

March 9, 2009

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:15pm by Chairman Mike Morrin. Those in attendance were Myra Condon, Mike Morrin, Don Reideler and Doug Ronau. Tom Pinkelman and Zoning Inspector, John Hassen were unable to attend. Also present at the meeting was John Nagy, Lucas County Plan Commission and Trustee Don Eisel.

The minutes of the February 9, 2009 were read and one correction was noted. David Oswald resides on Richfield Center Road, not Washburn as reported. The minutes were then approved to be filed. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes.

Old Business:

Central Avenue Overlay, Reference, Z34-C26 was the first order of business. The recommendation from the Lucas County Plan Commission had been received. Mr. Ronau presented a letter from William Buckenmeyer, former Richfield Township Trustee, asking the Commission to consider the following:

1. Amend "Auto Salvage" in 11.4, Excluded Uses, to "Auto and Truck Salvage".
2. Remove truck facility and truck repair from 11.4, Excluded Uses.

Mr. Nagy suggested that "Auto Salvage" be stricken and "Motor Vehicle Salvage" added to replace it. Discussion was held and the Commission agreed that "Motor Vehicle Salvage" is better terminology.

Discussion was held about removing Truck Facility and Truck Repair. Mr. Nagy said that Sylvania Township's Overlay has both listed as excluded uses. Mr. Ronau reported that Mr. Buckenmeyer would like this changed so he could provide these services in the future. Mr. Ronau moved to have Truck Repair removed from 11.4, Excluded Uses. However, there was no second to his motion. His motion failed. Discussion was held with Mr. Nagy about the possibility of widening Central Avenue. He responded that at some point in the future there may be intersection improvement, such as a turn lanes or stop lights.

There was no further discussion and Mr. Ronau moved to forward the Recommendation to Amend the Richfield Township Zoning Regulation to include a Central Avenue Overlay, Richfield Township, to the Trustees. His motion was seconded by Mr. Reideler. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes.

The next item on the agenda was Small Wind Turbines, Reference, Z34-C25. The recommendations were received from the Lucas County Plan Commission and discussion commenced. The Commission agreed to the Plan Commission's recommendation of staying consistent with other township's regulations for the noise level of a small wind turbine to be 60 dBA.

Mr. Reideler moved to forward the Recommendations to add Small Wind Turbine to the Richfield Township Zoning Regulations to the Trustees. Mr. Ronau seconded his motion. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes.

Mr. Ronau asked Mr. Nagy about fencing regulations. Mr. Nagy said that fences could be placed directly on the property line. He suggested reviewing Harding Township's regulation which requires the property owner to have the property line surveyed. He said that this may be cost prohibitive in some cases. The cost of surveying may be greater than the cost of the proposed fence.

There was no new business and at 8:45pm Mr. Morrin moved to adjourn the meeting. His motion was seconded by Mr. Ronau.

Respectfully submitted,

Myra Condon, Secretary