

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

September 15, 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 September 2<sup>nd</sup>, 2008 meeting, current Cash Summary Report, August Bank Reconciliation and Pending Warrants Report.

**READING AND APPROVAL OF MINUTES:**

Karen Winn made a motion to approve the September 2<sup>nd</sup>, 2008 minutes as corrected. Arthur Nevers seconded the motion. Roll call: Nevers-yes, Winn-yes, Eisel-yes. Motion approved.

**PRESENTATION OF THE BILLS:**

The attached listings of warrants (4642 – 4654) were presented for approval:

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

**PUBLIC HEARING: Z34-C23:** a zoning change request from A/R Agricultural/Residential to C-2 General Commercial for the property located at 9980 W. Central Ave.

Motion made by Arthur Nevers to open the public hearing for Z34-C23. Donald Eisel seconded the motion. Roll call: Nevers-yes, Eisel-yes, Winn-yes. Motion approved. All in attendance were sworn in per the Fiscal Officer.

The Lucas County Planning Commission staff analysis was read by the fiscal officer (see attachment).

The Lucas County Planning Commission held a public hearing on June 25<sup>th</sup>, 2008 and recommended that the request for the zoning change be disapproved for the following reason:

1. The Richfield Township Zoning Resolution states “commercial buildings and establishments shall be planned as groups and common ingress and egress points in order to reduce the number of potential accident locations at intersections with thoroughfares under the “C” District Planned Unit Development”.

Don Feller (Feller, Finch & Associates) stated the plans are consistent with the Richfield Township zoning regulations; the real issue is whether a PUD (Planned Unit Development) is needed. Mr. Feller does not feel a PUD is necessary; if the property owner deviates from his site plan he must present to the Board of Trustees for approval, further stating the only difference in the PUD is the County has more control.

Molly MaGuire (Lucas County Planning Commission) stated a C2 is open ended where a PUD would give the Township and the County more control; further explaining in the event the proposed business fails or the property is sold the current use would have to remain the same under a PUD. Mr. Feller argued the property owner would also have to go in front of the Trustee's for there approval for any changes without a PUD.

A PUD requires 10 acres and if it is less then it has to go in front of the Board of Zoning Appeals.

There was discussion regarding the landscaping; Mr. Feller stated the site plan presented is preliminary therefore there is no landscaping. The landscaping will be on the final site plan drawings.

There was discussion on the overlay; Ms. MaGuire stated 400 feet overlay from the centerline of Central Avenue would be an option to consider.

There was discussion on the hours of operation. Mr. Oswald stated 6 a.m. to 11 p.m. further stating on occasion there would be special events held and he would like to remain open past 11:00 p.m. if necessary.

Karen Winn made a motion to approve the C2 zoning application, Case #Z34-C23 subject to the final site plan review with a 400 foot overlay. Hours of operation will be 6:00 a.m. to 11:00 p.m, all special events subject to prior approval of the Board of Trustees. Arthur Nevers seconded the motion. Roll call: Nevers-yes, Eisel-yes, Winn-yes. Motion approved.

Public hearing was closed at 8:15 p.m.

#### **NEW BUSINESS:**

Berkey residents will be voting at the old Berkey Fire Station.

The Lucas County Plan Commission will hold a public hearing on September 24, 2008 for an amendment to the Richfield Township Zoning Resolution regarding adult – oriented uses.

#### **ZONING:**

There was discussion on appointing the Fiscal Officer as Assistant Zoning Inspector to fill in for Mr. Hassen when he is unavailable.

Arthur Nevers made a motion to appoint Linda Johnston as assistant Zoning Inspector. Donald Eisel seconded the motion. Roll call: Nevers-yes, Eisel-yes, Winn-yes. Motion approved.

#### **ROADS:**

There are no updates on the estimates from Toledo Edison for the street light at the corner of Gibbs Rd. and Sylvania-Metamora Rd.

#### **FIRE:**

The fire department moved the tower repeater from the Maintenance Building over to the fire station. The cable was replaced. The guy wire anchor will need to be removed from the property owner's yard.

Training will be held with Sylvania Fire Department on Sunday September 21<sup>st</sup>.

The Chief extended a thank you to John Farley and Linda Johnston for helping with the soft billing setup.

The Flu and Pneumonia shots will be given at the Fire Station on Monday, October 27<sup>th</sup>, 2008 from 4:00 p.m. to 8:00 p.m. The shots will be available to anyone except infants.

**OLD BUSINESS:**

Jim Shaw (Lucas County Sanitary Engineer) sent prints of the pumping station on Sylvania-Metamora Rd. The Trustees reviewed the prints and set backs and approved them as presented. The adjacent property owner was contacted by Mr. Shaw. There will be landscaping around the pumping station.

There being no further business Arthur Nevers made a motion to adjourn at 8:50 p.m., which was seconded by Karen Winn. Roll call: Nevers-yes, Eisel-yes, Winn-yes. Motion approved.

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Richfield Township Clerk

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