

October 13, 2009

A Public Hearing and the regular monthly meeting of the Richfield Township Zoning Commission was held at the Richfield Township Hall, 3915 Washburn Road, Berkey, Ohio and called to order at 7:35pm by Vice-Chair, Doug Ronau. The Hearing was held because the applicant, Christ the Word Presbyterian Church, revised the site drawings for their Church and it was determined the retention pond was too close to Central Avenue.

Mr. Ronau advised those in attendance to identify themselves if they wished to address the Commission, they should restrict their comments to 3 minutes and he further advised that the Hearing would be recorded. Mr. Ronau introduced the members of the Commission and then invited attendees to present their questions and comments.

Tucker Frederickson, PE, of The Mannik & Smith Group, presented the revisions for Christ the Word Church. The pond was relocated from the front of the building to the back of the building. The septic system was relocated from the northwest corner to the southwest corner of the site. A landscape plan was also included in the plan. There are changes to the location of the parking lot. The site access points remain the same.

Mr. Hassen commented that he reviewed the site plan and in his opinion all recommendations have been met.

Bob Fenicle, 3149 Murd Road, review plans with Christ the Word representatives prior to the Hearing. He believes the look good but he is concerned about the lighting. He asked if the surface lights will project down or out and if the one row of trees will be enough to block the lights from the north parking lot as the vehicles turn around in the parking lot and shine their headlight into the back of his house. Mr. Fenicle believed the water retention plan looks good and those were his only concerns.

Mr. Ronau asked Mr. Frederickson if they had a lighting proposal with them and Mr. Frederickson said they did not. They will probably have some lighting in the future and address that with the building plans. The Church is willing to work with the property owners to minimize lighting concerns.

Dave Fisher, 3214 Murd Road. His concerns are the same as Mr. Fenicle. He stated that he asked the church at a previous meeting if they would plant the trees beforehand to let them grow up and he said the Church would try to accommodate his request. However, when he called to follow up about 2 years later, no one remembered this conversation. A member of the Christ the Word Church in attendance states that once the swale was in place, the trees would be planted immediately.

Mr. Fenicle asked if water would be brought out Central Avenue. Mr. Hassen stated that he knew of no such plans. He has been told that a main high pressure gas line will be brought down Central Avenue from Crissey Road to State Route 64 and then branch off from there. Mr. Fenicle said he heard that Central Avenue would be widened west to

State Route 295. Mr. Ronau said that he thought he was referring to The Central Avenue Overlay plan that was adopted but there are no plans to widen Central Avenue.

There were no further questions or comments. At that time, Mr. Reideler moved to accept the proposal and forward it on to the Township Trustees for their consideration at their Hearing scheduled November 2, 2009. Mr. Williams seconded his motion. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes. Mr. Ronau then placed a call to Mr. Morrin who was absent from the Hearing and obtained his yes vote. Mr. Morrin had previously studied the revision and gave his approval.

The second Hearing of the evening is a request for Amendment to the Richfield Township Zoning Resolution regarding landscaping in residential districts, Reference Z34-C28. The proposed Amendment to section 7.26.1 was read to those in attendance; "New trees and shrubs shall be planted with a minimum setback from the property line of at least one-half of the expected mature spread of the tree or shrub species or ten (10) feet, whichever is greater".

Mr. Fisher asked if fencing had to be placed 10 feet from the property line. Mr. Ronau responded that a fence can be placed directly on the property line. He stated that if you had a fence you should be allowed to plant shrubs, rose bushes, etc. up against that fence. Mr. Fenicle then raised the question about the proposed tree planting between his house and Christ the Word Church. The site plan shows a 20 foot swale between his property and the Church. If this amendment is adopted, the trees would then have to be planted in the middle of the swale. He asked if the site plan would be grandfathered in and not subject to the 10 foot rule. Trees would not grow well if planted in the mid line of the swale. The site plan was reviewed again by the Commission, Mr. Fenicle and Mr. Fisher and it was suggested that the swale might need to be moved to the east or at least get more information about the exact number of trees to be planted and exactly where they would be planted. Mr. Hassen said he would bring this to the attention of the Trustees and contact Mr. Frederickson as well.

After lengthy discussion, the Commission agreed to strike "or ten (10) feet, whichever is greater from 7.26.1. Mr. Reideler moved to strike those last 7 words. His motion was seconded by Mr. Williams. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes. There was no further discussion. Mr. Reideler moved to forward this Amendment to the Trustees for their consideration at the November 2 Hearing. His motion was seconded by Mr. Williams. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes. Mr. Ronau contacted Mr. Morrin via telephone for his vote. He, too, voted to strike the last 7 words and forward to the Trustees.

At 7:50pm the regular monthly meeting commenced. Those in attendance were Myra Condon, Don Reideler, Doug Ronau, Cliff Williams and Zoning Inspector, John Hassen. Mr. Morrin was unable to attend as previously stated. The minutes of the September 14, 2009 meeting were read and one correction was noted. Mr. Hassen said that the variance application to dig the retention pond in the front of the Church was withdrawn, not

denied. With that change noted, the minutes were approved to be filed. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Old Business:

Mr. Hassen reported that Leonard Rozinski withdrew his application for Special Use Landscaping. Mr. Hassen sent him a letter referencing Section 5.2j of the Zoning Resolution regarding parking and storage of vehicles and trailers. He is allowed to maintain 1 vehicle on the property. He was further advised that he could not store mulch, clippings, yard waste or burn on the property. Mr. Hassen stated that all application fees were refunded to Mr. Rozinski.

There were no Permits issued.

At 8:25pm, Mr. Reideler moved to adjourn the meeting. His motion was seconded by Mr. Williams.

Respectfully submitted,

Myra A. Condon, Secretary