

Richfield Township Board of Zoning Appeals
February 20, 2017

The meeting was opened at 6:30 p.m. on February 20, 2017 with the following in attendance:

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

Zoning Inspector Amy Page
Zoning staff Laurie Pinney
No resident/applicant attendees

Continued Case 623-16 was re-opened at 6:31 p.m. 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 hearing was closed and the request received approval at the November meeting. A draft resolution was subsequently unable to receive approval of members in attendance 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 had consulted with the Summit County Prosecutors Office for guidance on how to proceed and reviewed the options they discussed.

Following an extended discussion, a motion was made by Mr. Lucas and seconded by Mr. Smola to accept Resolution 623-16, denying the request for variance to allow the signage. The motion to deny passed with Ms. Grubb, Mr. Totten and Mr. Smola voting in favor and Ms. Gable and Mr. Lucas voting in opposition to the motion.

Mr. Rawlings returned to the meeting and the Board turned to administrative matters. A motion was made by Mr. Lucas and seconded by Mr. Smola to accept the minutes of January 16, 2017. The motion passed by unanimous approval, with Ms. Gable voting in the abstention by Mr. Rawlings.

The Board members discussed the 2017 meeting schedule and agreed to stay on the current schedule of third Mondays of each month at 6:30 p.m. and also set the May and October meeting dates as the free meeting dates under RTZR 801-5.

Mr. Lucas then brought up a number of general discussion items, including the use of straw votes, encouraging of site visits prior to hearings, adhering to the appropriate burden of proof in making determinations and revisiting variances requested in the Light Industrial-Office District to determine if conditions have been met.

Mr. Rawlings informed the Board that he will be moving from the township and no longer qualified to serve on the Board and his last BZA meeting will be in March.

Mr. Smola notified that he will be unavailable to attend the March meeting.

Having no further business, a motion was made to adjourn by Mr. Lucas at 8:22 p.m. The motion was seconded by Mr. Smola and received unanimous approval.

Chairperson _____ Secretary _____ Date _____