



3038 Boston Mills Road, Brecksville, Ohio 44141

RICHFIELD TOWNSHIP BOARD OF TRUSTEES

Regular Meeting September 7, 2017

The Board of Trustees met for their Regular Meeting, which was called to order at 6:30 p.m. on September 7, 2017.

Roll Call:

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

Also in Attendance:

Keith Morgan, Chief, Village of Richfield Police Department
Phil McLean, Chief, Village of Richfield Fire Department
Mindy Remec, Township Administrator
Amy Page, Zoning Inspector
6 additional residents/attendees

Approval of Minutes:

August 3, 2017 Regular Meeting
August 22, 2017 Special Meeting

Dispensing with the reading of the minutes, Ms. Jankura requested comments from Trustees Luther and Shupe, who had no corrections or changes.

MOTION by: Ms. Jankura and seconded by Mr. Luther to approve the August 3, 2017 Meeting Minutes as presented.

FURTHER DISCUSSION: NONE

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

MOTION by: Ms. Jankura and seconded by Mr. Luther to approve the August 22, 2017 Meeting Minutes as presented.

FURTHER DISCUSSION: NONE

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

Department Head Reports:

Police:

Chief Morgan provided a written report and gave figures for August calls for service. Chief Morgan informed trustees that the dispatch renovation is progressing well and also reported the passing of former Richfield Township Trustee Dan Emmett, who died in a motor vehicle accident on State Route 303 on August 25, 2017, and asked attendees to observe a moment of silence.

Fire:

Chief McLean provided a written report and gave figures on calls for service in August. He reported starting a cost recovery for a Hazmat spill. The fire safety education program at Hillcrest School is being updated. The contract has been signed for the new ambulance. Chief McLean also reported on personnel changes, completing hydrant flushing for the year, and that he has been meeting with Mr. Shupe for the fire contract.

Zoning:

Ms. Page reported that she has issued three zoning certificates in the past month. The Board of Zoning Appeals (BZA) September 18 meeting has been cancelled. The application deadline for the next meeting is October 2. Mark Totten has resigned from the BZA and has expressed interest in serving on the Zoning Commission. The next Zoning Commission meeting is September 14 and the Summit County Planning Commission will meet on September 21.

Ms. Jankura opened trustee discussion on reappointing Mark Totten to the Zoning Commission.

MOTION by: Ms. Jankura and seconded by Mr. Luther to appoint Mark Totten to the open Zoning Commission position with a term expiring December 31, 2021.

FURTHER DISCUSSION: NONE

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

Fiscal: No Report

Parks and Recreation: No Report

Roads:

Mr. Luther reported that the service department has been working on roadside mowing and that culvert work would be looked into.

Administration:

Ms. Remec reported receiving a response from the Ohio Department of Transportation (ODOT) to trustees' request for a traffic noise study and possible noise wall on Interstate 271 between Interstate 77 and State Route 303. The conclusion from ODOT is that this area does not qualify for a noise wall for a variety of reasons.

Ms. Remec requested trustee approval of the second Hawkins Road project invoice.

MOTION by: Mr. Luther and seconded by Ms. Jankura to approve payment of \$77,448.95 to Melway Paving Company, Inc. from Purchase Order 70056.

FURTHER DISCUSSION: None

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

Summit County sent notice that they will hold a public viewing on September 15, 2017, of the proposed vacation of Everett Road. The public hearing is scheduled for September 25, 2017. If the road vacation is approved the section of Everett Road from Farmstead Road to Revere Road would revert back to Richfield Township for the north lane and Bath Township for the south lane.

The trash bid will be advertised starting September 8, 2017, and the bid opening will be September 29, 2017.

Ms. Remec reported contacting Brouse McDowell for assistance with the potential annexation and development plans for Briarwood. The rate per hour is \$250.00.

MOTION by: Ms. Jankura and seconded by Mr. Luther to approve hiring Brouse McDowell as legal counsel at \$250.00 per hour from Purchase Order 70004.

