

Richfield Township Zoning Commission
August 13, 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 August 13, 2020 with the following in attendance:

Mark Totten
Harold Gaar
Patti Dorsett
Dwayne Gentner
Matt Diepenbrock
Chris Sivak

Also in attendance were township administrator Mindy Remec, zoning inspector Laurie Pinney and one resident attendee.

Mr. Gentner presented and reviewed a document developed along with Mr. Diepenbrock that had been shared with staff and the other commission members earlier in the day. The proposal was for possible modifications to LI-O (Light Industrial Office) district regulations for buffers, including bufferwall, landscaping and setback requirements. Mr. Gentner and Mr. Diepenbrock agreed to work as a subcommittee along with Ms. Pinney to revise the proposal and will provide an updated document to other commission members prior to the September 10, 2020 meeting.

Mr. Gentner and Mr. Diepenbrock had also identified a potential modification from the list of items Ms. Pinney had shared on August 7 as potential routine updates. The topic is swimming pool fencing and the possibility of allowing pool covers to substitute for fencing requirements. Mr. Gentner reviewed supporting documents he had shared with staff on August 10 and Ms. Pinney discussed a supporting document she had created in response and shared with commission members on August 11. In discussion, commission members concurred that they would be unlikely to recommend allowing a cover to substitute for fencing. Ms. Dorsett and Mr. Diepenbrock agreed to work as a subcommittee along with Ms. Pinney to consider alternatives to swimming pool regulations and would report back with recommendations prior to the September 10, 2020 meeting.

In the update on other township news or business, Mr. Diepenbrock reported that he had attended a Village of Richfield council meeting and there had been discussion of a proposed Briarwood area annexation, but the meeting included a lengthy executive session, so there was not much information provided. Ms. Dorsett questioned Mr. Totten if communication with the trustees had improved since trustee Jeff Shupe had taken over as chairperson and as trustee in charge of zoning and Mr. Totten reported that Mr. Shupe had declined to attend tonight's zoning commission meeting, but he has not attempted any other contact with him. Several members indicated an interest in meeting with the JEDD board to discuss LI-O (Light Industrial Office) district proposals.

Mr. Gaar said he has a specific interest in two items, first to improve communications within the zoning commission and between the various boards and second to improve the zoning commission meeting process. Mr. Gaar also would like to see some financial analysis of the proposed Briarwood subdivision

and several other members also indicated a similar interest. Ms. Pinney has some township financial data available from her role as fiscal officer that she will share with the members prior to the September 10, 2020 meeting.

The minutes of the May 14, June 11 and July 9, 2020 meetings were on the agenda. No modifications had been proposed since the most recent versions were shared on July 13. Mr. Totten called for a motion to approve the May 14, 2020 minutes and Mr. Diepenbrock responded that he had some changes to recommended for all three sets of minutes, so approval of the minutes was tabled to the September 10, 2020 meeting.

Turning to agenda requests, Mr. Totten said he would reach out to Mr. Gaar and the JEDD board to discuss a joint meeting.

Having no other business, a motion was made by Ms. Dorsett and seconded by Mr. Gaar to adjourn at 7:38 p.m. The motion received unanimous approval.

Chairperson _____ Secretary _____