

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

April 2nd, 2012

The regular meeting of the Richfield Township Trustees was called to order by Donald Eisel at 7:00 p.m. at the Maintenance Building, 3951 Washburn Rd., Berkey, Ohio. All present were asked to rise for the Pledge of Allegiance.

ROLL CALL: Trustee
Chairman: Donald Eisel – present
Vice Chairman: Arthur Nevers – present
John Hassen- present

ADMINISTRATIVE REPORTS:

The clerk provided copies of the minutes from the March 19th, 2012 meeting, current Cash Summary Report, and Pending Warrants Report.

READING AND APPROVAL OF MINUTES:

John Hassen made a motion to approve the March 19th, 2012 minutes as presented. Arthur Nevers seconded the motion. Roll call: Hassen –yes, Eisel-yes, Nevers-yes. Motion approved.

PRESENTATION OF THE BILLS:

The attached listings of warrants (7310-73) were presented for approval:

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

PUBLIC COMMENTS:

The owner of the Road House expressed concerns over opening his patio this summer and having the same issues as previous years with the property owner to the east with contention that his grass clippings, mulch and other debris cause a stench that affects his patrons.

Trustee Nevers stated he was at the Health Board meeting and spoke with Larry Vasko, Sheila Nash, and Dr. Grossman regarding the violations at the Road House and the cement patio covering the septic/leach field is a health violation.

Mr. Kadri is concerned only with the property owner at 11515 W. Central Avenue running a commercial business out of their home and the issue with the odors affecting his business in the summer.

Mr. Kadri stated he has never received a zoning violation notice for anything on his property and he is in compliance at this time. Zoning Inspector Smith stated he did send a zoning violation letter, although it was not sent by certified mail.

Trustee Nevers informed Mr. Kadri he is not in compliance and his violations are as follows: no permits were obtained for the additions other than the kitchen and the fact that a cement patio covers the septic/leach field after the Health Department denied him the permit to do so. Mr. Kadri stated the only thing the Health Department told him was to not extend the patio any further.

Mr. Kadri addressed the zoning violation letter sent in August, 2009 regarding the odors to the property owners at 11515 W. Central Avenue and is concerned these issues will continue this summer.

Mr. Kadri stated on November 21st, 2005 a resolution was passed stating only one legally insured and plated commercial vehicle, 12,000 pounds or greater in weight or with a carrying capacity of over 6,000 pounds may be parked on the parcel. A zoning violation letter was sent in September, 2009 from the previous zoning inspector, signed by the Trustees to the property owners at 11515 W. Central stating they were in violation of having more than one commercial vehicle on the property and that mulch; grass clippings cannot be stored on the property. Mr. Rosinski did address the commercial vehicle violation with Lucas County and applied for a variance; the variance was returned and they were advised he was in compliance.

Mr. Kadri submitted in writing the November 21st, 2005 zoning resolution, September, 2009 zoning violation letter signed by the Trustees that was sent to the property owners at 11515 W. Central Avenue, pictures of mulch on the property as well as documentation from the City of Toledo Air Quality Standards for the Trustee's review.

Mr. Kadri questioned why the Township are stopping the court proceedings for the commercial business at 11515 W. Central Avenue when there is a business being operated there without a special use permit at this time.

Mr. Rosinski stated the noise coming from the Road House is affecting his family. Mr. Kadri questioned if there is a noise ordinance in place. Ohio Revised Code does have a noise ordinance. The Zoning Board is presently working on adopting a noise ordinance.

Mr. Kadri questioned the Trustees what the township will do if this summer he continues to have the same problems with the stench affecting his patrons. Trustee Nevers advised they would send the Zoning Inspector over to inspect the violations.

The Trustees met with John Borell previously regarding zoning violations and Mr. Borell advised the Trustees the zoning violations are out of their hands and should be handled by the Zoning Board and Zoning Inspector.

Mr. Rosinski stated he is willing to remove his trucks off the property; in turn he wants something done about the noise. The mulch has been removed from the property. The remaining mulch on the property is for their yard.

Mr. Kadri has removed his sign out front that was a zoning violation; he questioned the Trustees if he can place the sign back out and wait for them to take him to court. Trustee Nevers advised there would be a fine for the violation. He questioned if other residents receive fines for not complying.

Trustee Nevers will contact Lucas County Prosecutors office.

Mr. Kadri questioned if you can operate a business before obtaining a special use permit. The Trustees advised you cannot.

The property owner at 11257 Sylvania Avenue was present to discuss problems with the Lucas County regulations on rural driveways being 200 feet apart. There are issues with the driveway at 11145 Sylvania Avenue.

Trustee Eisel will contact the Lucas County Engineers office to discuss further and report back to the property owner.

FIRE:

March gas usage was turned in.

Chief Tate attended the Lucas County Fire Chiefs meeting at the Lucas County Emergency Services building on March 28th.

A resignation letter was submitted from Graham Sleet from the Volunteer Fire Department.

Donald Eisel made a motion to accept the resignation of Graham Sleet from the volunteer fire department. Arthur Nevers seconded the motion. Roll call: Eisel-yes, Nevers-yes, Hassen-yes. Motion approved.

Chief Tate presented the Mutual Aid Agreement with the Air National Guard.

The Fire Association voted to put \$1500.00 towards the expenses for the volunteer fire fighters attending the National EMS Memorial in Colorado in honor of Charolette Adair; the Trustees have agreed to match the \$1500.00.

Discussion was held on the National Fallen Firefighters Memorial service which will be held in October, honoring Charolette Adair.

