

Richfield Township Zoning Commission  
November 12, 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 6:34 p.m. on November 12, 2020 with the following in attendance:

Mark Totten  
Harold Gaar  
Patti Dorsett  
Matt Diepenbrock  
Dwayne Gentner

Chris Sivak was not in attendance. Township administrator Mindy Remec and zoning inspector Laurie Pinney attended the meeting, as well as approximately eight other attendees.

The discussion of a proposed use in the LI-O district was opened and several residents spoke and had questions about a currently proposed use for a warehouse/distribution center. Discussion was held between attendees and commission members on a variety of topics, including concerns about potential noise issues, visibility of activity at the site, landscaping regulations and effectiveness of the bufferwall.

The commission members had a discussion on the existing noise levels and how each additional use might be evaluated for compliance with noise restrictions. There was general consensus between members that establishing a baseline of existing and/or ambient noise levels may be useful.

Mr. Totten noted that there were several comments in the chat section of the meeting and those comments were addressed, including timing of the bufferwall construction, possible secondary access and several comments on the noise discussion and potential for a sound study to establish baseline measures, including measuring at different times of day, days of the week and seasons of the year and process for potential violations.

The members then turned to administrative business, including the approval of minutes. A motion was made by Mr. Gaar and seconded by Mr. Gentner to approve the minutes of September 10, 2020. The motion passed by unanimous approval of those in attendance, with an abstention by Ms. Dorsett. A motion was made by Ms. Dorsett and seconded by Mr. Gentner to approve the minutes of October 8, 2020. The motion was passed by unanimous approval of those in attendance, with abstentions by Mr. Gaar and Mr. Diepenbrock.

Having no other business, a motion was made by Ms. Dorsett and seconded by Mr. Diepenbrock to adjourn at 7:32 p.m. The motion received unanimous approval of those in attendance.

Chairperson \_\_\_\_\_ Secretary \_\_\_\_\_