

ZONING COMMISSION

Work Session

March 4, 2010

Version I

Approved 5/6/10

Members present: Chairman, Tom Kelley, Richard Bradner, Carol Franklin, Joy Kosiewicz and Zoning/Administrator Bill Funk. Ed Mazak and Bruce McMakin were excused.

No minutes for February, 2010 but meeting continued in Trustee Meeting Room for Commission to attend the Comprehensive Plan Committee meeting. February Zoning Report was presented and accepted. ARC had three cases: The American Group for revised signage; Fedex Office for revised signage and tabled case for Robek's Fruits, Smoothies & Healthy Eats for revised signage. BZA cases were: Munsell Realty for sign facing I-77 – Currently, we only have a definition for “alley” in the Zoning Resolution and under sign language thoroughfare is mentioned. Questions arose on signs facing a thoroughfare and Zoning Inspector explained this situation and it might be something that should be clarified in the Zoning Resolution, definitions should be added for “street” and “thoroughfare”. Commission should research definitions from dictionary, revised code under traffic law section and look at signage regulations and how we want to define thoroughfare. The way we define it could have an impact on what could potentially happen. We should also look at how the State of Ohio defines them. More research on this will be done by the Zoning Inspector and Commission will discuss this further. BZA cases coming up are: a private softball field at 3680 Everett Road; Gasoline Alley is asking for a Conditional Use for restaurant expansion; Montrose Retail Associates is requesting for conditional use for a restaurant at 3757 W. Market Street; West Market Plaza is asking for three new signs for Ulta Beauty Supply, Famous Footwear and Five Below to replace tenant space of former movie theater; Revere Road Synagogue asking for a Conditional Use to add on to the church; and Firestone Trace is asking for a club house approval at 4115 Ira Road.

Commission discussed wind energy systems. An e-mail from Terry Withers, University of Akron, to the Zoning Inspector requesting to place a wind turbine by the Field Station on the Nature Preserve. He is asking how high it can be and what they need to get approval for this. In Section 301-4-B it addresses this partly and if it exceeds the height limitations of 15', they need approval by the BZA. We need to look at other codes and see if this is something we should add to our Zoning Resolution. Richfield is going through the process of adopting a code for wind turbines. Zoning Commission should hold a Public Hearing and get input from professionals in this field and also inform the residents for their input. Commission would like to know how wind turbines work, not to solicit someone for construction and also talk about the pros and cons of wind turbines. Richfield's new code was reviewed along with other township's codes. The higher the height would generate around 900% more energy. Zoning Inspector can put together a

public meeting with someone of expertise in this field. We also need input from the County and the state code for examples so we have the power to regulate them. Commission should also regulate location, erection, construction, alteration, removal, use and maintenance for wind turbines. You also get incentives from the government and a return on your investment from wind turbines. We should invite to the public meeting someone from the County for their input, someone from Richfield to address their new code and an expert on wind turbines.

Motion to adjourn was made by Dick Bradner and seconded by Carol Franklin. Meeting adjourned.