

**RICHFIELD TOWNSHIP  
LUCAS COUNTY, OHIO  
BOARD OF RICHFIELD TOWNSHIP TRUSTEES  
REGULAR MEETING MINUTES**

December 15th, 2008

The regular meeting of the Richfield Township Trustees was called to order by Arthur Nevers at 7:00 p.m. at the Municipal Building, 3951 Washburn Road, Berkey, Ohio.

**ROLL CALL:** Trustee  
Chairman: Arthur Nevers – present  
Vice-Chairman: Donald Eisel -present  
Karen Winn - present

**ADMINISTRATIVE REPORTS:**

The clerk provided copies of the minutes from the December 1st, 2008 meeting, current Cash Summary Report, November Bank Reconciliation and Pending Warrants Report.

**READING AND APPROVAL OF MINUTES:**

Donald Eisel made a motion to approve the December 1st, 2008 minutes as presented. Karen Winn seconded the motion. Roll call: Nevers-yes, Winn-yes, Eisel-yes. Motion approved.

**PRESENTATION OF THE BILLS:**

The attached listings of warrants (4771 – 4807) were presented for approval:

Karen Winn made a motion to approve payment of the attached listing of invoices and the corresponding pending warrants. Donald Eisel seconded the motion. Roll call: Nevers-yes, Winn-yes, Eisel-yes. Motion approved.

**PUBLIC HEARING:**

Proposed amendments to the Richfield Township Zoning Resolution:

1. Wind Turbine Regulations.
2. Central Avenue Overlay
3. Regulations for Sexually Oriented Businesses

Arthur Nevers made a motion to open the public hearing for the following proposed amendments: wind turbine regulations, Central Avenue Overlay and regulations for Sexually Oriented Businesses. Karen Winn seconded the motion. Roll call: Nevers-yes, Eisel-yes, Winn-yes. Motion approved.

The Fiscal Officer read the recommendations from the Zoning Board and the Lucas County Planning Commission for the SOB (Sexually Oriented Businesses). In addition she read the Zoning Board recommendations for the Wind Turbines and the Central Avenue Overlay. No recommendations from the Toledo Lucas County Plan Commission have been received on the wind turbines and the Central Ave. overlay.

There were no public comments.

Further Discussion was held on the wind turbines and Central Avenue Overlay.

Karen Winn made a motion to close the public hearing. Arthur Nevers seconded the motion. Roll call: Nevers-yes, Eisel-yes, Winn-yes. Motion approved.

## **NEW BUSINESS:**

Trustee Eisel attended the Sanitary Engineer Policy Meeting on December 15<sup>th</sup>, 2008, the meetings are held quarterly.

There was discussion on setting up recycling for electronic equipment and computers on the same day as our unlimited pickup. The Lucas County Sanitary Engineers Office will be contacted for further information.

Scott Smith questioned the Trustees on the procedure for completing his time sheets. The Trustees instructed Mr. Smith to keep a daily log of all work performed and to place on the desk along with his time sheets at the end of a pay period.

Mr. Smith questioned when the employee hand book would be completed. Trustee Winn advised the Prosecutors Office is currently finalizing the rough draft.

Mr. Bettinger reported the water pump at the town hall has been repaired.

## **ZONING:**

A certified letter was sent to the property owner at 2585 Raab Rd. advising them they are in violation 7.10.2 Section E: Area and Design Requirements: to prevent adverse effects of drainage to adjoining properties, a drainage system shall be installed to accommodate overflows and surface drainage from pond development, than diverted to a suitable outlet or drainage ditch. The property owner received the certified letter on December 4<sup>th</sup>, 2008 and has thirty days to respond. Zoning Inspector Hassen reported he spoke with John Borrell (Lucas County Prosecuting Attorney) regarding the above case.

Zoning Inspector Hassen requested all zoning violation complaints be put in writing. The township website [www.richfieldtownshiplucascounty.com](http://www.richfieldtownshiplucascounty.com) has complaint forms online for residents to use.

Mr. Hassen reported he has researched the property at 4090 Washburn Rd. thru the tax department and has been unable to find who owns the property. There was further discussion on the zoning regulations for abandoned properties. The Richfield Township Zoning regulations state abandoned properties must be neatly bordered up and the yards kept clean.

A letter was received from a property owner with complaints regarding a fence at 4242 N. Lathrop Road that is close to the property line. The Richfield Township Zoning Resolution (7.7.1) states a fence must be a minimum of five feet from the property line if there are animals. Mr. Hassen will investigate further and send a certified letter to the property owner advising he is in violation.

Mr. Nevers reported a resident called with a complaint regarding the property owners at 4216 N. Lathrop Rd. placing a copula on the roof. Mr. Hassen has investigated and no zoning permit is required thru Richfield Township. The Lucas County Building Inspector may require a building permit for the copula.

There was discussion on CAUV requirements; Mr. Hassen reported to qualify for CAUV a minimum income of \$2500.00 per year must be made off the property for three years; in addition you must show proof of income yearly.

The property at 2325 Irwin Rd. has been condemned.

## **FIRE:**

Chief Tate reported a FEMA grant is in process.

The Chief reported Mr. Farley obtained a quote to replace the seals on the bottom of the doors with a 4" seal versus the 3" and for adjustments to the doors. The total cost is

approximately \$1340.00 with the seals at \$80.00 each. The Trustees were in agreement to try one seal along with the adjustments.

Santa Claus will be at the fire station on December 18<sup>th</sup>, 2008.

**APPROPRIATION AMENDMENTS:**

121508-01 Arthur Nevers moved for the adoption of the following resolution:

BE IT RESOLVED by the Board of Township Trustees of the Township of Richfield, Lucas County, Ohio

A resolution of approval to realign the permanent appropriations resolved by modifying the following appropriations from one account to another within the fund and

Fund: Fire:			
From: Other. \$500.00	To: Electricity		\$500.00
2111-220-599	2111-220-351		

Donald Eisel seconded the motion. Roll call: Eisel – yes, Winn-yes, Nevers-yes. Resolution approved.

There being no further business Arthur Nevers made a motion to adjourn at 8:20 p.m., which was seconded by Donald Eisel. Roll call: Nevers-yes, Eisel-yes, Winn-yes. Motion approved.

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Richfield Township Clerk

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