

Richfield Township Board of Zoning Appeals
March 18, 2019

The meeting was opened at 6:31 p.m. on March 18, 2019 with the following in attendance:

Jeff Smola
Natalie Grubb
Robert Kapitan
Geoffrey Graham
Christ Gable

Zoning Inspector, Laurie Pinney

Seven (7) residents/owners/applicants were in attendance.

It was noted that the February 18, 2019 meeting was cancelled.

Continued Case 632-18 was tabled to the April 15, 2019 meeting at the applicant's request.

Case 634-19 was opened at 6:32 p.m. and is a request for conditional-use approval to construct a church on a property located at 3086 Streetsboro Road, parcel # 48-01627 in an R-1 Rural Residential district.

Representative architect John Elsey, from GBC Design, was sworn in at 6:33 p.m. and reviewed the submitted site plans and elevation drawings and took questions from the Board.

Applicant representative Ryan Martin was in attendance to provide information and answer questions as needed.

The board members requested submission of photometrics for the parking lot lighting plan.

The board called for additional proponents or opponents to the request and there were none. The hearing was continued at 6:55 p.m. to the next meeting, scheduled for April 15, 2019, 6:30 p.m.

Continued Case 635-19 was opened at 6:55 and is a request for variance from minimum lot size requirements to change property lines to re-allocate area between adjacent properties located at 2570 and 2596 Southern Road, parcels 48-00023 and 48-00245 in an R-1 Rural Residential district.

Applicant representative Steve Scavuzzo, who is an attorney and adjacent neighbor to the subject property, was sworn in at 6:56 p.m. and reviewed the application and the narrative provided by the applicant.

The board indicated approval of the request would require septic approval from the county and confirmation that the proposal would comply with Summit County subdivision regulations.

Applicant/owner Katie Essey was sworn in at 7:08 p.m. and addressed the request, which is being made to preserve the wooded area on the subject properties.

The board called for additional proponents or opponents and adjacent property owner Richard Pietrzyk, of 2588 Southern Road was sworn in and stated a concern for the proposed lot being a small size, given the need for a septic system and did not want the board to set a precedent for small lots. The board reiterated that the septic is under the jurisdiction of the county and also that the request is a unique situation, in that the applicant has an ownership interest in both of the subject properties.

Mr. Scavuzzo presented a rebuttal.

The board indicated that a survey would be required to determine accurate calculations for the proposed lot sizes, given that there has been conflicting information regarding the lot dimensions. The board also expressed concern regarding the ownership interest and whether the applicant is the authorized representative for the LLC ownership.

The hearing was continued to the next meeting, scheduled for April 15, 2019, 6:30 p.m. and the board turned to administrative business.

A motion was made by Mr. Kapitan and seconded by Ms. Gable to approve the minutes of January 21, 2019. The motion passed with majority approval, with an abstention by Mr. Graham.

Having no further business, a motion was made to adjourn by Mr. Smola at 7:24 p.m. The motion was seconded by Mr. Graham and received unanimous approval of those in attendance.

Chairperson _____ Secretary _____ Date _____