

March 14, 2011

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, Doug Ronau and Cliff Williams. Don Reideler and Zoning Inspector, Ron Smith, were unable to attend. Also in attendance were Rob Lucarelli and Jeff Smith.

All rose to recite the Pledge of Allegiance.

The minutes of the February meeting were read and Mr. Ronau moved to accept the minutes. His motion was seconded by Mr. Williams. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Ronau, yes; Mr. Williams, yes.

Mr. Smith asked to address the Commission. He owns two parcels of property on Miller Road which equal 13 plus acres. He purchased the properties in 2005 or 2006. He stated that Harold Creque owns a 52 acre parcel across the street from his properties. There is a barn on Mr. Creque's property that Mr. Smith would like to purchase together with 1 acre of the 52 acre parcel. Mr. Smith would like to use the barn to house his equipment. He currently maintains his property by mowing it. The 1 acre lot is 201 feet wide and 217 feet deep. His intention is to minimally repair and update the barn.

The barn is located just 18.6 inches from the centerline of Miller Road. Purchase of the lot would not force Mr. Smith to demolish the barn because it has a Grandfathered status. The Commission cautioned Mr. Smith that Miller Road was not an incorporated road. Should the Trustees move to incorporate a right of way, Mr. Smith may be at risk of having to move or alter the size of the barn. He was further advised to contact John Nagy at the Lucas County Plan Commission and inquire if the property was considered buildable since the property lies near the flood plane. Mr. Smith said that in the distant future he wanted to build a home and accessory building on his property. At that point he might destroy the barn and sell the 1 acre lot.

Mr. Smith will return in April and discuss his findings regarding the buildable status of the lot.

Old Business:

Mr. Smith contacted Mrs. Condon prior to the meeting stating the owner of the vehicle sitting at 2825 N. Berkey-Southern will purchase plates for the vehicle. Mr. Smith contacted Spuds Towing and cancelled removal.

Mr. Smith also advised that Don Kaiser, Brint Road, will rebuild his home after it suffered severe damage in a fire. Mr. Kaiser will contact the Health Department for a pink slip and follow up with the Zoning Commission for required permits.

Mr. Morrin contacted Thomas Esordi, an attorney with Kitch Attorneys & Counselors in Detroit, MI. Mr. Esordi was present at a meeting in February in Blissfield, MI where

discussions on the proposed Wind Turbine project in Lenawee County took place. Mr. Esordi said he would be willing to travel to Richfield Township and meet with the Zoning Commission and Trustees to discuss further. Mr. Morrin will also contact John Nagy, LCPC.

A stop-work order was issued to the owner of a home located at 3837 Washburn Road. The house is non-conforming and the owner was adding a room.

New Business:

Mr. Lucarelli purchased a Zoning Regulation Manual.

There was no further new business and at 8:40pm Mr. Ronau moved to adjourn the meeting. Mr. Williams seconded his motion. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Ronau, yes; Mr. Williams, yes.

Respectfully submitted,

Myra A. Condon, Secretary