

Richfield Township Zoning Commission
January 11, 2018

The regular meeting was opened at 6:30 p.m. on January 11, 2018 with the following in attendance:

Patti Dorsett
John Paulett
Chris Sivak
Mark Totten

Amy Page, Zoning Inspector
Jim Koewler, President JEDD Board
8 residents were in attendance

Ms. Dorsett asked Ms. Page to present information she received from Summit County Planning. Ms. Page stated that the Richfield Township proposed text amendment was on the December 21, 2017 Summit County Planning meeting agenda. Ms. Page stated that she was not able to attend the Summit County Planning meeting due to personal matter and with no Richfield Township representative available at the meeting Summit County Planning voted to disapprove the Richfield Township text amendment. Ms. Page stated that the text amendment has been resubmitted to Summit County Planning and will appear on the February agenda.

The floor was opened to nominations for Chairperson and Vice Chairperson for 2018. Mr. Paulett nominated Ms. Dorsett for Chairperson. Having no other nominations, the floor was closed to nominations and a motion was made by Mr. Paulett and seconded by Mr. Sivak to appoint Ms. Dorsett as Chairperson for 2018. The motion passed with unanimous approval.

Mr. Paulett then nominated Mr. Sivak for Vice Chairperson. Having no other nominations, the floor was closed to nominations and a motion was made by Mr. Paulett and seconded by Ms. Dorsett to appoint Mr. Sivak as Vice Chairperson for 2018. The motion passed with unanimous approval.

Ms. Dorsett opened the public hearing on the zoning text amendment to Section 420 of the Richfield Township Zoning Regulations at 6:35 p.m.

Don Faulhaber 5145 Hecker Drive said he lived in the Township for 14 years and does not want to stop progress of development but does want to protect his property value. Mr. Faulhaber said when he moved in 14 years ago he specifically looked at the zoning code for the light industrial area and decide that the current code is something he could live with. Mr. Faulhaber stated that he feels the proposed text change would allow hazardous material to leach into his well water. Mr. Falhauber also stated that the changing the buffer wall requirement to opaque would mean that a clothes line could be hung and tarps could be used to create and opaque buffer wall or a cyclone fence with plastic strips would fall under the new guidelines. Mr. Faulhaber said if the

buffer wall was not continuous it would cause the sound to be amplified toward the homes and a non-continuous wall would create a safety issue with workers from the light industrial area having access to his property he also stated that he felt there are some inconsistency with the setback requirements. Mr. Faulhaber concluded his statement by saying he believed the proposed changes would not serve to attract more development.

Mr. Koewler, President of JEDD, addressed the hazardous material and hazardous waste concerns of Mr. Faulhaber. Mr. Koewler stated that some hazardous materials need to be stored outside and the EPA and OSHA each have regulations on hazardous materials and hazardous waste.

David Neale 2813 Columbia Road asked what is the vision for the JEDD area.

Mr. Koewler said it is the intent to have a development and recoup property taxes and income taxes from employees.

Mr. Totten stated the Township has an interest in developing in JEDD property or the property could go the Village of Richfield and the Richfield Township would have no say in any development.

Daniel Paul 5130 Hecker Drive asked why is Richfield Township would like to relax the zoning codes for the property on Columbia Road and asked why other areas aren't being looked at.

Mr. Totten said it is not a matter of relaxing the zoning code it is a matter of refining the zoning code. Mr. Totten further stated that it would be beneficial to create a tax base to pay for road improvements as well as fire and police services but not at a detriment to the residents of Richfield Township.

Glyn Grand 2837 Columbia Road stated the BZA has rejected past businesses and the changes that are being proposed do not reflect the intent of the LI-O District and the proposed changes are strictly reactionary and does not guarantee that future applicant would not need further variances. Mr. Grand said if the proposed changes were implanted the property owner would be able to do whatever they want and would take away the voice of the residents.

Ed Pepera 2617 Columbia Road stated that past applicants for development in the JEDD had been granted 8 of 10 variances that were requested. Mr. Pepera also stated that when Dominion asked to develop the JEDD the JEDD President had sent a letter to the Richfield Township Board of Zoning Appeals to deny the request.

Ms. Dorsett closed the public hearing at 7:31 p.m.

The commission members then turned to administrative business

Mr. Paulett stated he felt the Zoning Commission needs to meet every month. Mr. Paulett also stated that he would like to meet with the Trustees possibly in a work session to discuss the proposed text amendment to the LI-O District Ms. Dorsett said the Zoning Commission could

invite the Trustees to the February Zoning Commission meeting. Mr. Totten agreed that the Zoning Commission should meet with the Trustees and would like to meet in executive session. Ms. Page stated she would check on a joint meeting with the Trustees.

Ms. Page announced the resignation of Mr. Jerry Ruediger effective January 10, 2018.

A motion was made by Mr. Totten and seconded by Mr. Sivak to accept the corrected minutes of December 14, 2017. The motion passed with majority approval, with an abstention by Ms. Dorsett.

Having no additional business, a motion was made by Mr. Sivak and seconded by Mr. Totten to adjourn at 7: 48 p.m. The motion received unanimous approval.

Chairperson _____ Secretary _____ Date _____