

Richfield Township Zoning Commission  
May 9, 2019

The regular meeting was opened at 6:30 p.m. on May 9, 2019 with the following in attendance:

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

Trustee Jeff Shupe was in attendance, as well as three (3) area residents.

Mr. Totten welcomed Mr. Diepenbrock as the newest member of the zoning commission and opened discussion on zoning in the Light Industrial-Office (LI-O) district. Mr. Totten said that the focus is on three areas of the zoning code: the ratio to office space to warehouse space, the courtyard issue, and the berm or buffer wall. Mr. Totten said that the office ratio is currently at 15 percent and in his opinion he does not think that should be reduced. Ms. Dorsett offered to research other township zoning code for comparison.

Mr. Totten next addressed the buffer wall and said the material used to construct the berm or buffer wall as well as whether there is an agricultural component, and also whether it is continuous along the length of the property are issues. Mr. Diepenbrock offered to work on the language for the buffer wall and said that he would reach out to the county engineer and other resources for guidance. Mr. Gaar will also work on this section.

Mr. Totten opened the discussion for attendee comments. Resident Don Faulhaber said that property owner Mr. Allega does this as part of his business and he would not be opposed to a berm as a buffer. Mr. Faulhaber and resident Ed Pepera also said that safety and security is a concern and suggested said a wall or fence on top of the berm may be needed. Mr. Fleming asked about lighting issues. Mr. Faulhaber said that the grade of the property should also be addressed for lighting.

Mr. Totten said that he would like to work on the courtyard section and will ask Zoning Inspector Laurie Pinney work with him.

The commission members then turned to administrative business and Ms. Dorsett made a motion to approve the minutes of April 11, 2019. The motion was seconded by Mr. Sivak and received unanimous approval.

Mr. Totten opened up the meeting for resident comment. Mr. Pepera said that previous comments by trustees about potential development seemed to lack credibility and asked if there was any new information. Mr. Totten said that he is no longer looking at previous attempts for development and is now looking forward to taking care of the neighbors of the property and what will ultimately benefit the township economically. Ms. Dorsett agreed with Mr. Totten.

Having no other business, a motion was made by Ms. Dorsett at 7:02 p.m. to adjourn. The motion was seconded by Mr. Gaar and received unanimous approval.

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