



3038 Boston Mills Road, Brecksville, Ohio 44141

## **RICHFIELD TOWNSHIP BOARD OF TRUSTEES**

### **Special Meeting July 31, 2017**

The Board of Trustees met for their Special Meeting, which was called to order at 5:10 p.m. on July 31, 2017 at the Richfield Village Hall.

#### **Roll Call:**

Janet Jankura, Trustee Chairperson  
Jeff Shupe, Trustee Vice Chairperson  
Robert Luther, Trustee

#### **Also in Attendance:**

Bobbie Beshara, Richfield Village Mayor  
Brian Frantz, Richfield Village Planning and Zoning Director  
Mindy Remec, Township Administrator  
Amy Page, Zoning Inspector  
6 additional residents/attendees

Ms. Jankura stated the purpose of the meeting was for discussion on Briarwood plans at the request of the Village of Richfield.

Ms. Beshara thanked trustees for meeting and introduced Mr. Franz to review the plans.

Mr. Franz said that the Briarwood Development and various plans had been talked about many times over a number of years and that there have been several versions. At this time it appears that the property owner is serious about developing and they have been actively working with the village since the beginning of 2016 and have said they intend to move forward with a type 2 annexation.

Mr. Franz detailed the progression of plans submitted to the village planning and zoning commission starting in March 2016 through today. Some of the concerns raised on initial plans were the impact to the environment, the visual appeal of the development, and the conformity to the village's subdivision regulations.

Mr. Frantz said that the village acquired the services of a landscape architect to revise the plan, taking into considering the village's subdivision requirements and the setbacks for riparian areas and steep slopes. The revised plan removes a bridge from an environmentally sensitive area and provides for useable open space for residents. By removing the cost of the bridge the number of lots could be reduced but it would necessitate having access to the development through Whitethorn Circle, which is a township road. The revised plan also widened the lots at the end of Burrwood Drive in an attempt to be mindful of township residents. The single-family homes proposed in the development would have a price point of \$325,000 to \$450,000 and be approximately 2,200 square feet.

Mr. Luther said that the traffic on Whitethorn Circle would be a problem for township residents on that road.

Mr. Frantz said that traffic would be increased and they are waiting on a traffic study to be submitted, which would give information on sight distances at the access points.

Ms. Jankura asked who would be responsible for roads in the development.

Ms. Beshara said that they would be the village's roads but that the township would retain the property taxes with the type 2 annexation.

Mr. Frantz said that the village gets the road maintenance, the township keeps the property taxes but the tradeoff is a better development for the village and the residents of the existing Briarwood would have connection to public sewer.

Mr. Luther asked about whether the residents in the development would be able to vote in both the township and the village, saying that this would be a problem.

Mr. Frantz said his understanding is that residents could vote in both the township and the village with a type 2 annexation, which is what the property owner has indicated they will be filing. It may be possible to limit where the residents could vote if a type 1 annexation was pursued.

Ms. Jankura said that trustees will need to have these questions answered by legal counsel.

Mr. Shupe expressed concerns with the new development for the residents on Whitethorn Circle.

Village planning and zoning commission member Mr. Ralph Waszak, Sr. said he has been aware of this project for many years and expressed how complicated it has been.

Mr. Roger Swan, village council president and planning and zoning commission member, said the motivation is the need to bring access to public sewer to current village residents.

Ms. Page asked if the plan had been submitted to the county for review of riparian and steep slope setbacks.

Mr. Frantz said that would be the developer's responsibility and he did not know if it had been done yet. He said the latest plan submitted has minimal disturbance in these areas and would likely be approved.

Mr. Frantz said the plan would be presented to the village planning and zoning commission on August 8 and extended an invitation for everyone to attend. He said that negotiations with the developer to address township trustees' concerns are a possibility.

Ms. Remec asked if police and fire services to the development would also be the responsibility of the village with a type 2 annexation.

Mr. Frantz said he believes the village would be responsible and that a type 1 annexation would be the better route and offer more room for negotiation. He asked Ms. Jankura if the township would like to reconsider this.

Ms. Jankura said that trustees will need more information from township legal counsel on the types of annexation.

Ms. Remec asked about the possibility of having the developer make improvements to township roads to accommodate the extra traffic which was previously discussed.

Mr. Shupe said that they would need to discuss the future maintenance costs.

Mr. Franz expressed that the village planning is trying to make a better development, reduce density and reduce environmental impacts while township trustees have a different set of concerns for their residents. His opinion is that there is a middle ground that can be found. The type of annexation is determined by the applicant but he believes that the village would be open to discussion.

Mr. Shupe said he would like the trustees to talk with the developer directly.

Ms. Jankura asked if this would be a possibility for the next regular trustee meeting on August 3 and that legal counsel also be in attendance.

Mr. Franz said that he would reach out to the developer on behalf of the township.

**Adjournment:**

**MOTION by:** Mr. Luther and seconded by Ms. Jankura to adjourn the meeting at 6:10 p.m.

**FURTHER DISCUSSION: NONE**

**MOTION PASSED: Luther (yea), Jankura (yea), Shupe (yea)**

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Trustee

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Secretary