



## PLANNING AND ZONING COMMISSION AGENDA

July 13, 2021 7:00 P.M.

### CALL TO ORDER ROLL CALL AGENDA REQUESTS

#### OLD BUSINESS

1) **Case No. 34-2021**

**Applicant/Owner:** Petros Development Group  
**Location:** Parcel 5002698 – north of 303 and west of Brecksville Road  
**Zoning District:** CH-II – Historic Commercial  
**Code Section:** 1109.07 of the Planning and Zoning Code; and 9.06 of the Charter

Continued from 6/08/21 and 6/22/21 Planning Commission meetings— Village Council is requesting Planning Commission's report and recommendation for the rezoning of parcel 5002698 from the current CH-II Historic Commercial Zoning District to the R-3 Cluster Residential Zoning District. The 6.34-acre vacant parcel is located on West Streetsboro Road (north of 303 and west of Brecksville Road). This matter was referred to Planning Commission by Council through Resolution 53-2021 at the 5/18/21 council meeting.

2) **Case No. 13-2021**

**Applicant:** Pulte Homes – Jim O'Connor  
**Location:** Briarwood Estates  
**Zoning District:** None  
**Zoning Code:** 1171.13

The applicant is requesting final development plan approval for a 130 single-family home subdivision on approximately 126 acres located in Briarwood Estates.

#### NEW BUSINESS

3) **Case No. 38-2021**

**Applicant:** OrthoBrain, LLC / Brian Becker, Becker Signs  
**Location:** 3404 Brecksville Road  
**Zoning District:** OL – Office Laboratory  
**Zoning Code:** 1163.17(e)

Applicant is requesting approval to install a 11.125" x 71" (5.49 sq. ft.) sign panel on an existing ground sign on the property located at 3404 Brecksville Road.

4) **Case No. 39-2021**

**Applicant:** CESCO Imaging/Cicogna Sign Company, George Dragon and Jenkins Sign Company, Joe Jenkins – on behalf of True North Energy, LLC.  
**Location:** 4035 Wheatley Road  
**Zoning District:** OL – Office Laboratory  
**Zoning Code:** 1163.17(e)

Applicants are requesting approval to install a 5.33' x 8' (67 sq. ft.) ground sign and 2.5' x 8.54' (21.35 sq. ft.) wall sign on the proposed building located at 4035 Wheatley Road.



4410 W. Streetsboro Rd. • Richfield, OH 44286-0387

Office: 330.659.9201 • [www.richfieldvillageohio.org](http://www.richfieldvillageohio.org)

**APPROVAL OF MINUTES: 6/22/21**  
**MAYOR'S REPORT**  
**COUNCIL REPORT**  
**DIRECTOR OF PLANNING AND ZONING REPORT**  
**COMMENTS FROM THE PUBLIC**  
**UNFINISHED BUSINESS**  
**ADJOURNMENT**

**Next Regularly Scheduled Meeting Date:** August 10, 2021\*

\* Reminder – the July 27 meeting has been cancelled.