

July 12, 2010

A Public Hearing and the regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:10pm by Vice-Chairman, Doug Ronau. The purpose of the Hearing was to add an Amendment to the Zoning Regulation.

No Members of the public were in attendance. Mr. Ronau reviewed the proposed amendment to Section 7.12.2(g)(2), which would strike the first sentence, "Signs pertaining to public elections may be erected for no ore than 15 days prior to an election".

Because the recommendations from the Toledo-Lucas County Plan Commission, a continuance was placed on the proposal until the next meeting on August 9.

The regular monthly meeting commenced.

Those in attendance were Myra Condon, Don Reideler, Doug Ronau, Cliff Williams and Zoning Inspector, Ron Smith. Mr. Morrin was unable to attend. The minutes of the June, 2010 meeting were read and approved to be filed. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Old Business:

The Board of Zoning Appeals met on June 21 to address changes proposed by David Oswald for his business, Tee-It-Up located at 9980 W. Central. No report was available on their decision.

Thomas Hadley contacted Myra Condon and asked her to review 2006 and 2007 zoning minutes regarding the zoning change for ponds. She reported that a motion was made to amend the section at the December, 2006 meeting. The Lucas County Planning Commission Staff Recommendation, Reference Z34-C19, was dated January 24, 2007 and the change became effective in March 2007. The resolution changed the acreage size from a 2 acre to a 3 acre lot size for pond excavation. He was further advised that according to the minutes, an area resident asked at the Public Hearing on February 12, 2007, if property owned prior to the change would be grandfathered in. The response from the Commission to this individual was "no", property less that 3 acres would not be grandfathered in.

Mr. Smith reported that all residents receiving notices of violations have responded to those notices. All but one has complied. Property owned by Eleanor Taylor, located on the southwest corner of State Route 295 and Sylvania Avenue is slowly showing improvement. There is still considerable debris left from a downed barn but they are slowly removing it. Mr. Smith further reported property with violations located at 3530 N. Fulton-Lucas County Line is now in foreclosure. Gerald Herr, property owner at 12035 W. Central should be mailed notification that debris needs to be removed. The Stoll property , Central Avenue, shows questionable, if any progress.

New Business:

A question was raised as to whether or not tax exempt entities should be charged a fee for a permit. Mr. Smith will contact Molly Maguire.

Mr. Ronau reported that 2 oil companies are surveying Sylvania Avenue and Brint Road for natural gas and oil reserves. He said that they are offering to purchase land containing 40 acres or more for purposes of drilling. According to the Zoning Resolution, drilling is allowed in "M" districts only. There are no "M" districts in Richfield Township. Property owners would have to apply for a zoning change from "A/R" to "M". Mr. Ronau will contact Molly Maguire regarding this new development.

At 8:30, there was no further business and Mr. Reideler moved to adjourn the meeting. His motion was seconded by Mr. Williams.

Respectfully submitted,

Myra A. Condon