



3038 Boston Mills Road, Brecksville, Ohio 44141

RICHFIELD TOWNSHIP BOARD OF TRUSTEES

**Special Meeting
August 22, 2017**

The Board of Trustees met for their Special Meeting, which was called to order at 3:33 p.m. on August 22, 2017.

Roll Call:

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

Also in Attendance:

Mindy Remec, Township Administrator
Mr. Daniel Neff, Neff & Associates
15 additional residents/attendees

Ms. Jankura proposed changing the order of the agenda.

MOTION by: Ms. Jankura and seconded by Mr. Shupe to first discuss the Solid Waste and Recycling contract bid before the proposed Briarwood Development Plan.

FURTHER DISCUSSION: NONE

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

Discussion on Solid Waste and Recycling Contract Bid:

Mr. Luther said that the village took the lead on the combined trash bid. The bid packet has three options; non-automated, semi-automated, and fully automated. We need to put this out to bid to see how the bids come back. Mr. Luther said he hopes that the competition keeps the bids lower and that getting the lowest price is most important.

Ms. Jankura asked for details on the differences between the bid options and how they may impact the residents.

Ms. Remec detailed the three bid options. Option one is non-automated and is the same service residents are currently receiving. Option two is semi-automated which gives residents a choice to use their own trash bin or to use a trash bin/cart provided by the trash service that can be picked up through an automated pick-up system. The reason for offering a choice is that it may be difficult or some residents to manage a wheeled cart out if they have a long driveway. The third option is fully automated which included two 95-gallon wheeled totes with lids, one for trash and one for recycle, provided to all residents. Sometimes the bid prices are lower with an automated pick up due to savings on worker's compensation.

Ms. Jankura stated that she would want to make sure that 95-gallon wheeled totes are manageable for all residents.

Mr. Dave Kalal, 3746 Whitethorn Circle, asked for trustees to consider providing a large wheeled cart with a lid for recycling. He also expressed his dissatisfaction with the current service.

Additional resident comments included the need for the service to allow residents to request smaller bins that are more easily managed and the continued need for bulk item pick up.

MOTION by: Ms. Jankura and seconded by Mr. Shupe to authorize Township Administrator Mindy Remec to bid the Solid Waste and Recycling Collection.

FURTHER DISCUSSION: NONE

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

Discussion on Proposed Briarwood Development Plan:

Ms. Jankura said introduced Mr. Dan Neff, Neff and Associates, and said that they have invited Mr. Neff to give an overview of the plan and then allow trustees and residents to ask questions about the plan.

Mr. Neff, who is working for Mr. Randy Kertesz to develop a plan for the Briarwood subdivision, provided a current set of plans for the development and said that it is the intention of the property owner to annex into the Village of Richfield. He says this plan has been approved on a conceptual basis only by the village planning and zoning commission. He said he represents the developer and would take notes on concerns and questions.

Mr. Neff provided a brief description and history of the plan. He has been working on the plan for approximately two years and said that it has not formally been submitted for annexation yet.

Ms. Jankura asked about the possibility for tying in sewer and water for township residents.

Mr. Shupe expressed concern in the village permitting township residents access to these services without annexing into the village. He said that many township residents have cisterns and septic systems and need protection for their homes because of the impact this development may have.

Mr. Neff did not think there would be any capacity issues in allowing service to the area but did not know what the cost would be. This would be an issue between the township, village and Cleveland Water.

Mr. Luther asked about the number of units on the plan and voiced concerns for the traffic.

Mr. Neff said the development plans will still go through many stages of approval and that this is just the beginning of the planning.

Several residents spoke and expressed concerns for a number of items. Residents who spoke were Ms. Michelle Reinke, Mr. Brian Reinke, Mr. Dave Kalal, Mr. Thomas Forester, Ms. Therese Schleiden, and Mr. Klepach.

