

Richfield Township Zoning Commission
April 11, 2019

The regular meeting was opened at 6:30 p.m. on February 14, 2019 with the following in attendance:

Mr. Mark Totten
Ms. Patti Dorsett
Mr. Chris Sivak
Mr. Harold Gaar

Zoning Inspector Laurie Pinney

Trustees Janet Jankura and Jeff Shupe were in attendance, as well as four (4) area residents.

Mr. Totten opened discussion on zoning in the Light Industrial-Office (LI-O) district and asked Ms. Pinney to review some slides regarding JEDD income, financial projections and township income sources. Mr. Totten then read from sections of the RT Comprehensive Land Use Plan that addressed the desirability of promoting development in the LI-O district/JEDD area.

Mr. Totten opened the discussion for commission and attendee comments. Ms. Dorsett asked Janet Jankura to expand on comments she had made regarding a prior BZA denial of a proposed Dominion East Ohio training center. Ms. Jankura responded that the denial was for the variance request for greater than two accessory buildings and was not based on any failure of the applicant to demonstrate they could operate without having nuisance factors. Residents Ed Pepera, Rich Fleming, Don Faulhaber and John Paulett each spoke on prior BZA hearings conducted for proposals in the LI-O district and the 2018 proposal to amend zoning regulations for the LI-O district. Mr. Shupe asked the attendees if they felt the Dominion training center would have been an acceptable use and Mr. Fleming replied that neither he nor any of the other residents who attended the BZA hearing had objected. Ms. Pinney then cited the BZA minutes of June 16, 2014, which was the date the Dominion proposal was denied. At that hearing, Mr. Fleming and two other residents had offered comments in opposition to the proposal.

The commission members then turned to administrative business and Mr. Sivak made a motion to approve the minutes of February 14, 2019. The motion was seconded by Mr. Gaar and received unanimous approval.

It was noted that the March 14, 2019 meeting had been cancelled and there are no minutes.

Having no other business, a motion was made by Ms. Dorsett at 7:19 p.m. to adjourn. The motion was seconded by Mr. Gaar and received unanimous approval.

Chairperson _____ Secretary _____