

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

April 6, 2009

The regular meeting of the Richfield Township Trustees was called to order by Donald Eisel at 7:00 p.m. at the Richfield Township Fire Station, 11450 Sylvania Ave., Berkey, Ohio. The meeting opened with the Pledge of Allegiance.

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

ADMINISTRATIVE REPORTS:

The clerk provided copies of the minutes from the March 16, 2009 meeting, current Cash Summary Report, and Pending Warrants Report.

READING AND APPROVAL OF MINUTES:

Arthur Nevers made a motion to approve the March 16, 2009 minutes as presented. Karen Winn seconded the motion. Roll call: Eisel – yes, Nevers-yes, Winn-yes. Motion approved.

PRESENTATION OF THE BILLS:

The attached listings of warrants (5002 - 5036) 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: Eisel-yes, Winn-yes, Nevers-yes. Motion approved.

PUBLIC HEARING:

Donald Eisel opened the public hearing at 7:05 p.m. to discuss the following proposed amendments to the Richfield Township Zoning Resolution:

1. Small Wind Turbines
2. Central Avenue Overlay
3. Adult Oriented Businesses

The Fiscal Officer read the recommendations from the Zoning Board and the Lucas County Planning Commission for the Adult Oriented Businesses. The Richfield Township Zoning Commission requested an amendment to change the 500 feet separation requirement to 1000 feet from any residence, park, school or another adult-oriented use. The Lucas County Planning Commission recommended approval of the resolution.

Mr. Buckenmeyer questioned the purpose of the Adult Oriented Business Resolution; the Trustees explained the resolution is needed so the Township can develop zoning regulations for adult oriented businesses.

There were no further public comments on Adult Oriented Businesses.

Arthur Nevers made a motion to approve the amendment to the Richfield Township Zoning Resolution regarding adult-oriented uses, changing the 500 feet separation requirement to 1000 feet from any residence, park, school or another adult-oriented use. Karen Winn seconded the motion. Roll call: Eisel-yes, Winn-yes, Nevers-yes. Motion approved. (see attachment)

The fiscal Officer read the recommendations from the Zoning Board and the Lucas County Planning Commission for the Small Wind Turbines. The Richfield Township Zoning Commission recommended to strike 80 and substitute 120 feet for the maximum tower height, strike 60 dBA and substitute 65 dBA noise limit, strike 10 kW and substitute 20kW for the electric generator and to allow the service to more than one residence. The Plan Commission Staff recommendation is in keeping with other townships where the noise level is 60 dBA and states one small wind turbine shall only service one residence.

Molly Maguire (Lucas County Plan Commission) explained it is in the best interest of the township to keep with other townships and allow one wind turbine to service one residence.

Gary Meyer of 3507 Washburn Rd. questioned the safety of the windmills.

William Buckenmeyer discussed available grants for wind turbines. In addition he would like to see the tower height changed to a maximum of 150 feet.

There were no further public comments on small wind turbines.

Donald Eisel made a motion to approve the amendment to the Richfield Township Zoning Resolution for small wind turbines, striking 80 feet and substituting 120 feet for the maximum tower height, striking 10kW and substituting 20 kW for the electrical generator, striking 60dBA and substituting 65 dBA noise limit. Arthur Nevers seconded the motion. Roll call: Eisel-yes, Winn-yes, Nevers-yes. Motion approved. (see attachment)

The Fiscal Officer read the recommendations from the Zoning Board and the Lucas County Planning Commission for the Central Avenue Overlay District.

The Richfield Township Zoning Commission requested this overlay in order to promote zoning controls for Central Avenue and to manage the land use in this area. The Lucas County Planning Commission recommended approval of the proposed amendment.

Molly Maguire stated the overlay district is modeled after the previously adopted Central Avenue Overlay District in Sylvania Township.

Discussion was held on section 11.4 Excluded Uses.

William Buckenmeyer suggested “truck repair” be removed from excluded uses. Further stating it is important to allow truck repairs when you are running an agricultural business.

Molly Maguire stated it is permissible to repair trucks on the property if they are used for agricultural purposes. Ms. Maguire stated per the Township Zoning Resolution no trucking facilities/repairs are allowed in the township. She further stated the excluded uses are to protect the township; if the township allows trucking repair businesses then the zoning should include light industrial zoning.

Ms. Maguire stated the Trustees can strike truck repair from excluded uses.

