

Richfield Township Zoning Commission  
November 30, 2020  
Special Meeting

To meet requirements of Ohio HB 197 and 404 to prevent the spread of COVID-19, the special meeting was held remotely via the MS Teams meeting software and was opened at 6:30 p.m. on November 30, 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 nine other attendees.

The discussion of an Application Review Package by Becknell Industrial for an LI-O property was opened. An MS Office 365 share file of application materials had been provided to the commission members, who had discussion regarding the number and location of trailer parking spaces, comparison of a hypothetical plan shared by the property owner at a January township meeting, question about the elevation level of the loading docks, comments submitted by an engineer on behalf of a nearby resident, the benefit of having benchmarks for evaluation of sound levels, the ability to work with the developer in advance of construction, the number of loading spaces on the residential side of property and that requirements for a higher bufferwall may be desirable.

Commission members had also added an agenda item to propose addressing the RTZR 420-4-A site planning and performance standards for noise in the LI-O district and Mr. Gaar made the following motion:

In order to establish a baseline by which adherence to noise level standards can be evaluated and enforced (Section 420-4, A., Noise/Hours of Operation), the Richfield Zoning Commission recommends that an ambient noise level study be conducted prior to the initiation of any development within the LIO.

Furthermore, the Zoning Commission (ZC) requests that the Trustees authorize the ZC to oversee and manage this process, working with a sound consultant in collaboration with ODOT and Summit County.

Additionally, the ZC recommends the Township fund this study since establishing current sound levels (day and night) is required to enforce maximum permitted sound levels.

The motion was seconded by Mr. Gentner and following discussion, received unanimous approval of those in attendance. Mr. Totten requested that the item be placed on the agenda for the December 3, 2020 regular trustee meeting and Ms. Remec confirmed that as the liaison for zoning commission, she will share the motion with the trustees, but they make up the agenda for their own meetings.

The floor was opened to residents and several spoke on concerns related to potential nuisances of the proposed LI-O development, including sound, vibration, odors, lighting, visibility of activity at the site and traffic and raised questions about how these would be addressed if there are issues. Question were raised about the need to demonstrate compliance with these factors in accordance with RTZR application requirements.

The members then turned to administrative business, including the approval of minutes. A motion was made by Ms. Dorsett and seconded by Mr. Gaar to approve the minutes of November 12, 2020. The motion passed with unanimous approval of those in attendance.

Having no other business, a motion was made by Mr. Diepenbrock and seconded by Mr. Gentner to adjourn at 7:15 p.m. The motion received unanimous approval of those in attendance.

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