

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

August 20th, 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 Fiscal Officer provided copies of the minutes from the August 4 meeting, current Cash Summary Report, and Pending Warrants Report.

READING AND APPROVAL OF MINUTES:

John Hassen made a motion to approve the August 4th, 2012 minutes as corrected. Donald Eisel seconded the motion. Roll call: Hassen –yes, Eisel-yes, Nevers-yes. Motion approved.

PRESENTATION OF THE BILLS:

The attached listings of warrants (7629-7653) 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:

Frank Curtis (BZA alternate member) questioned the Trustees on the BZA vacancy. Mr. Curtis is interested in the position. BZA members will be contacted to set up a future meeting date to discuss appointing a BZA chairman.

Beth Rosinski questioned if there were any restrictions on 4-H animals. The Trustees informed her you can have one animal per acre.

Mr. Carter questioned the Trustees if they would personally like noise playing in their backyard. Trustee Nevers replied no. Trustee Hassen replied it would not bother him as he use to play in a band and Trustee Eisel stated if they quit before 12:00 midnight it would not bother him.

Mr. Carter presented a map of the 5 resident locations that signed the petition to put a noise ordinance in place. In addition he submitted the ORC 505.172 Noise control which states “A Board of Township Trustees may adopt regulations and orders that are necessary to control noise within the unincorporated territory of the township that is generated at any premises to which a D permit has been issued by the division of liquor control or that is generated within any areas zoned for residential use.” Mr. Carter stated the Trustees could put a noise ordinance in place that would affect “D” permits only.

He further submitted a copy of the Richfield Township zoning resolution 8.1.1 regarding Vibration and Noise – Noises deemed objectionable to adjacent and nearby properties if determined a nuisance by the Township Trustees, shall not be permitted.

Mr. Carter requested the Trustees put a noise ordinance in place for the Road house.

Trustee Nevers made a motion to put a noise ordinance in place. There was no second on the motion.

Trustee Eisel will contact Assistant Prosecutor John Borell to research further.

FIRE:

Chief Tate attended the Lucas County EMS Steering Committee on August 15th.

Trustee Eisel attended the TMACOG meeting and there was discussion on fire departments having compatible radios. Chief Tate stated we do have the compatible radios in place.

ZONING:

Mr. Smith will deliver the invoice in person for removing the blight at 5521 Kilburn Rd. at the request of the property owner.

Mr. Smith was contacted by the co-owner of Dennis Market on Central Avenue to find out if they can change the zoning restrictions on what can be sold at the market. The Trustees informed him because of the lot size and former use the market cannot be used for anything other than selling produce.

Trustee Nevers requested the following be placed in the minutes: 9.1 intent of Resolution Concerning Non-Conformities: Within the districts established by this Resolution or amendments that may later be adopted there exists lots, uses of land, structures, and uses of structures and land in combination, which were lawful before this Resolution was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Resolution or future amendments. It is the intent of this Resolution to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Resolution that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district. He further stated the Road House is a non-conforming property.

Trustee Nevers reported he had conversation with former zoning inspector Ron Tillman regarding permits at the RoadHouse, further stating Mr. Tillman left as zoning inspector in 2006 and was replaced by John Hassen.

Zoning Inspector Smith reported a resident on Sylvania Avenue will be demolishing his home due to mold. A demolition permit will be required by the County.

Discussion was held on whether or not the Zoning Inspector can go on properties without the permission of the property owner. The Trustees will research further and report at the next meeting.

NEW BUSINESS:

The Fiscal Officer reported the townships *BWC* (Bureau of Workmen's Compensation) rates have been increased to \$11,015 per year due to claims filed. A reduction of \$3918.00 is available if we attend a one day safety and hygiene class training. The Fiscal officer will attend the training.

Discussion was held on Senate Bill 343, the OPERS reform bill that would raise the monthly minimum earnable salary to earn full-time service credit from \$250 per month to \$750 per month. The Ohio Township Association is encouraging everyone to write to their Senators to let them know you oppose the bill.

Trustee Nevers spoke with Assistant Prosecutor John Borell and he advised a resident cannot request to go into executive session.

The Fiscal Officer reported she was contacted by the Lucas County Auditor's office and due to the decreased property values in Richfield Township the general and road fund revenue will be decreased by approximately 3 percent in 2013. In addition there will be no estate tax received starting in 2013.

Trustee Eisel attended the TMACOG meeting and discussion was held on a study for regional water.

Donald Eisel made a motion to appoint Frank Curtis to the Board of Zoning Appeals. Arthur Nevers seconded the motion. Roll call: Eisel-yes, Nevers-yes, Hassen-yes. Motion approved.

OLD BUSINESS:

The town hall roof has been completed.

The pavement project at the maintenance building parking lot has been completed.

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 Donald Eisel made a motion to adjourn at 8:10 p.m., which was seconded by John Hassen. Roll call: Hassen-yes, Eisel-yes, Nevers-yes. Motion approved.

Richfield Township Fiscal Officer

