

March 8, 2010

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:10pm by Chairman Mike Morrin. Those in attendance were Myra Condon, Mike Morrin, Don Reideler, Doug Ronau, Cliff Williams and Zoning Inspector, Ron Smith. The minutes of the February, 2010 meeting were read and approved to be filed. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

The first order of business was the continuance of the Public Hearing held on February 8, 2010 for two proposed text changes, Reference Z34-C29, to the Township Zoning Resolutions.

A text change to Section 7.12, Signs and Outdoor Advertising Structures, 7.12.2 g2 under General Provisions would strike the first sentence, "Signs pertaining to public elections may be erected for no more than 15 days prior to an election" and add "Public election" to the second sentence. The paragraph would then read, "**Public Election**" signs shall not exceed 12 square feet in total surface area or six (6) square feet for any one sign, on any lot."

A text change to section 14.2.9, Action by board of Township Trustees would strike the word "unanimous" and replace it with the word "majority". The section would then read: "Within 20 days after the public hearing, the Board of Township Trustees shall either adopt or deny the recommendation of the Zoning commission or adopt some modification thereof. In the event the Township Trustees deny or modify the recommendation of the Commission, **a Majority vote of the board of Township Trustees shall be required**".

This amendment to section 14.2.9 was initiated due to legislative changes to OCR 519.12(H) where a unanimous vote by the Trustees to deny or modify a recommendation of the Zoning Commission is no longer required.

The Lucas County Planning Commission recommends approval of the proposed amendments to the Richfield Township Zoning Resolution shown in EXHIBIT "A" to the Richfield Township Zoning Commission and Township Trustees.

After discussion, Mr. Ronau moved to send both amendments to the Township Trustees for their consideration. Mr. Reideler seconded his motion. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

The Trustees will schedule a Public Hearing on the matter to be held within the next 35 days.

The Continuance was concluded and the regular meeting commenced.

Old Business:

Mr. Smith reported that Shield Nash visited the site of the former Miller's Market on West Central Avenue. Although no one was present, physical appearance of the site suggests that someone is living on the property. Mr. Smith said that Ms. Nash would return to the site on March 9. There is no running water, electricity or sewer facilities on the property.

Sean Dorris, 5026 Kilburn Road, has requested a permit to erect a 40' x 80' barn. Mr. Dorris states he received a "pink slip" from Shield Nash but Mr. Smith will confirm before issuing the permit.

Don Stoll, 10919 Central Avenue, has not responded to the letter mailed to him regarding the blight and disabled vehicles on the property.

Kathleen Condon contacted Mr. Smith advising him that the blight mentioned in an anonymous complaint is not on her property. The property in question is owned by Duke Wheeler.

New Business:

Mr. Ronau reported that during the February 16 Trustee meeting, Mr. Nevers advised that the son of the owners of Little Learners Discovery Center, 11445 Sylvania Avenue, is living in the apartment above the center. Apparently the son provides security and maintenance to the center but does not pay rent. Mr. Nevers stated that he believed the property should be rezoned Commercial under the circumstances.

After discussion, the Commission believes the property should remain zoned "Special Use". If the owners are not in compliance with the original business plan, then they should be advised. If the property is rezoned Commercial and at some point Little Learners closes and the building is sold, any Commercial business could purchase the property which may not be in the best interest of the community.

At 9:10pm there was no further business. Mr. Ronau moved to adjourn the meeting. His motion was seconded by Mr. Reideler.

Respectfully submitted,

Myra Condon, Secretary