

June 8, 2009

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:35pm. Russ Kadri, owner of the Road House located on Central Avenue, presented at 7:00 and began discussing the complaints filed by one nearby resident about the excessive noise and loud music originating from his establishment. He was concerned that the Township would adopt a noise ordinance that would impose restrictions. Mr. Hassen revealed that the Lucas County Sheriff has been called to the Road House to investigate the music volume and excessive noise created by motorcycles.. Mr. Ronau suggested that Mr. Kadri simply require the bands to reduce their volume especially when they are playing on the patio. Mr. Kadri said he has the right to earn a living. He stated that he has suggested to the bands to keep the volume down. He further stated that only one neighbor has complained and that neighbor lives nearly 1000 feet from his establishment. Mr. Kadri has live music on Thursday evening until 10pm and on Sunday until 9pm. He further stated that he has contracted for live music on three Saturday evenings in 2009 from 8pm until midnight but will try to reschedule the time from 7pm until 11pm. At 7:30 Mr. Kadri thanked the Commission for their time and left the building. The meeting then commenced.

Those in attendance were Myra Condon, Mike Morrin, Tom Pinkelman, Don Reideler, Doug Ronau, Cliff Williams and Zoning Inspector, John Hassen. Mr. Williams has agreed to occupy the seat vacated by Mr. Pinkelman who is planning to move out of the Township.

The minutes of the May 11 were read and approved to be filed with one correction. CAUV dictates a minimum of 10 acres and gross sales of \$2,500. The minutes read a profit of \$2,500. Mr. Ronau moved to accept the minutes with one correction. His motion was seconded by Mr. Reideler. Roll call, Mrs. Condon, yes; Mr. Morrin, yes; Mr. Pinkelman, yes; Mr. Reideler, yes; Mr. Ronau, yes.

Old Business:

Further discussion was held about adopting a Township noise ordinance. Mr. Hassen presented a copy of the ordinance adopted by Sylvania Township for review by the Commission. Mr. Hassen will speak with the Trustees at their next meeting and ask their opinion. He stated that he read the ordinance in the Ohio Revised Code, 505.172, which is very vague.

Mr. Hassen reported the following:

1. Mr. Akl, 4701 Kilburn Road, responded to his letter and will provide fencing around his in-ground pool.
2. Mr. Kashmer, 11490 Bancroft, has removed the boat and vehicles from his property.
3. Mr. Kasefang, 3140 Kilburn Road, did not respond to the letter. Mr. Hassen will send another.

4. A contractor has delivered a Bobcat to Jack Mondale's property on Raab Road to dig a swale between the Mondale property and the Bernath property. The overflow on the pond will be rerouted as well. The question was raised about what Mr. Mondale will do with the excess dirt when he lowers the height of the mounds on the property.
5. Letters were mailed to area property owners advising them to cut noxious weeds standing on their property. By order of the Trustees, noxious weeds need to be cut by July 1.

Fencing and tree planting was discussed by the Commission. Manufactured fencing such as chain link, split rail, etc, should be kept inside the lot line. Currently some residents place the fence directly on the property line. The Commission agreed that manufactured fencing should be installed 1 foot inside the property line. Livestock fencing is required to be 5 feet from the property line. Trees, evergreens, shrubs and like plants should not be planted closer to the property line than 10 feet. This allows room for the tree to spread without growing over the property line.

Mr. Ronau moved to submit these Zoning changes to the Trustees for their consideration. Mr. Reideler seconded his motion.

There was no further business and at 9:15pm Mr. Ronau moved to adjourn the meeting. His motion was seconded by Mr. Morrin.

Respectfully submitted,

Myra A. Condon, Secretary