

February 9, 2009

A Public Hearing and the regular monthly meeting of the Richfield Township Zoning Commission was held at the Richfield Township Hall, 3951 Washburn Road, Berkey, Ohio and called to order at 7:05pm by Member, Doug Ronau. Those in attendance were Myra Condon, Tom Pinkelman, Don Reideler, Doug Ronau, Zoning Inspector, John Hassen and several area residents and land owners. Chairman Mike Morrin was unable to attend.

The purpose of the Hearing is to add two Amendments, Reference, Z34-C25, Small Wind Turbines and Z34-C26, Central Avenue Overlay District to the Zoning Resolution.

Mr. Ronau introduced the members of the Commission to those in attendance and instructed the attendees that the meeting would be voice recorded and anyone wishing to address the Commission must do so by giving their name and address and would be allowed 3 minutes to speak.

Small Wind Turbines were the first topic. Mr. Hassen read aloud the proposed amendment and then the floor was given the opportunity to speak. Mr. Oswald, Washburn Road, voiced his concern that an electric generator with a rated capacity of not more than of 20kw would be too small for his requirements. Mr. Kadri, Central Avenue, asked if this amendment would include wind farms. Mr. Ronau advised that wind turbines under consideration would serve a single residence. Trustee Winn questioned the County's recommendation of 60dBA. The November, 2008 Amendment request submitted to the Lucas County Plan Commission asked for a maximum of 65dBA.

There was no further discussion and the action was placed on continuance pending the recommendation from Lucas County Planning Commission. The next meeting will be held on March 9, 2009.

The Central Avenue Overlay District was next on the agenda. Mr. Ronau and Mr. Hassen read the proposed Amendment aloud. Discussion was held. A question about including sexual oriented business came up. Mr. Ronau advised that the Resolution contains regulations on SOB's. Trustee Winn said that SOB's could also be included in the Amendment. Mr. Buckenmeyer, Central Avenue, inquired about used car lots. Mr. Ronau advised that used car sales would only be allowed in connection with a new auto dealership. Todd Lauer, owner of property located at the southwest corner of Central Avenue and SR 295 is in favor of extending the Overlay west to the Fulton-Lucas County Line. Discussion was held about truck facilities and truck repair as exclusions and whether or not the Zoning Commission could change the Staff Recommendations. Mr. Ronau advised that the Commission has this privilege. Mr. Buckeymeyer asked if Central Avenue would be widened. Mr. Ronau advised that Central Avenue was supposed to be widened out to Chrissy Road but no action has been taken in that regard. A resident asked if water would be brought out Central Avenue. Trustee Winn said that there was no definite plan or time frame to bring water out. Commercial growth is not likely without a water supply.

There were no further questions or comments from the floor. This action will be placed on continuance until March 9 pending recommendations from the Plan Commission. The hearing then concluded.

The regular monthly meeting commenced. The minutes of the January meeting were read privately by each Commission member and approved to be filed. Roll Call: Mrs. Condon, yes; Mr. Pinkelman, yes; Mr. Reideler, yes; Mr. Ronau, yes.

Old Business:

Further discussion about fencing will be held at the March meeting.

There was no new business and no new permits.

At 8:35pm Mr. Pinkelman moved to adjourn the meeting. His motion was seconded by Mr. Reideler.

Respectfully submitted,

Myra Condon, Secretary