

Richfield Township Zoning Commission
August 12, 2021
Regular Meeting

The Meeting was opened and the Pledge of Allegiance recited at 6:31 p.m. on August 12, 2021, with the following in attendance:

Patti Dorsett
Dwayne Gentner
Chris Sivak

Mindy Remec, Township Administrator
Patricia Ryan, Zoning Inspector

Also present were John Allega Sr. representing JJJ Properties, Jim and Becky Vocaire of 5144 Hecker Dr.

The purpose of the meeting was to discuss and provide review comments regarding projects for JJJ Properties and FedEx both on Columbia Road in the LI-O District.

The first presentation was for JJJ Properties and Ms. Ryan stated she had not received any additional comments on the JJJ Properties project.

Ms. Dorsett inquired about outdoor storage of material and equipment. Mr. John Allega, owner of the property and proposed project stated there would be no outside storage at all. There is very little maintenance of equipment unless it is custom made. Any vehicle maintenance will be conducted indoors. The shop is a well and storage facility so all storage will be inside. There will be some construction equipment outside. Everything currently on site is from the current road project. Mr. Allega stated there will be no storage of gravel, sand or stone onsite but some small baskets of leftover material from a job may be brought back on occasion but that is all.

Ms. Dorsett asked how long he anticipated equipment to be stored outdoors. Mr. Allega said that was based on demand. It could be a week or a year. The yard will have equipment moving in and out all the time. In the LI-O and anything beyond 500' from a residential district can be utilized for parking.

Mr. Gentner asked if the site lighting will be 90-degree cutoff. Mr. Allega stated his site is lit by turnpike lights but there will be 2 lights in front parking area and 2 at the side parking lot.

There was discussion regarding activity visible from the residential parcels. Mr. Allega claimed the residents will see nothing on his property. He will continue the buffer wall from the Best Buy site to the west end of the residential district. The building should be ready by April of 2022 with construction starting very soon.

There was also discussion on the traffic studies done and the need for a left turn light at the north end of Columbia Rd and Brecksville Rd/21.

Ms. Dorsett recognized Mr. Vocaire. He stated his concerns regarding light, trucks and noise. There was discussion.

Being no other comments Ms. Dorsett moved on to the FedEx comments.

Ms. Ryan stated she received comments from Summit County Soil and Water Conservation District and the SWPPP (Storm Water Pollution Prevention Plan) was not approved. She also stated there had been related correspondence from the applicant to SWCD.

The Commission inquired about the conditional use modification and variances. Ms. Ryan explained they were for the modification of the existing parking lot which was previously approved as a conditional use and the variances were for height and relocation of existing light poles and fencing.


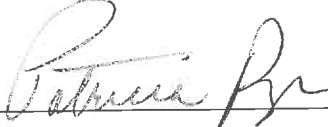
Mr. Vocaire again stated he had issue with lights. Ms. Ryan stated the south property line of the FedEx property was over 500' from the residential district according to the Summit County GIS.

There was discussion regarding the text amendments.

Mr. Sivak made a motion to approve the minutes from July 9, 2021 as written. Mr. Gentner seconded. All members in attendance approved unanimously.

Having no other business, Mr. Sivak made a motion to adjourn. Ms. Dorsett seconded. All members in attendance approved unanimously.

The meeting was adjourned at 7:22 pm.

Chairperson  Secretary  Date 1/13/22