Some of the concerns voiced include: township road conditions and the increased traffic and repair of these roads, safety concerns with traffic sight distance on State Route 303 and increased traffic, future maintenance to the township roads, storm water control, access to sewer and water services, and disruption to their peaceful neighborhood.

Ms. Jankura said that trustees share residents' concerns, especially for traffic and safety, and wanted to make sure there was a secondary access to the development for safety service access.

Mr. Shupe said that at the July 31 meeting with the village trustees learned from Mr. Franz that the village hired a landscape architect to revise the plan. Up until that time the second road to the development connected to Scanwood Drive, a village road. He asked if anyone considered the impact this would have to residents. He said he wished the township would have had a voice in that discussion.

Mr. Neff said the village recommended eliminating the second road connecting to Scanwood, which would be a land bridge. By doing this they were able to reduce the number of lots in the development.

Ms. Jankura said the additional cost to the township for road maintenance is a concern.

Ms. Remec asked if there was an additional traffic study that is still being done.

Mr. Neff said that three studies had already been completed and that the plan only has conceptual approval. There are still many items to work through.

Ms. Therese Schleiden, 3796 Whitethorn Circle, stated that there are plans for a road behind her home. It was always her understanding that this would be for sewer access only. She has communication with Summit County that it was only for utility access. She asked what legal authority the developer has to make this a road. She voiced her concern for her future property value stating that she would have roads on three sides of her property.

Residents made suggestions for alternate road access to the development.

Mr. Neff addressed these alternatives and their feasibility due to the topography and the associated costs involved.

Ms. Reinke voiced concerns about the negative impact to their neighborhood.

Ms. Jankura asked Mr. Neff to address the two-acre parcel currently on Whitethorn that is proposed to have five lots.

Mr. Neff said that he revised the plan down to four lots and made them bigger. In order to recoup the developer's cost of putting in a roadway there will have to be lots on this road.

Ms. Jankura said this is a concern and the township will need to see what they can do to negotiate this part of the plan.

Mr. Kalal voiced concerns about the development's causing additional stormwater problems on his property.

Mr. Luther asked attendees if everyone can agree that the number one problem is the one access to the development from State Route 303. He said he was not aware that the village discouraged the second access road out through Scanwood and that he was in favor of the land bridge.

Attendees agreed with this statement.

Mr. Klepach, 3827 Whitethorn Circle, said his concern is access and egress and said that there is already a problem to get in and out. He stated that he would rather see more homes built to accommodate the land bridge regardless so that traffic would be kept off of township roads. Mr. Klepach said he would like more information on the types of annexation and voiced concerns that the developer can go to the village to negotiate anything they want. He asked trustees what the trustees can do for township residents.

Ms. Jankura gave a brief outline on types one and two annexation.

Mr. Neff said that annexation can be found in Ohio Revised Code 709. Nothing has been filed yet and he did not have a timeline for when this will take place. He said there is a long way to go before shovels will be in the ground.

Ms. Jankura asked Mr. Neff to summarize the list of issues that had been discussed.

Mr. Neff summarized the following concerns discussed: the condition of the pavement now and the condition upon completion, the increased traffic, the single access point on State Route 303, traffic impact studies and sight distance, the number of homes on the road off of Whitethorn, access to sewer and water services to township residents, and stormwater management.

Mr. Neff said that he has listened to these concerns but can make no commitments on behalf of the property owner.

Ms. Jankura thanked Mr. Neff for attending the meeting.

Mr. Kalal spoke about the condition of stormwater drains and culvert pipes in their area. He sent pictures but said he had not received a call back from trustees and would like someone to meet him out there.

Mr. Luther said that the township service department will take care of any maintenance problems and thanked residents for coming.

Adjournment:

MOTION by: Ms. Jankura and seconded by Mr. Luther to adjourn the meeting at 5:13 p.m.

FURTHER DISCUSSION: Residents asked how they can be notified of future meetings. Ms. Remec detailed how residents can receive meeting notifications.

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

Trustee

Secretary