

Minutes of the Richfield Township Zoning Commission

November 10, 2008

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:15pm by Chairman, Mike Morrin. Those in attendance were Myra Condon, Mike Morrin, Don Reideler, Doug Ronau and Zoning Inspector, John Hassen. Mr. Pinkelman was unable to attend.

The minutes of the September, 2008 meeting were read and approved to be filed.

Old Business:

Mr. Ronau moved to send the Amendment to the Richfield Township Zoning Regulations for Adult Orient Uses (SOB'S) to the Richfield Township Trustees for their approval. Mr. Reideler seconded his motion. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes. The Trustees will set a date for their Public Hearing.

Discussion was held regarding amending the Regulations to include Small Wind Turbines for A/R use. The Waterville Township regulation (see attachment) was used as a model with the following modifications.

General Requirements:

- a. Substitute two (2) for five (5) acres.
- b. Strike b altogether
- c. No change

Specific Requirements:

- b. Strike eighty (80) and substitute one hundred twenty (120) feet
- f. Strike 10 kW and substitute 20 kW
- g. Strike 60 dBA and substitute 65 dBA

Mr. Reideler moved to amend the Richfield Township Zoning Resolution to include small wind turbines for A/R use. Mr. Ronau seconded his motion. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes.

A Public Hearing will be held December 8 at 7:00pm in the Richfield Township Maintenance Hall, 3951 Washburn Road, Berkey, Ohio 43504.

Discussion was held regarding amending the Regulations to include the Central Avenue Overlay, Richfield Township. The Sylvania Township regulation was used as a model with the following modifications:

1. 2100 Purpose

Strike Sylvania Township and substitute Richfield Township.

2. 2101 Boundary

Strike McCord Road and add From the Sylvania-Richfield Township Line west to State Route 295. Strike 400 feet and substitute 500 feet.

3. 2104 Excluded Uses

Strike Dwelling from the list.

4. 2106 Development Standards

c. Front – Should be 150 feet – See current Zoning Regulation

Maximum Building Height: Should be 35 feet – See current Zoning Regulation

Maximum Accessory Height: Should be 35 feet – See current Zoning Regulation

Mr. Ronau moved to amend the Richfield Township Zoning Regulation to include a Central Avenue Overlay, Richfield Township. His motion was seconded by Mr. Reideler. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes.

A Public Hearing will be held on December 8 as stated above. The Commission respectfully requests that the Hearing for both proposed Amendments be advertised in the Toledo Blade Neighbors' Section and the Evergreen News.

There was no new business.

Permits

16-08 Mike and Lisa Tietse, 3139 Lathrop Road – Deck

17-08 Pending

18-08 Richard Piotrowski, 2560 N. Lathrop Road – Accessory Building

19-08 David and Dana Oswald, 5303 Richfield Center Road, Accessory Building

20-08 Keith and Mandi Miller, 3440 Murd Road, Sylvania, Ohio, New Construction

At 9:15pm, Mr. Reideler moved to adjourn the meeting. His motion was seconded by Mr. Ronau.

Respectfully,

Myra Condon, Secretary