

August 10, 2009

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:00 by Doug Ronau. Those in attendance were Myra Condon, Don Reideler, Doug Ronau, Cliff Williams and Zoning Inspector, John Hassen. Also in attendance was Trustee Don Eisel, Russ Kadri, owner of the Roadhouse, Cherrefe Kadri, Mr. Kadri's sister and attorney and Lenny Rozanski.

Before the meeting began, Mr. Kadri addressed the Commission with a complaint against Lenny Rozanski. Mr. Kadri stated that on Thursday evening, August 6, approximately 60 of his patrons were forced to leave and about a dozen became ill because of a stench originating from the abutting property owned by Lenny Rozanski. Mr. Hassen visited the property personally and confirmed that the stench seemed to originate at the southeast property line. Mr. Hassen was unable to locate anything specific that might have caused the odor. He did not inspect Mr. Rozanski's property at that time.

Mr. Kadri's complaint further complained that Mr. Rozanski is running a commercial business, Short Cut Property Mgmt., 11515 Central Avenue and provides lawncare services. He stated that Mr. Rozanski has an open burn pit near the road, a salt bin, and 2 liquid fertilizer tanks on the property next to the fence that divides their properties. Mr. Kadri believes that Mr. Rozanski is in violation of zoning ordinances and Mr. Kadri is seeking help from the Zoning Commission to eliminate the cause of the stench and investigate the violations.

After lengthy conversation, the Commission agreed that Mr. Hassen should send a letter to Mr. Rozanski sighting the complaints. Mr. Kadri and his attorney thanked the Commission and left.

Within a few minutes of their departure, Mr. Rozanski appeared before the Commission. The Commission explained the complaints filed by Mr. Kadri and he responded that he, too, had complaints to file. Mr. Rozanski stated that he was visited by the EPA on August 11 and they were unable to find anything that might cause the stench. They inspected his property and found no other violations. He further stated that he had complaints to file against Mr. Kadri. The fence that separates their properties and Mr. Kadri's building itself sits on Mr. Rozanski's property. He states that Mr. Kadri also burns behind his establishment. He stated that Mr. Kadri poured a cement patio and did not obtain a permit to do so. Mr. Rozanski states that patrons of the Roadhouse park on his lawn. He states that music played at the Roadhouse is audible inside his home and other neighbors have complained about the noise.

The Commission asked Mr. Rozanski if he was conducting a commercial business out of his home. He denied this stating that he parked 1 commercial truck, the other truck is his personal vehicle, and 2 trailers on his property but the business was run out of his mother's house located in Michigan. Other equipment is housed inside his barn. He stated that he did not dump clipping on his property because he had an agreement with a local farmer to spread the clippings on his farm fields. He admitted that he has 2 tanks on his property.

One tank contains liquid calcium and the other contains weed killer. He also said he had a salt pit and burns brush mainly from his own property which contains slightly less than 2 acres.

The Commission told Mr. Rozanski that he would have to eliminate all burning. He should move the tanks away from the fence. Mr. Rozanski said he would also move his trucks away from the property line. The Commission further instructed Mr. Rozanski to apply for a special use permit for his lawn care business. He was advised that any existing violations found on his property must be eliminated before the special use permit would be written. He agreed to do that as well.

Mr. Hassen advised him that he would receive a letter outlining the complaints voiced by Mr. Kadri and he would have to respond to those complaints. Mr. Rozanski then left the meeting.

Mr. Hassen will contact Lucas County and ask whether or not Mr. Kadri obtained a permit to pour the cement patio. The Township does not require a permit. He said that the Health Department would inspect Mr. Rozanski's property for the origin of the stench.

The regular meeting then commenced. The minutes of the July meeting were read and approved to be filed. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Old Business:

Mr. Hassen reported that he has not received an application and payment from Christ the Word Church. He will contact Molly Maguire, Lucas County Plan Commission.

Election of Officers was placed on continuance as was the tree and shrub zoning change.

New Zoning Books were distributed to the members.

Permits:

06-09 – Doug Allen, 5205 Kilburn Road – Wind Turbine
Requirements were not met therefore, his application was denied.

07-09 – James Williams, 4700 Richfield Center Road – Enclosed porch

There was no further business and at 9:10pm Mr. Reideler moved to adjourn the meeting. Mr. Williams seconded his motion.

Respectfully submitted,

Myra A. Condon, Secretary