

Richfield Township Board of Zoning Appeals
July 20, 2020

To meet requirements of Ohio HB 197 to prevent the spread of COVID-19, the regular meeting was held remotely via the MS Teams meeting software and was opened at 6:40 p.m. on July 20, 2020 with the following in attendance:

Jeff Smola
Geoffrey Graham
Robert Kapitan
Christi Gable

Zoning Inspector, Laurie Pinney

The applicant for continued case 643-20 had requested a withdrawal of the case on July 17, 2020. The Board members discussed the possibility of adopting a resolution to commemorate the case testimony for record-keeping. The concern was that the applicant had testified at the May 18, 2020 hearing about his proposed use for the subject structure and that he intended to use it to relocate a workshop that is currently in his basement and for storage of vehicles and other equipment. Also, during that hearing, the applicant questioned the approval for other accessory buildings located on properties in the nearby area and was informed that some had agricultural exemption that waived zoning requirements. The applicant inquired on May 19 and 26, 2020 about the process to be granted an agricultural exemption and then stated he had changed his mind about the proposed structure, which it would now be used for poultry, feed, storage of equipment, tractors and other equipment. On May 28, 2020 he applied for a zoning certificate for a 40' x 48' poultry barn.

Following discussion, the Board members agreed that approving a resolution was not necessary since the case had been withdrawn, but that the meeting minutes should include additional detail to document the testimony and proceedings. Mr. Smola stated that if the proposed building is constructed not meeting zoning requirements and later not used for agricultural purposes, he would be disappointed if the trustees did not pursue a zoning violation action.

Board Vice Chairperson Natalie Grubb was not in attendance and minutes from the December 2019 and February 2020 meetings would require her approval. The remaining members agreed to take up the approval of minutes at the August 17, 2020 meeting and if there are no new applications, may consider scheduling a meeting on an alternate date to get caught up with approval of minutes.

Having no further business, a motion was made to adjourn by Mr. Graham at 7:15 p.m. The motion was seconded by Ms. Gable and received unanimous approval of those in attendance.

Chairperson _____ Secretary _____ Date _____