

Richfield Township Board of Zoning Appeals  
February 22, 2021

To meet requirements of Ohio HB 197 and 404 to prevent the spread of COVID-19, the special meeting was held remotely via the MS Teams meeting software and was opened at 6:35 p.m. on February 22, 2021 with the following in attendance:

Jeff Smola  
Natalie Grubb (joined meeting at 6:39 p.m.)  
Geoffrey Graham  
Christi Gable

Township Administrator, Mindy Remec (joined meeting at 8:50 p.m.)  
Zoning Inspector, Laurie Pinney  
Summit County Assistant Prosecuting Attorney Raymond Hartsough  
Court Reporter Lena Duncan

Board member Rob Kapitan provided notice that he would be unable to attend.

There were two applicant representatives in attendance and approximately four resident attendees.

Case 648-21 was re-opened and is a request for six variances: 1. Setback requirements to construct a guard shack, 2. Use requirements to allow construction of an employee break shelter, 3. Maximum height requirements to construct a retaining wall, 4. Location requirements for a bufferwall, 5. Requirements for landscaping bufferyard type D and 6. Requirements for landscaping bufferyard type A for a property located at 5344 Black Road, parcel # 48-02888 in an LI-O district.

A motion was made by Mr. Smola and seconded by Mr. Graham to go into executive session with legal counsel at 6:37 p.m. The motion received affirmative votes from Ms. Gable, Mr. Smola and Mr. Graham. Ms. Pinney started the executive session in a separate MS Teams meeting and left the executive session, returning to the special meeting at 6:40 p.m.

The Board ended the executive session at 9:15 p.m. and took a brief recess, rejoining the special meeting at 9:25 p.m.

Mr. Smola stated the Board believed they had adequate information for variance requests #1, 2 & 3, but had additional questions for variance requests # 4, 5 & 6, which were addressed by applicant representatives Kelly Mills and Paul Thurston. The questions related to the elevation height at the proposed eastern Bufferwall location, information on plantings for the Bufferyard and restrictions imposed by the adjacent CEI property and easement.

Given the late hour, Mr. Smola suggested a continuance to the next regular meeting scheduled for March 15, 2021. A motion was made by Mr. Smola and seconded by Mr. Graham to close the hearing for Case 648-21. The motion passed with unanimous approval of those in attendance.

The Board set aside approval of the January 18, and February 15, 2021 minutes for the next meeting. Having no further business, a motion was made to adjourn by Mr. Smola at 10:01 p.m. The motion was seconded by Ms. Grubb and received unanimous approval of those in attendance.

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