

October 13, 2014

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:05pm by Chairman, Doug Ronau. Those in attendance were Myra Condon, Frank Curtis, John Hassen, the Commission's newest member, Doug Ronau and Cliff Williams. Zoning Inspector, Ron Smith was unable to attend. Also in attendance were Ken Gabel, and his contractor Don Kuhn.

Mr. Gabel presented his site plan for construction of a new home and pond at 4640 Lathrop Road. The property is only 143.88 feet wide gradually widening to the back of the property. The site of the house sits at 150+ feet. The site plan showed elevation at 717. This will be reduced to 716. Mr. Gabel agreed to the change. Documents from the Health Department were reviewed. A swale will be dug to protect adjoining properties from flooding. After review, Mr. Curtis moved to accept the site plans with these changes. Mr. Williams seconded his motion. Roll call: Mrs. Condon yes, Mr. Curtis, yes; Mr. Hassen, yes; Mr. Ronau, yes; Mr. Williams, yes. The motion passed.

Trustee Bettinger issued permits 14-10 for the new home construction and 14-11 for the pond in Mr. Smith's absence.

The minutes of the September meeting were read and approved to be filed. Mr. Ronau moved to accept the minutes as read. His motion was seconded by Mr. Curtis. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Ronau yes; Mr. Williams, yes; Mr. Hassen abstained as he was not at the previous meeting.

Old Business:

Mr. Curtis reported on the progress of the Griffin property. Mr. Eisel was exploring the possibility of burning the house down. The shingles were examined for asbestos content. It was determined that the material used in the shingles would not prevent disposal in a landfill. Mr. Curtis speaks with Mr. Griffin every 2-3 weeks. He will continue dialog with him until the project is completed.

Mr. Ronau spoke with Josh Lewandowski for clarification of OCR 519.12. He reported that a Zoning Inspector can accept a request for a Zoning change without first bringing it to the Zoning Commission.

A 4 X 8 foot sign has been posted on the Robert Pinkelman Farm. Zoning allows a maximum of 3 X 5 feet. Another call will be placed to the family.

New Business:

A pole barn is under construction on Sylvania Avenue. The owner of the property failed to obtain a permit. Mr. Ronau will contact Lucas County on how to proceed.

Permits:

2014 permits were reviewed.

14-04 - Todd Zateau, 3520 Murd Road – Storage Building

14-05 – Katiana Chanel, 10510 Bancroft – Sign

14-06 – Basil Langenderfer – Voided

14-07 – Aaron Heldt, 11156 Sylvania, 40X 60 accessory building

14-08 – Unavailable

14-09 Tom Coutcher – 11205 – Accessory Building

At 8:07pm, there was no further business. Mr. Williams moved to adjourn the meeting. Mr. Hassen seconded his motion. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Hassen, yes; Mr. Ronau, yes; Mr. Williams, yes.

Respectfully submitted,

Myra Condon, Secretary