FURTHER DISCUSSION: Mr. Shupe asked for clarification of the purchase order. Ms. Remec said that trustees previously approved it for \$10,000 and that trustees would need to approve additional funds before exceeding this amount.

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

Old Business:

Ms. Jankura introduced the discussion of the proposed text changed to zoning in the Light Industrial/Office (LIO) district. She welcomed JEDD Board Chairperson Jim Koewler and thanked him for attending the meeting.

Ms. Jankura said the JEDD Board had authored some changes to zoning and asked the Zoning Commission to consider them. Ms. Jankura said the proposed revisions are well thought out and had the input of our previous zoning inspector. The Zoning Commission had decided not to move forward and it is now back to trustees to see if they would like to initiate the process. The process is lengthy and offers opportunity for resident input and levels of approval and could take several months. The JEDD Board believes these changes will help generate business and revenue for the township.

Mr. Luther said this will take some time but we need to get something in the JEDD.

Ms. Jankura said that they are still trying to keep the residents best interests in mind as they go forward and that there will be opportunity to participate.

Mr. Shupe said he had talked to people in the area and that it is a give and take on both sides. Mr. Shupe spoke about some of the proposed changes saying that it would be helpful to have a standard setback in this area as long as it doesn't affect the residents. He said the buffer walls should be solid walls made out of sound-deadening materials so it protects the residents. Businesses are currently restricted to two accessory buildings. If there is a ten-foot buffer wall then this accessory building restriction can be changed as long as it does not create a nuisance. He said we want to make this more appealing to businesses to locate there.

MOTION by: Ms. Jankura and seconded by Mr. Luther to begin the formal process to approve the proposed revisions to the zoning for light industrial/office district.

FURTHER DISCUSSION: Mr. Shupe asked for information on the process and said he wanted to make sure residents were aware and had an opportunity to voice an opinion. Ms. Jankura asked staff what the next step would be.

Ms. Remec said that trustees would need to vote on a resolution with the specific zoning text that they are proposing to change. In addition, residents would receive notice and that a public hearing would still need to take place before these changes could be adopted.

Ms. Jankura said that she thinks the recommended changes are smart and they help development while keeping the residents in mind. She thinks they are a good balance and asked that a resolution be drafted for the next meeting.

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

New Business:

Ms. Jankura asked Ms. Remec to present the background for the contract amendment for the cell tower lease.

Ms. Remec said that trustees had previously approved extending the cell tower lease and that this amendment formalized the contract extension. The survey to make corrections to the recorded utility easement was completed at the trustees' request.

MOTION by: Ms. Jankura and seconded by Mr. Luther to approve the contract amendment for the cell tower lease extension.

FURTHER DISCUSSION: Mr. Luther said that soon after this property was purchased he leased the cell tower. The cell tower has more than paid for the property and has done quite well for the township.

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

Ms. Jankura introduced Resolution 09-2017 Agreement of Cooperation between the County of Summit and Richfield Township for Vehicle Fuel Purchase. She said this is something the township already does and this resolution would extend the current agreement, which expires at the end of this year.

Mr. Luther said this agreement works very well for the township.

MOTION by: Ms. Jankura and seconded by Mr. Luther to approve Resolution 09-2017 Agreement of Cooperation between the County of Summit and Richfield Township for Vehicle Fuel Purchase.

FURTHER DISCUSSION: None

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

Announcements: None

Citizens Forum:

Mr. John Prusak, 5129 Black Rd., spoke about road issues which included concerns about the faded center line on Dewey Road, the upcoming closure of Boston Mills Road in Boston Township for the county to put in a large sewer line, and questions about the condition of the section of Everett Road that would revert back to the townships.

Agenda Requests and Items for Follow-Up:

Ms. Jankura said that they would be preparing the resolution for the proposed zoning changes to the light industrial/office district for the next agenda.

Township Corner Article: Ms. Jankura will write the article for October.

Adjournment:

MOTION by: Ms. Jankura and seconded by Mr. Luther to adjourn the meeting at 7:08 p.m.

FURTHER DISCUSSION: NONE

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

Trustee

Secretary