

August 8, 2011

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:30 by Vice Chairman Doug Ronau. Those in attendance were Myra Condon, Don Reideler, Doug Ronau, Cliff Williams, Alternate Rob Lucarelli and Zoning Inspector, Ron Smith. Chairman Mike Morrin was unable to attend.

The minutes of the August, 2011 meeting were read and approved to be filed. Roll Call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes; Mr. Lucarelli, yes.

Old Business:

Mr. Smith reported that he had not received a call from Lucas County Building Department about the property at 3350 Fulton-Lucas County Road. He will contact them again.

The owner of the vehicle with expired temporary tags at 2825 N. Berkey-Southern Road has not responded to letters mailed to him.

There is no change in the number of vehicles located at 10919 W. Central.

The property known at Dennis Market, located at 11515 W. Central is for sale. All debris has been removed from the site.

The property at 3304 Washburn has been condemned by the Lucas County Health Department.

The owner of the former Tee-It-Up Driving Range at 9980 W. Central has been notified to cut the weeds standing on the property. Mr. Ronau reported that the dimensions on the site plan need to be changed. A Revised Site Plan Review was conducted by Douglas J. Parrish, P. E., with the Lucas County Engineer's Office and that report is as follows:

1. Storm water detention calculations have been reviewed and approved.

**COMMENTS FOR SHEET 1 OF 8:**

1. No Comments.

**COMMENTS FOR SHEET 2 OF 8:**

2. Include note that existing septic system shall be abandoned/removed in accordance with Toledo-Lucas County Health Dept. requirements.

**COMMENTS FOR SHEET 3 OF 8:**

3. Revise detention storage volumes required and provided to match numbers from drainage calculations.
4. The slope from new driveway edge to the existing CB (catch basin) on the west side of the new driveway is too steep. The existing CB could be converted to a manhole and a new CB constructed to pick up the Central Ave. roadside swale per ODOT's requirements.
5. Fix type for based flood elevation datum. NVAD to NAVD.

**COMMENTS FOR SHEET 4 OF 8:**

No Comments.

**COMMENTS FOR SHEET 5 OF 8:**

6. Cross Access Easements should be provided to the easterly and westerly parcels to allow for connections to future development.

**COMMENTS FOR SHEET 6 OF 8:**

7. Entrance Drive Culvert Detail:

A: Westerly pipe invert should be 664.88.

8. Outlet pipe detail:

A: Suggest placing filter fabric at bottom of No. 1 & 2 stone pad.

Brief discussion was held about the wind turbines to be erected in counties in Michigan. Mr. Reideler will contact the PUCO about regulations in Ohio.

New Business:

Mr. Smith contacted the Shoppers Key in Swanton about distribution in Richfield Township. While the newspaper will not be delivered to residences, the Key is now available for pick up at County Mark, Jerry's Marathon, Ott's Implement and Keeler's Corners.

At 8:30 there was no further business and Mr. Williams moved to adjourn the meeting. His motion was seconded by Mr. Reideler. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes; Mr. Lucarelli, yes.

Respectfully submitted,

Myra A. Condon, Secretary