

Richfield Township Board of Zoning Appeals
March 15, 2021

To meet requirements of Ohio HB 197 and 404 to prevent the spread of COVID-19, the regular meeting was held remotely via the MS Teams meeting software and was opened at 6:30 p.m. on March 15, 2021 with the following in attendance:

Jeff Smola
Natalie Grubb
Geoffrey Graham

Township Administrator Mindy Remec
Zoning Inspector, Laurie Pinney
Summit County Assistant Prosecuting Attorney Raymond Hartsough
Court Reporter Lena Duncan

There were three applicant representatives in attendance and approximately eight resident attendees.

Continued Case 647-21 had been withdrawn by the applicant prior to the meeting and the agenda was modified to hear Case 649-21 in advance of continued Case 648-21.

Case 649-21 was opened and is a request to hear and decide an appeal where it is alleged there has been an error in the zoning inspector's determination that there is no violation for a bufferwall at 5344 Black Road, parcel # 48-02888 in an LI-O district. Applicant Paul Caruso was sworn in at 6:35 p.m. and shared a screen with information and took questions from the Board. Kelly Mills was sworn in at 6:51 p.m. to provide supporting information on the site plan for the subject structure. Testimony was closed at 7:29 p.m./ and a motion was made by Mr. Smola and seconded by Ms. Grubb to accept Resolution 649-21 granting the request to overturn the zoning inspector's determination. The motion was approved by unanimous vote of those in attendance.

Continued Case 648-21 was opened at 7:31 p.m. 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 Ms. Grubb to go into executive session at 7:32 p.m. The motion passed with unanimous approval of those in attendance.

The Board came out of executive session at 8:19 p.m. and resumed the meeting at 8:21 p.m. Following discussion, a motion was made at 8:31 p.m. by Mr. Smola and seconded by Ms. Grubb to approve Resolution 648-21 granting six variances as requested. The motion was approved by unanimous vote of those in attendance.

The Board took up approval of the January 18, 2021 minutes with a motion by Mr. Smola and second by Mr. Graham for approval. The motion passed with unanimous approval of those in

attendance. The February 15, 2021 minutes were tabled until the next meeting. A motion was made by Mr. Smola and seconded by Mr. Graham to approve the minutes of the February 22, 2021 special meeting. The motion was approved by unanimous vote of those in attendance.

Having no further business, a motion was made to adjourn by Mr. Smola at 8:40 p.m. The motion was seconded by Ms. Grubb and received unanimous approval of those in attendance.

Chairperson _____ Secretary _____ Date _____