Trustee Nevers explained to Mr. Buckenmeyer he received a complaint recently regarding him running a commercial business out of his home and he had to follow up on the complaint; further stating if someone is hauling commercial products they need to rezone their property to commercial use. Mr. Buckenmeyer stated he has not hauled anything other than for agricultural purposes in the past six months.

Myra Condon questioned what will stop a resident who presently has several junk vehicles on the property from starting a truck repair business.

Trustee Winn stated the Township can set restrictions.

There was discussion on designing and landscaping restrictions. The Trustees explained all buildings, structures, lots and land uses within the Central Avenue Overlay would be conditional approval with a site plan review.

Greg Bettinger questioned after the Central Avenue Overlay District was approved how long it would take before the JEDD is in place. The Trustees stated at this time there are no plans for a JEDD agreement. Trustee Winn further stated without a JEDD in place the township cannot receive water from the City of Toledo.

There were no further public comments.

Donald Eisel made a motion to approve the amendment to the Richfield Township Zoning Resolution for the Central Avenue Overlay District, striking truck repairs from the list of excluded uses in section 11.4. Karen Winn seconded the motion. Roll call: Eisel-yes, Winn-yes, Nevers-yes. Motion approved.

The Public Hearing was closed at 8:05 p.m.

ZONING:

Zoning Inspector Hassen reported he spoke with Nancy Webb at Ohio Gas and they have agreed to run the natural gas lines down Sylvania Avenue with the possibility of branching off onto Washburn and Richfield Center Rd.

There was discussion on the property at 11625 Sylvania Ave.; the property owner is dividing parcels into lots. Mr. Hassen stated there are no zoning permits needed; the lots should have 150 feet of continuous frontage.

Mr. Hassen reported he received a call from a contractor who is remodeling a bathroom in the township and he was told per Lucas County to contact the zoning inspector for a permit. No permits are needed for remodeling if there are no changes to the outer perimeter structure. The Trustees advised Mr. Hassen to write the permit and add “no permit required as there are no outer perimeter structural changes”.

FIRE:

The Fire Fighter One Class has been completed, 16 fire fighters have taken the test and passed.

Chief Tate attended the Lucas County Fire Chiefs meeting on February 25th at the township and on March 25th in Rossford,

The Chief reported they are currently working on bids for the personal protective equipment.

The Chief reported they are working on two FEMA grants: one is for finishing the fire station and the other is for a tanker or vehicles.

The Medicare application for direct billing has been approved.

The Chief reported he will do a drive by inspection at the property located at 3304 Washburn Rd. per the request of the Lucas County Inspector.

OLD BUSINESS:

There was discussion on the employee handbook. Trustee Winn reported the Lucas County Prosecutors Office is working on the mobile phone policy, travel policy and credit card policy. The Trustees will review Section 5 (vacation, sick time, pto) and discuss at the next scheduled meeting.

Allied Waste Services will adjust the fuel recovery fees for the upcoming contract based on fuel charges in the past year.

Gary Meyer suggested the township look at the bike trail that is off of Brint Rd. and enhance what is already there, instead of spending the money on a new bike trail on Kilburn Rd.; he further stated this would save on the cost.

There was further discussion on purchasing a wind turbine for the fire station. Further discussion was held on the maintenance of a wind turbine.

NEW BUSINESS:

The Lucas County Auditor will attend the next scheduled meeting.

Becky Swisher (Hylant Insurance) will attend the May 4th meeting to discuss the insurance renewal.

Trustee Nevers received a call from OTARMA stating they would like to submit a bid for the Township insurance. The Township is not going out for bid on insurance this year therefore will not be accepting any bids.

Trustee Eisel attended the Lucas County Health Department meeting on March 25, 2009.

Trustee Nevers attended the TMACOG meeting on March 18, 2009.

The Lucas County Solid Waste Management District provides Lucas County residents with a drop-off site for disposing and recycling Specialty Wastes (tires, paint, electronic items, etc). The District's HHW program accepts many commonly used items in and around the home. This service is available to all Lucas County residents. This program is limited to individual households only! No materials from business or industrial sources will be accepted. Further information can be found at: www.lucascountyoh.gov .

Trustee Nevers questioned Mr. Hassen on a comment he overheard at the winter convention; Mr. Hassen apologized for the comment.

There being no further business Arthur Nevers made a motion to adjourn at 9:05 p.m., which was seconded by Karen Winn. Roll call: Eisel – yes, Nevers-yes, Winn-yes. Motion approved.

Richfield Township Clerk

