

Richfield Township Zoning Commission
September 10, 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 6:32 p.m. on September 10, 2020 with the following in attendance:

Mark Totten
Harold Gaar
Dwayne Gentner
Matt Diepenbrock
Chris Sivak

Patti Dorsett had provided prior notice that she would be unable to attend. Also in attendance were township administrator Mindy Remec, zoning inspector Laurie Pinney and approximately seven resident attendees.

Mr. Totten provided information he had received from John Allega, an LI-O (Light Industrial Office) property owner, who reported that a 740,000 square foot Best Buy facility and 250,000 square foot facility for a subsidiary company of International Paper are planning to locate to the district. Zoning commission members expressed an interest in setting up a special meeting with Mr. Allega for additional discussion.

Mr. Diepenbrock provided an update on a possible amendment to regulations for swimming pools. Ms. Pinney noted that commission members at the August 13, 2020 meeting had concurred that they would be unwilling to recommend substitution of a pool cover for the required fencing. Other possible amendments include modifying the permit process to require a fence permit to be issued prior to the pool permit, changing yard and/or setback requirements for swimming pools and adding a requirement for gates to have self-closing latches. The committee of Ms. Dorsett and Mr. Diepenbrock will also look at yard requirements for all districts to evaluate if clarification is needed.

Mr. Gaar took up the topic of the zoning administrative process that Mr. Diepenbrock had initiated prior to the August 13, 2020 meeting. Mr. Gaar had sent a list of four agenda items for discussion at this meeting:

zoning inspector providing a monthly written report on zoning activities, trustee participation at zoning commission meetings, zoning commission representative attending JEDD meetings and having the zoning inspector draft text amendment recommendations at the direction of zoning commission members. Following discussion by the members, a motion was made by Mr. Gaar and seconded by Mr. Diepenbrock to endorse all four items. The motion passed with unanimous approval.

The commission members then turned to the approval of minutes, with a motion by Mr. Totten to approve the minutes of May 14, 2020. The motion was seconded by Mr. Gentner and received majority approval, with an abstention by Mr. Sivak. A motion was made by Mr. Totten to approve the minutes of June 11, 2020. The motion was seconded by Mr. Garr and received unanimous approval. A motion as made by Mr. Gaar and seconded by Mr. Gentner to approve the minutes of July 9, 2020. The motion passed with majority approval, with abstentions by Mr. Totten and Mr. Sivak. A motion was made by

Mr. Totten to approve the minutes of August 13, 2020. The motion was seconded by Mr. Gaar and received unanimous approval.

The commission members agreed that the discussion of possible amendment to LI-O district buffer and residential district swimming pool regulations be continued to the October 8, 2020 meeting. Mr. Totten said he would investigate setting up a special meeting and invite Mr. Allega to attend to discuss LI-O district proposals.

Having no other business, a motion was made by Mr. Totten and seconded by Mr. Diepenbrock to adjourn at 7:36 p.m. The motion received unanimous approval.

Chairperson _____ Secretary _____