

Richfield Township Board of Zoning Appeals  
June 17, 2019

The meeting was opened at 6:35 p.m. on April 15, 2019 with the following in attendance:

Jeff Smola  
Natalie Grubb  
Geoffrey Graham  
Robert Kapitan  
Christi Gable

Zoning Inspector, Laurie Pinney

Summit County Chief Assistant Prosecuting Attorney joined the meeting at 6:45

One (1) resident/owner/applicant was in attendance.

Continued Case 632-18 was opened at 6:35 p.m. and applicant Logan Fry was in attendance to provide information and answer questions.

Ms. Pinney requested clarification on documents submitted by the applicant through email on January 21, 2019 and June 12, 2019. Both documents address the fulfillment of the area variance standards of practical difficulty. The January 21 document addresses all seven standards and is 24 pages in length and the June 12 document was titled "Corrected Standards for Practical Difficulty" but only addressed standards #1 and #2 and is one page in length. Mr. Fry clarified that the newer document was to be integrated into the prior standards document.

Mr. Fry stated that he had additional documents and information ready to provide to the Board and Mr. Smola reiterated that it is preferable for the Board members to be provided information in advance of the meeting, to allow time for review. Mr. Fry provided a written opening statement and moved forward with his presentation and took questions from the Board members. A discussion commenced regarding the property division for proposed parcel "N", which would add an additional property/owner between existing parcels 48-02874 and #48-00200 and Mr. Galonski advised that an easement could be placed on this or any parcel so that access for farm equipment or other uses could continue. Mr. Fry requested a continuance until the July 15, 2019 meeting. The Board members advised Mr. Fry to obtain evidence to substantiate statements he has made in his testimony, including his statements regarding the need for lots to be of a certain size or configuration and the efforts he has pursued in marketing the property in accordance with zoning regulations. He provided copies of four bound documents for proposals he developed during the process of executing the estate; they were for proposed residential subdivision (2009), a Richfield Township town hall and community center (2011), a 21<sup>st</sup> century laboratory (alternative energy site) (2011) and an oil and gas development plan (2012).

A motion was made by Mr. Smola and seconded by Ms. Grubb to continue Case 632-18 to July 15, 2019. The motion passed with unanimous approval of those in attendance.

Turning to administrative business, a motion was made by Mr. Smola and seconded by Ms. Grubb to amend and approve the minutes of April 15, 2019. The motion passed with majority approval of those in attendance, with an abstention by Ms. Gable.

Having no further business, a motion was made to adjourn by Mr. Smola at 7:42 p.m. The motion was seconded by Ms. Grubb and received unanimous approval of those in attendance.

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