

Richfield Township Zoning Commission
December 10, 2020
Regular Meeting

To meet requirements of Ohio HB 197 and 404 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 December 10, 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. There were no other attendees.

Discussion of amendment LI-O Section 420 regulations for buffers was on the agenda under old business. Mr. Totten asked the commission members if there was any new discussion or proposals and there were none. Also under old business was the discussion of updates to swimming pool regulations. The members had concurred in a prior meeting that they would not support the substitution of automatic covers for the required fencing, leaving only the possible addition of language that the fence permit is required prior to or at the same time as the swimming pool permit. Ms. Pinney reported that she is making this requirement as an administrative practice and recommended this modification be tabled and reconsidered when there are more substantive proposed amendments that would warrant going through the hearing process. The commission members concurred.

The agenda had zoning inspector updates to zoning regulations, specifically for sections addressing yard and setback requirements. Ms. Pinney reported she had nothing new to add at this time and the commission will address at a future meeting. Mr. Gentner stated he would work with Ms. Pinney and have something prepared for the January or February meetings.

The members then turned to administrative business, including the approval of minutes. A motion was made by Ms. Dorsett and seconded by Mr. Gentner to approve the minutes from the November 30, 2020 special meeting. The motion passed with unanimous approval of those in attendance.

The commission members returned to a recommendation made at the November 30, 2020 special meeting for a sound study to be conducted in the LI-O district. The recommendation was provided to the trustees, who did not act on the request at their December 3, 2020 meeting. Mr. Diepenbrock stated he could recommend providers and Mr. Totten and Mr. Gaar will follow through with proposals for the study to provide to the trustees. Mr. Gentner and Ms. Dorsett stated a sound study may be useful for future proposed LI-O amendments.

Mr. Totten had attended the December 3, 2020 trustee meeting and the 2021 organizational resolution was adopted. Zoning Commission member Matt Diepenbrock's term is expiring on December 31, 2020 and he was not reappointed. Appreciation was extended to him by all members for his participation on

the commission. Members discussed approaching the trustees to discuss and several expressed a desire to know the reasons behind the appointment decision. There was general consensus of support for Mr. Diepenbrock's reappointment and Ms. Remec as liaison to the trustees will communicate to the trustees. A discussion was held on whether to follow up formally through a motion and letter from the commission or more informally and Mr. Totten agreed to reach out to Trustee Jeff Shupe to discuss and will report back to the commission members.

The commission members discussed public input during meetings and Mr. Gaar stated his viewpoint that the trustees and zoning commission should allow public input at meetings and asked that his statement be included in the record. Other members also supported having public input.

Having no other business, a motion was made by Ms. Dorsett and seconded by Mr. Gaar to adjourn at 7:11 p.m. The motion received unanimous approval of those in attendance.

Chairperson _____ Secretary _____