Richfield Township Board of Zoning Appeals  
August 19, 2019

The meeting was opened at 6:30 p.m. on August 19, 2019 with the following in attendance:

Jeff Smola
Natalie Grubb
Geoffrey Graham
Rob Kapitan
Christi Gable

Zoning Inspector, Laurie Pinney  
Summit County Assistant Prosecuting Attorney, Ray Hartsough

There was a court reporter and eleven (11) resident/owners in attendance.

The meeting was opened and a motion was made at 6:31 p.m. by Mr. Smola to recess to go into executive session. The motion was seconded by Ms. Gable and received unanimous approval.

The board went out of executive session at 7:31 p.m. and the meeting was reconvened.

Continued Case 632-18 was opened at 7:34 p.m. and applicant Logan Fry began presenting additional materials and information and introduced Tim Walsh, who is a real estate professional and the current president of the Summit County Farm Bureau and who was sworn in at 7:44 p.m. Mr. Walsh asked a question about the variance request for less than the required fifty (50) foot frontages and Mr. Smola asked Mr. Walsh if the required minimum frontages would have a negative impact on a farming operation, to which Mr. Walsh answered no. Mr. Fry resumed his presentation.

The Board members discussed each of the seven standards of practical difficulty as they relate to the area variance request. A motion was made at 9:00 p.m. by Mr. Smola to accept BZA Resolution 632-18/19 denying the variance request. The motion was seconded by Ms. Grubb and received unanimous approval.

Case 637-19 was opened at 9:05 p.m. and applicant Connie Nicholas was sworn in and presented information on the request, including the history of the existing accessory structure being used as a residence. Following discussion, Ms. Nicholas stated she would like to withdraw the request for the structure to be used as a second residence on the property, but would still like to pursue the height variance. The Board felt that additional information would be needed to make a decision on the modified request and tabled the case until the September 16, 2019 meeting

Case 638-19 was opened at 9:30 p.m. and applicant representative Maura Stouffer was sworn in and presented information on the request. The Board discussed the seven standards of practical difficulty for the area variance request. Neighboring property owner Jim Rosinski was sworn in as an opponent at 9:50 p.m. and gave a statement that he would prefer the structure be built in a way that would not require any variance.
A motion was made by Mr. Smola and seconded by Ms. Grubb to accept BZA Resolution 638-19 approving the area variance request for the ADA ramp portion. The motion passed with unanimous approval.

Turning to administrative business, a motion was made by Mr. Graham and seconded by Mr. Smola to approve the minutes of July 15, 2019. The motion passed with unanimous approval, with abstentions by Ms. Gable and Mr. Kapitan.

Having no further business, a motion was made to adjourn by Mr. Smola at 10:20 p.m. The motion was seconded by Ms. Grubb and received unanimous approval.

Chairperson _____________________ Secretary ____________________ Date _________