

April 13, 2015

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:00pm by Chairman, Doug Ronau. Those in attendance were Myra Condon, Frank Curtis, John Hassen, Doug Ronau and Zoning Inspector, Ron Smith. Mr. Williams was unable to attend.

The minutes of the March, 2015 meeting were read. Mr. Curtis moved to accept the minutes. His motion was seconded by Mr. Hassen. Roll Call; Mrs. Condon, yes, Mr. Curtis, yes; Mr. Hassen, yes; Mr. Ronau, yes.

Old Business:

Mr. Smith contacted Paul and Jennifer Syroka, 10820 Bring Road, Sylvania, Ohio regarding the porch addition. He informed them that they needed to apply for a permit and obtain a pink slip from the County. The drawing given to him did not have the dimensions of the proposed addition. Mr. Smith will contact Mr. Syroka and advise.

The new house construction at 4640 Fulton-Lucas County Line Road is under way. The lot has rough grade with some mounds over 4 feet. The project will be observed to insure that no mounds exceed 4 feet.

Lynfred Moore contacted Mr. Smith asking the Commission to grant another extension on the time limit of April 15 to demolish the old house on his property. Mr. Smith stated that there is still no electrical service to the new house and the Moore family still resides in the old house. This project has been underway for over 10 years. Mr. Smith will contact John Borell, Lucas County Prosecutor, and ask his office to send a letter to Mr. Moore advising that no further extension will be granted and fines of \$100 per day will be imposed.

Mrs. Condon presented an article published in the Toledo Blade on Sunday March 22 regarding solar panels. The article revealed problems that can occur when the owner tries to sell the property. Panels can be leased over several years. Some potential buyers balk when they learn that they will need to qualify on credit to take over the solar lease payments. Others say they won't sign a contract to purchase unless the owner buys out the remaining lease. Property owners in Richfield Township have been approached to purchase/lease solar panels. The Commission will continue to collect information on the pros and cons of solar panels.

Chronic Blight Issues

Richfield Township has several chronic blight problems. Mr. Smith will also speak with the Prosecutor's office about these properties. Letters will be mailed to the owners notifying that legal action will commence. The owners may attend the May 11, 2015 meeting with any questions they may have. These properties are located at 3140 Kilburn Road, 10919 West Central, and 3304 Washburn Road.

A letter to Tim's Auto Repair on Central Avenue will be mailed asking him to remove autos and auto related parts from the property.

New Business:

A phone complaint was received from a resident on Miller Road regarding lighting at Batanian Tree Service, 10745 W. Central. Mr. Batanian contacted Mr. Smith the following day to inform him that the security lighting had been adjusted.

At 8:25pm there was no further business. Mr. Hassen moved to adjourn the meeting. His motion was seconded by Mr. Curtis. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Hassen, yes; Mr. Ronau, yes.

Respectfully submitted,

Myra Condon, Secretary