

Richfield Township Zoning Commission  
February 27, 2020

The special meeting was opened at 6:32 p.m. on February 27, 2020 with the following in attendance:

Mark Totten  
Harold Gaar  
Patti Dorsett  
Dwayne Gentner  
Chris Sivak

Also in attendance were zoning inspector Laurie Pinney and two additional attendees. Member Matt Diepenbrock had provided prior notice that he would be unavailable to attend the meeting.

A continued public hearing was re-opened at 6:33 p.m. for a proposed text amendment initiated at the January 9, 2020 zoning commission meeting and continued from the February 13, 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 proposed amendment was reviewed at the February 27, 2020 Summit County Planning Commission (SCPC) meeting and received a unanimous recommendation to approve as submitted.

The zoning commission members discussed the proposed amendment and were favorable to adoption. Members of the public also had no stated opposition. A motion was made by Mr. Totten and seconded by Ms. Dorsett to close the public hearing at 6:53 p.m. The motion passed with unanimous approval and was followed by a motion made by Mr. Totten and seconded by Mr. Gentner to forward the amendment as proposed to the board of trustees with a recommendation to approve as written. The motion passed with unanimous approval. The trustees public hearing will be held between March 16 and 27, 2020 and will have the required advertised notice as well as the agenda posted to the township website.

The zoning commission members also took up the topic of possible future amendment to LI-O district regulations and discussed the requirements for bufferwalls, including possible alternate materials and took additional comments from attendees.

The commission members then turned to administrative business and Mr. Gaar made a motion to approve the minutes of February 13, 2020. The motion was seconded by Mr. Totten and received majority approval of those in attendance, with an abstention by Mr. Sivak.

Having no other business, a motion was made by Mr. Gaar at 7:00 p.m. to adjourn. The motion was seconded by Mr. Totten and received unanimous approval of those in attendance.

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