



**PLANNING AND ZONING COMMISSION MEETING
MINUTES
Tuesday, January 22, 2019 – 7:00 p.m.**

CALL TO ORDER: Dr. Boester called the meeting to order at 7:03 p.m.

ROLL CALL: Charles Boester, Dan Holahan, Bart Sauer, Ralph Waszak and Mike Wheeler were present.

OTHERS PRESENT: Planning and Zoning Director Brian Frantz, Mayor Bobbie Beshara.

AGENDA REQUESTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Case No. 02-2019

Ohio Hardwood & Upholstered Furniture, Pascal King-Smith

4050 Broadview Road

Mr. Frantz reported the applicant is requesting a conditional use permit to allow a home furnishing shop to utilize the property located at 4050 Broadview Road. He also reported the applicant has worked through several iterations of site plans over the past 1-2 years and is close to submitting application for approval.

Dr. Boester opened up the discussion and asked the applicant to approach the commission. Mr. King-Smith approached the commission as requested.

Mr. King-Smith stated his business is a custom furniture shop, with a sales and showroom. This business location will not have any production or manufacturing, as that is handled out of the applicant's shop in southern Ohio. There are a set of oversized dock doors in the back of the building to be used for the point of entry of the new showroom pieces.

The hours of operation are:

Tuesday 11:00am – 6:00pm

Wednesday, Thursday, Friday 10:00am – 6:00pm

Saturday 10:00am – 5:00pm

Sunday Noon – 4:00pm

Dr. Boester and Mr. Wheeler stated the architecture looks nice and the business will be a great addition to the area.

Mr. Holahan asked if the siding was steel and Mr. King-Smith stated it is ^{Simulated} wood siding, a product called Everlast. Mr. Frantz stated once the application and plans are formally submitted, they will be sent for an architectural review.



Comments from the floor were made by Dr. Gary Domanick, business owner of 4028 Broadview Road. He asked if there will be furniture repairs or manufacturing at the building and Mr. King-Smith stated no major repairs and no manufacturing. Mr. Domanick also asked about exterior lighting details and the configuration of the parking lot/spots. Mr. King-Smith stated the details are not finalized yet, and he will be sure to include the parking, lighting and landscape plans with his site plan/drawings formal application submission.

Mr. Wheeler made a motion to approve Case No 02-2019 and Mr. Holahan seconded his motion. Dr. Boester and Mr. Sauer were in favor and Mr. Waszak abstained.

APPROVAL OF 1/09/19 MINUTES: Mr. Holahan made a motion to approve the minutes as amended and Mr. Sauer seconded his motion. Dr. Boester and Mr. Waszak were in favor and Mr. Wheeler abstained.

MAYOR'S REPORT: Mayor Beshara reported the following:

- Busy time of the year, capital projects are underway, and priorities were noted by Council.
- State of the Village will be held at the end of the year, near the end of her term in November.
- Mr. Frantz will give a State of Economic Development at the May Chamber luncheon.
- Snowbird Festival is on Sunday, February 10th at 1-4pm (Richfield Heritage Preserve).
- Recent Police Department news, Joe Davis retired and Detective Swanson was promoted to Assistant.

COUNCIL REPORT: Mr. Wheeler reported the following:

- A special work session was held January 19 and Council reviewed applications received for the open Council seat (previously filled by Mr. Jim Kahoe, who resigned from his seat effective January 1, 2019). Council voted and appointed Mr. Ralph Waszak to fill the seat. Mr. Wheeler stated he will recommend to Council that Mr. Waszak is appointed as the Council Representative to the Planning Commission Board (which is currently held by Mr. Wheeler).

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported the following:

- Discussion of text amendments to zoning code sections 1181.09, 1171.11(b)(c), 1177.03(b)(d), 1107.09(c), 1145.15(a). Mr. Frantz reviewed the proposed changes throughout the document. Mr. Sauer stated he will review offline and provide feedback to Mr. Frantz. Mr. Frantz will provide a final draft copy to Planning Commission at the next meeting and will prepare legislation for Council.
- Discussions have been underway with a company looking to relocate to Richfield in the Crossroads District area, behind Nexen Tire. The terms are currently being reviewed by Mayor Beshara and Council.
- Received a request from Guard Dog Electric Fence Company, to allow electric-type fences in Industrial areas. The Board was in agreement that electric-type fences should only be permitted in agricultural uses. Mr. Frantz stated he will take the request to Council at the next meeting to determine the next steps of the request.
- Next Planning Commission meeting currently includes site plan approval FedEx Ground and MVL Construction/Indoor Gun Range; and sign approval for Olesia's Taverne and Nexen Tire.
- Mr. Frantz reminded the board February 26th starts the monthly work sessions with Planning Commission and Kaczmar Architects.



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COMMENTS FROM THE PUBLIC:

Mr. Sauer thanked Mr. Wheeler for his service on the Planning Commission Board.

UNFINISHED BUSINESS: None.

ADJOURNMENT:

A motion was made by Mr. Holahan to adjourn the meeting and Mr. Waszak seconded his motion. All members were in favor. Meeting adjourned at 9:14 pm.

Respectfully submitted,

Amy Nauer, Clerk
Planning and Zoning Commission

Approved,

Dr. Charles Boester, Chairman
Planning and Zoning Commission