

Richfield Township Zoning Commission
February 13, 2020

The regular meeting was opened at 6:33 p.m. on February 13, 2020 with the following in attendance:

Mark Totten
Harold Gaar
Patti Dorsett
Matt Diepenbrock
Dwayne Gentner

Also in attendance were trustees Jeff Shupe and Bob Luther, zoning inspector Laurie Pinney and five additional attendees. Alternate member Chris Sivak had provided prior notice that he would be unavailable to attend the meeting.

A public hearing was opened at 6:34 p.m. for a proposed text amendment initiated at the January 9, 2020 zoning commission meeting. The proposal is to amend RTZR Section 420 (LI-O Light Industrial-Office district regulations) to delete sections 420-2-F-1&2 and 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 zoning commission members discussed the proposed amendment, which is scheduled for review at the February 27, 2020 Summit County Planning Commission (SCPC) meeting. The floor was opened to the public and comments were offered regarding LI-O requirements for: bufferwall location and timing, courtyard developments, retention and drainage, emergency access drive and property-owner association and/ maintenance requirements. None of the requirements for these items has been initiated for amendment at this time and would not be affected by the proposed amendment. The trustees in attendance did not offer any comment and will discuss and review the proposed amendment following recommendations by the SCPC and zoning commission.

A motion was made by Mr. Totten and seconded by Mr. Diepenbrock to continue the public hearing to a special meeting on February 27, 2020, 6:30 p.m. The motion passed with unanimous approval.

The zoning commission members then took up the topic of possible future amendment to LI-O district regulations and discussed the requirements for bufferwalls and courtyard development and took additional comments from attendees.

Ms. Pinney did not have any update on text amendments that may be beneficial from a zoning administration viewpoint and these will be discussed at future zoning commission meetings.

The commission members then turned to administrative business and Mr. Gaar made a motion to approve the minutes of January 9, 2020. The motion was seconded by Mr. Totten and received majority approval of those in attendance, with an abstention by Ms. Dorsett.

Having no other business, a motion was made by Ms. Dorsett at 7:13 p.m. to adjourn. The motion was seconded by Mr. Diepenbrock and received unanimous approval of those in attendance.

Chairperson _____ Secretary _____