

Richfield Township Zoning Commission
February 9, 2017

The regular meeting was opened at 6:30 p.m. on February 9, 2017 with the following in attendance:

Patti Dorsett
John Paulett
Jerry Ruediger
Chris Sivak

Amy Page, Zoning Inspector
Laurie Pinney, zoning staff
Seven residents were in attendance for portions of the meeting

Ms. Dorsett opened the meeting and discussion of an information packet recently mailed to township representatives from resident Gayle Palshook regarding stormwater regulations. Ms. Palshook had attended the January 12, 2017 zoning commission meeting and made a presentation to the board proposing adoption of additional stormwater protection regulations.

Township Trustees Janet Jankura, Jeff Shupe and Bob Luther and Administrator Mindy Remeck joined the meeting in progress at 6:32 p.m. and had scheduled a work session to discuss zoning commission text amendments for the coming year. Ms. Jankura noted that the trustees had requested the commission to address landscaping regulations in 2016 and there have been proposals made to address stormwater regulations. She additionally noted that a Board of Zoning Appeals member made suggestions for amending the home business regulations.

Ms. Jankura also noted that Mr. Luther had inquired about possible adoption of a property maintenance code and a recently adopted code from another Summit County township had been shared with the trustees and commission members. Mr. Luther noted that adoption of property maintenance regulations would involve appointing an additional board and more staff time and did not feel the township has the resources at this time. Ms. Jankura concurred.

Mr. Paulett turned the discussion back to the mailed packet received regarding stormwater regulations. Mr. Ruediger noted that most Summit County townships have adopted the county riparian regulations. Mr. Shupe noted that the specific property of concern has been addressed and a letter sent by the Summit County Prosecutors office stated the property was in compliance with county regulations. All three trustees stated they were not interested in adopting regulations to address a specific property issue. Mr. Luther suggested the commission send a letter to the county requesting a follow up and Ms. Jankura stated she believes the county has already followed up on the matter.

Resident Rich Fleming noted that he has also had problems from stormwater runoff, including sedimentation and flooding and believes it is coming from the nearby Light Industrial-Office (LI-O) property following clearing of the land in preparation for development.

Resident Ed Pepera asked if any changes to the LI-O regulations had been proposed and Ms. Jankura stated there were no new regulations under consideration. Mr. Pepera followed by inquiring about the composition of the township zoning boards and noted he has requested appointment to the zoning commission, which currently has one full-member and two alternate-member positions open.

Ms. Dorsett summarized the joint meeting discussion by stating it sounds like the trustees would support modifying regulations for home based businesses; do not want to pursue property maintenance regulations; and would like to continue the investigation into stormwater regulations. Ms. Remec noted that the Summit County Prosecutors Office had recommended against adopting the county riparian ordinance.

Ms. Page shared information with the commission about a recent Ohio Supreme Court ruling regarding the ability to regulate signage and the commission agreed that current township regulations should be reviewed for compliance with the ruling.

The trustees, Ms. Remec and several attendees left the meeting at 6:56 p.m. to begin the regular board of trustee meeting scheduled for 7:00 p.m. and the commission continued with their meeting. Ms. Page had been hired as zoning inspector in January and provided the commission members with a description of her background and experience.

Ms. Dorsett returned to the discussion of work on possible text amendments and the proposal to modify regulations for home based businesses and asked Mr. Sivak if there continues to be problems in the area of his property. Mr. Sivak stated the area is like an industrial park.

Ms. Dorsett then followed up on the resident request for additional stormwater regulations and asked Ms. Page to try to arrange for a representative from the Summit Soil and Water Conservation District to attend a meeting in March, April or May to discuss how the county regulations are enforced.

Mr. Paulett noted that he would like to see additional regulations in the LI-O district, including stricter requirements for landscaping and buffering than those currently in place.

The commission members then turned to administrative business and a motion was made by Ms. Dorsett and seconded by Mr. Ruediger to accept the minutes of January 12, 2017. The motion passed with unanimous approval.

Having no additional business, a motion was made by Mr. Sivak and seconded by Ms. Dorsett to adjourn at 7:34 p.m. The motion received unanimous approval.

Chairperson _____ Secretary _____ Date _____