

Richfield Township Zoning Commission

December 14, 2017

The regular meeting was called to order at 6:30 p.m. with the following in attendance:

John Paulett
Mark Totten
Jerry Ruediger
Chris Sivak

Mindy Remec, Administrator

3 Richfield Township Residents

Mr. Paulett requested amendment to the November 9, 2017 meeting minutes to include the discussion with JEDD board president Mr. Koehler regarding the possibility that the JEDD board could be dissolved and the property annexed if township zoning is not revised.

Mr. Koehler said that the option of dissolving the JEDD board and the annexation of the property has been discussed by the JEDD board on several occasions.

A motion was made by Mr. Ruediger and seconded by Mr. Paulett to approve the minutes from the November 9, 2017 Zoning Commission meeting with the amended text. The motion passed with unanimous approval.

Mr. Paulett reopened the public hearing on the zoning text amendment to Section 420 LI-O Light Industrial Office District. He started the discussion stating that he feels the zoning language is not the entire issue with the lack of development. He stated that the number of accessory buildings in the district should not be unlimited. Mr. Paulett said that attendance of township trustees at the zoning commission meetings on a rotation basis would be helpful to the process.

Mr. Ruediger stated that he would also like to see a limitation on the number of accessory buildings and that the buffer wall should stay a continuous wall without breaks.

Mr. Totten stated he would not want the JEDD dissolved and property in the LI-O district to be annexed to the village. The Zoning Commission should work to find the right balance for the benefit of the township and the surrounding residents.

Mr. Paulett opened the discussion to the public.

Mr. Don Faulhaber, 5145 Hecker Drive, stated he is most concerned with changes to the buffer wall and noise. He stated that the buffer wall should remain continuous and that the property owner did not adequately install the agricultural tree buffer.

Mr. Totten asked Mr. Faulhaber about the possibility that the township could lose control of the property if it were annexed to the village. Mr. Faulhaber stated he could only speak for himself but that he is not opposed to all of the proposed changes.

Mr. Jim Vocaire, 5144 Hecker Drive, also spoke about his concerns with the proposed changes, including how noise levels could be increased.

Mr. Ruediger asked when the Summit County Planning meeting will be held. Ms. Remec said the Summit County Planning meeting is on Thursday, December 21, 2017 at 3:00 p.m. at 175 South Main Street in Akron, Ohio.

The board members concurred that the Zoning Commission would not make recommendations until they receive the opinion from the Summit County Planning Commission.

A motion was made by Mr. Paulett and seconded by Mr. Ruediger to continue the public hearing to the January 11, 2018 meeting. The motion passed with unanimous approval.

With no further business a motion was made by Mr. Paulett and seconded by Mr. Ruediger to adjourn. The motion passed with unanimous approval. The meeting adjourned at 7:40 p.m.

Chairperson _____ Secretary _____ Date _____