

October 15,2013

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:10pm by Vice Chairman, Doug Ronau. Those in attendance were Myra Condon, Frank Curtis, Doug Ronau, Cliff Williams and Zoning Inspector, Ron Smith.

There were no minutes for the September meeting available.

Old Business:

Mr. Smith reported that the owner of property at 3345 Richfield Center Road has failed to apply for a permit to add a lean to to the side of the barn. The Lucas County Health Department has red tagged the project a few weeks ago. Mr. Smith will contact Della Glore at the Lucas County Building Regulations.

A recent inquiry was received from one of the Trustees concerned about parking and the BZA's findings on the Roadhouse. A letter written by John Borell, Lucas County Prosecutor to Mr. Kadri's attorney, Cherffefe Kadri, on June 19, 2013 was reviewed. The letter states "As you will recall, at the conclusion of last years' zoning violation hearing, the Richfield Township Board of Zoning Appeals (BZA) decided that, at the time of the enactment of the Richfield Township Zoning Resolution, the restaurant/bar, cooler, outside bar and existing parking area located on the above property were being used for the same non -conforming uses as the current property owner. Furthermore, the BZA denied the request for a variance to expand the business into other areas of the property. The decision was not appealed. Thus, the Roadhouse is permitted to operate ONLY in those areas described above. It CANNOT use any other portion of the property for a nonconforming use. The Township has received reports that the Roadhouse has, at times, operated outside of the authorized area. In order to avoid a zoning violation citation, please talk with your client and remind him that he is not permitted to operate outside of the restaurant/bar, cooler, outside bar and existing parking area." The inquiry was a result of a fund raiser held at the Roadhouse when cars were parked outside of the existing parking area.

The new owner of 10510 Bancroft, needs to have the Special Use Permit transferred from the previous owner. The new owner will continue to raise and train horses.

New Business:

Mr. Smith reported that he was contacted about the number of elections signs that could be placed on a single property. According to Section 7.12.2a2 of the Richfield Township Zoning Regulations, "Public election signs shall not exceed 12 square feet in total surface area or six square feet for any one sign, on any property." There appears to be no limit to the number of signs that can be placed on any on property.

Discussion was held about the temporary sign in front of the new carry out at 9980 West Central. The owner has not applied for a permit. The regulation found in Section 7.12.2h states "No portable signs shall be permitted, except for a one-time opening of a business but not to exceed 30 days". Mr. Smith will inform the owner that the sign must be permanently fixed.

At 9:00pm there was no further business. Mr. Curtis moved to adjourn the meeting. Mr. Ronau seconded his motion. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Ronau, yes; Mr. Williams, yes.

Respectfully submitted,

Myra A. Condon, Secretary