

Richfield Township Zoning Commission
March 12, 2020

The regular meeting was opened at 6:40 p.m. on March 12, 2020 with the following in attendance:

Mark Totten
Harold Gaar
Dwayne Gentner
Matt Diepenbrock

Also in attendance was zoning inspector Laurie Pinney. There were no other attendees. Members Patti Dorsett and Chris Sivak had provided prior notice that they would be unavailable to attend the meeting.

Commission members discussed possible modifications to RTZR section 420, LI-O Light Industrial-Office district regulations for the courtyard and bufferwall requirements.

A trustee public hearing is scheduled for March 19, 2020, 6:30 p.m. to consider a text amendment to RTZR Section 420 (LI-O Light Industrial-Office district regulations) to delete sections 420-2-F-1&2 and 420-2-G. The zoning commission had voted unanimously to recommend this amendment for approval at their February 27, 2020 meeting. Mr. Gaar asked if there was any way to call the proposed amendment back to the zoning commission to add additional language for bufferwall and/or courtyard requirements, but this would require the trustees to disapprove the currently proposed amendment and a new amendment initiated through the ORC 519.12 process.

An update was provided by Ms. Pinney on the status of BZA Case 642-20, a failed request for variance from RTZR 420-2-F-1&2 & 420-2-G requirements that would have provided the same relief from zoning requirements as the pending text amendment. The BZA decision was appealed to the Summit County Court of Common Pleas and is pending acceptance of a consent judgment entry approved by the trustees at their February 24, 2020 special meeting. The consent judgment entry, if accepted by the court, will provide for the same relief from zoning requirements for the subject property that would have been obtained through a BZA Case 642-20 approval or by adoption of the pending text amendment. Commission members expressed the opinion that they would have liked to see additional conditions placed on the consent judgment entry and Ms. Pinney assured that the trustees had considered several conditions but decided to limit the consent judgment entry to the relief that would be provided by either the BZA variance request or the zoning commission's text amendment recommendation.

The commission members then turned to administrative business and Mr. Diepenbrock made a motion to approve the minutes of February 27, 2020. The motion was seconded by Mr. Totten and received majority approval of those in attendance, with an abstention by Mr. Diepenbrock.

Having no other business, a motion was made by Mr. Gentner at 8:21 p.m. to adjourn. The motion was seconded by Mr. Diepenbrock and received unanimous approval of those in attendance.

Chairperson _____ Secretary _____