

April 14, 2014

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:03pm by Chairman, Doug Ronau. Those in attendance were Myra Condon, Frank Curtis, Rob Lucarelli, Doug Ronau, Cliff Williams and Zoning Inspector, Ron Smith. Also attending was Katiana Chanel.

The minutes of the March, 2014 meeting were read and approved to be filed. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Lucarelli, yes; Mr. Ronau, yes; Mr. Williams, yes

Old Business

Katiana Chanel has purchased a property on Bancroft formerly owned by Joan Kamm. This property is zoned Special Use and the permit must be transferred from Ms. Kamm to Ms. Chanel. The original recommendations by the Lucas County Plan commission dated January 26, 2000, were reviewed. Ms. Chanel agreed to abide by the recommendations. Mr. Ronau asked if she was planning to make any changes to the property. She said that in the future, maybe a year or two, she planned to construct a single family dwelling on the property. Mr. Ronau advised her that because of the special use designation, a public hearing would be necessary before a permit would be issued. She advised the Commission that she had a free standing sign approximately 36 inches high and 48 inches wide on 4 x 4 posts that she wanted to erect. She said that illumination would be solar. The Commission reviewed the Zoning Manual and found that the size of the sign and her proposed placement fell within the approved regulation. She was advised that a permit is required for signage.

Mr. Curtis made a motion to accept Ms. Chanel's request for transfer of a Special Use Permit from Joan Kamm to herself. Mr. Williams seconded his motion. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Lucarelli, yes; Mr. Ronau, yes; Mr. Williams, yes. Motion was passed.

Mr. Smith reported that he received permit fee schedules from Swanton, Spencer and Harding Townships. All three had fees set near or at the same as Richfield Township. No further action will be taken on revising fee schedules.

Discussion was again held about the Griffin property on Washburn Road. The property is littered with blight, the building has been condemned by the Lucas County Health Department and declared uninhabitable. Mr. Curtis researched the Ohio Revised Code for any information regarding rules for Demolition that applied to Townships. He was unable to find anything. Therefore, it is assumed that Demolition requirements are under County jurisdiction. The property is an eye sore and needs to be cleared. One option would be for the Township to clear and pass the cost to the owners through property taxes. The Trustees must approve this option before steps can be taken.

Other blighted properties are the Stoll property on Central and the Kasafang property on Kilburn. These properties have been a concern for years. The owners need to be contacted. Failure to clean up the properties could bring fines. This, too, needs approval by the Trustees.

New Business:

Mr. Williams reported that the Farley Methodist Church at the corner of Sylvania and SR 205 may have been sold to a local contractor for the wood.

There were no new permits

At 5:30, Mr. Williams moved to adjourn the meeting. His motion was seconded by Mr. Lucarelli. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Lucarelli, yes; Mr. Ronau, yes Mr. Williams, yes

Respectfully submitted,

Myra Condon, Secretary