Chief Tate outlined the letter of understanding from Christ the Word Church regarding their application for temporary occupancy with the Office of Lucas County Building Regulations. He further explained that he has been in communication with that office and everyone is working together to provide a safe and practical solution to their dilemma. It looks favorable that they will be granted temporary occupancy with many restrictions, limitations as spelled out in their letter. One of the requirements is for Christ the Word Church to pay the township to have two Fire/EMS personnel standing by at our station during their Sunday morning services and their Saturday evening youth group gatherings until they receive approval and complete occupancy from Lucas County Building Regulations.

ZONING:

The property owner at 11515 W. Central Avenue has removed the salt bin located on the property. They will be applying for a special use permit to operate a lawn care business on the property.

Sylvania Courts contacted Zoning Inspector Smith notifying him they are ready to proceed in court with the two zoning violations; Mr. Smith requested they do not proceed with the zoning violation at 11515 W. Central as they have removed the salt bin violation and have agreed to apply for a special use permit for a lawn care business. The Trustees were in agreement to have the courts proceed against the property owner at 10909 W. Central Avenue for the removal of the junk vehicles.

The certified letter sent to the property owner at 2825 N. Berkey-Southern Rd. regarding the junk vehicles has been returned. Mr. Smith will attempt to deliver the letter in person with the Lucas County Sheriff.

The property owner at 3837 Washburn Rd. was served a non-compliance violation from the Health Department for the well being too close to the addition

Heath and Missy Garlic have requested permission to remodel the existing barn at 4660 Richfield Center Rd. for living quarters until they are able to build a home. Mr. Smith advised them to go to the BZA for a variance.

The well casing at 11145 Sylvania Avenue has been repaired.

NEW BUSINESS:

Curt Ott donated his labor hours to repair the gas line in the fire department kitchen.

A Public Records Policy was submitted for the Trustee's review.

Arthur Nevers made a motion to accept the Public Records Policy as presented. Donald Eisel seconded the motion. Roll call: Eisel-yes, Nevers-yes, Hassen-yes. Motion approved.

Trustee Nevers attended the Health Department Meeting this past week. Mr. Nevers spoke with Larry Vasko and Dr. Grossman regarding the zoning violations at the Road House; they will forward all applications they have from the Road House.

Mr. Kadri received a letter from the Health Department stating they have received the variance application for the public sewage system and will be reviewing.

The Health Department has a vacancy on their Board; if anyone is interested they may send in an application.

Trustee Hassen attended the Lucas County Township Association meeting on March 28th in Monclova.

Trustee Nevers spoke with Sylvania Township in regards to shared services; they will be attending a future meeting to discuss further.

A letter was received notifying the township all permits to sell alcoholic beverages will expire on June 1, 2012. There were no objections to the renewal.

Trustee Eisel attended the County Road Meeting; updates were reported on road projects for 2012. Bridge on Washburn Rd. will be updated in 2015. The Kilburn Road widening and bike path project has been back dated to 2018. A proposal will be sent from the County Engineers office to trade roads for snow removal; trading Lathrop Road for Langenderfer Road.

Unlimited pickup is scheduled for Saturday, May 5th. Advertisements will be placed at the various businesses in the township as well as notices in the Evergreen Newspaper.

The Fiscal Officer reported she contacted Key Bank to open the structured CD and was informed the rate changes on a monthly basis and is now .5% with the potential of 3% over a 5 year period. Farmers & Merchants offers a 3 year CD for 1.17 %. A spread sheet was presented with rates offered from several banks. The Trustees were in agreement to move the Star Ohio Funds to the 3 year CD at Farmers and Merchants Bank.

Key Bank was contacted regarding setting up direct deposit for employees; there will be a charge of .50 cents per check. The Trustees approved the direct deposit for the additional .50 cents per check.

Trustee Nevers questioned the Trustees if they were ok with the township paying for his travel expenses to the National EMS Memorial Service in Colorado. Trustee Eisel recommended the township pay for his flight and he pay for his room and meals. Trustee Nevers stated the township has a policy in place for travel expenses to conferences or conventions. The Trustees were in agreement to pay for his flight, room and he will be responsible for his own meals.

The Lucas County Hero Award was awarded in honor of Charolette Adair.

OLD BUSINESS:

Bids for the Town hall roof were received.

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| 1. Adair Repair | \$12,679.00 | Metal roofing. Additional \$450.00 ice and Snow cleats. |
| 2. Heritage Builders | \$22,234.00 | Metal roofing. |
| | \$14,840.00 | 50 year Owens corning shingles. |
| 3. Journeyman Prof. | \$12,982.00 | 50 year Owens corning asphalt shingles |
| | \$19,435.00 | 50 year .29 gauge rib panel |
| | \$29,870.00 | 20 year coating warranty, .29 gauge standing seam. |

Trustee Nevers is waiting on one additional bid; the bid was emailed and we are unable to open the attachment. Mr. Nevers will contact the bidder.

John Hassen made a motion to accept the bid from Adair Repair contingent upon the third bid results. Arthur Nevers seconded the motion. Roll call: Eisel-yes, Nevers-yes, Hassen-yes. Motion approved.

PUBLIC NOTICE:

The following information can be viewed on the Richfield Township website at: www.richfieldtownshiplucascounty.com.

1. Trustee minutes
2. Zoning minutes
3. Zoning including: fees, applications, complaint forms, and the zoning book.
4. Meeting dates and times
5. Contact information for Trustees, Zoning Board and Board of Zoning Appeals.
6. Wolfinger Cemetery information including cemetery fees and rules & regulations.
7. Fire and Rescue
8. Town hall rental rules and fees
9. Roads and Maintenance
10. Rubbish Contractor information for garbage pickup
11. Community Links.

There being no further business John Hassen made a motion to adjourn at 9:00 p.m., which was seconded by Donald Eisel. Roll call: Hassen-yes, Eisel-yes, Nevers-yes. Motion approved.

Richfield Township Fiscal Officer

