting was opened at 6:30 p.m. on January 16, 2017 with the following in attendance:

Bob Lucas  
Jeff Smola  
Natalie Grubb  
Ryan Rawlings  
Mark Totten  
Christi Gable - Alternate

Zoning Inspector Laurie Pinney  
Four resident/applicant attendees

The floor was opened to nominations for 2017 Chairperson. Ms. Grubb nominated Mr. Lucas as Chairperson. Having no other nominations, the floor was closed to nominations and Ms. Grubb made a motion to accept the nomination of Mr. Lucas as Chairperson. The motion was seconded by Mr. Smola and received unanimous approval.

The floor was opened to nominations for 2017 Vice Chairperson. Ms. Grubb nominated Mr. Smola as Vice Chairperson. Having no other nominations, the floor was closed to nominations and Ms. Grubb made a motion to accept the nomination of Mr. Smola as Vice Chairperson. The motion was seconded by Mr. Rawlings and received unanimous approval.

The agenda was modified to move Continued Case 623-16 to the end of the agenda, since no applicant representatives were in attendance.

Continued Case 624-16 was re-opened at 6:36 p.m. and is a request for variance from RTZR 301-4-O-3 to modify the required front yard area to allow construction of an accessory building on a property located at 2677 Southern Road, parcel # 48-00222 in an R-1 Rural Residential district. Applicant/property owner Dale Fashinpaur was in attendance. Mr. Lucas distributed a draft resolution and the Board discussed and made modifications to the draft, which was read by Mr. Lucas per a motion to approve made by Mr. Totten. The motion was seconded by Mr. Rawlings and received unanimous approval.

Continued Case 625-16 was re-opened at 7:00 p.m. and is a request for variance from RTZR 402-3 to allow a subdivision of property creating two lots that are less than the required minimum net lot area on a property located at the corner of Oviatt Road and Dunheath Drive, parcel # 48-01810 in an R-1 Rural Residential district. Material received since the December meeting that provided the resulting net lot area of each of the proposed lots was discussed by the Board. Applicant/property owner Jon Bigadza was in attendance and shared a photo of a 7000 square foot residence located on a similarly-sized lot.

Following discussion by the Board, a draft resolution was distributed by Mr. Lucas. A motion was made by Mr. Totten and seconded by Ms. Grubb to accept Resolution 625-16 granting approval of the proposed lot split. The motion passed with unanimous approval.

Continued Case 626-16 was re-opened at 7:25 p.m. and is a request for variance from RTZR 405-3-B to allow construction of a residence not meeting the front setback requirements on a property located at the

corner of Hamilton Drive and Glentool Lane, parcel # 48-02752 in an R-4 Planned Residential district. Additional materials regarding soil conditions had been received since the prior meeting and were discussed by the Board. Applicant/builder Steve Moore and potential property owner Ron Auletta were in attendance.

A draft resolution was distributed by Mr. Lucas. Following review of the draft, a motion was made by Mr. Lucas and seconded by Mr. Rawlings to accept Resolution 626-16. The motion passed with unanimous approval.

Case 627-17 was opened at 8:20 p.m. and applicant/builder Steve Moore was sworn in at 8:21 p.m. and presented information on the request. Following discussion, a motion was made by Mr. Rawlings and seconded by Mr. Totten to continue the hearing to the next meeting, scheduled for February 20, 2017, 6:30 p.m. to allow the applicant and owner time to discuss alternative options. The motion passed with unanimous approval.

Continued Case 623-16 was re-opened and is a request to continue a variance for a temporary sign located at 4859 Broadview Road, parcel # 48-00800 in an R-1 Rural Residential district. Mr. Rawlings continued his recusal and alternate member Christi Gable took his place on the Board. The request had been provided with a straw poll approval at the November meeting and a draft resolution was subsequently unable to receive approval of members at the December hearing. There has been a change of Board members in 2017, resulting in difficulty to obtain a quorum of support for the November approval. Mr. Lucas made a motion to table the case to the February 20, 2017, 6:30 p.m. meeting and requested that the Summit County Prosecutors Office provide guidance on how to proceed. The motion was seconded by Mr. Smola and received unanimous approval.

The Board turned to administrative matters and a motion was made by Mr. Smola and seconded by Ms. Gable to accept the minutes of December 19, 2016. The motion passed by majority approval, with abstentions by Mr. Lucas and Mr. Rawlings.

Mr. Lucas raised the topic of bylaws and rules for the Board, which had been discussed in 2016 and made a proposal that the Richfield Township Board of Zoning Appeals, known as the Board, adopts the following resolution pursuant to the Ohio Revised Code (ORC) 519.15 and the Richfield Township Zoning Resolution (RTZR) Section 901, which is proposed to become part of the organizational resolution and renewed each year: The Board shall comply with all applicable provisions of the Ohio Revised Code and the Richfield Township Zoning Resolution. These rules replace any existing or past rules, which are hereby repealed. These rules shall continue in effect until repealed, replaced or amended by the Board. A motion to adopt the rules as stated was made by Mr. Rawlings, seconded by Mr. Totten and received unanimous approval.

Having no further business, a motion was made to adjourn by Mr. Lucas at 8:55 p.m. The motion was seconded by Mr. Rawlings and received unanimous approval.

Chairperson \_\_\_\_\_ Secretary \_\_\_\_\_ Date \_\_\_\_\_