

November 14, 2011

The regular monthly meeting of the Richfield Zoning Commission was called to order at 7:20pm by Chairman, Mike Morrin. Those in attendance were Myra Condon, Mike Morrin, Don Reideler, Doug Ronau, Cliff Williams, Alternate, Rob Lucarelli and Zoning Inspector, Ron Smith. The minutes of the October, 2011 were read and approved to be filed. Roll Call, Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau yes, Mr. Williams, Yes.

Old Business:

Mr. Smith reported on several zoning issues.

1. The well drilling rig still sits on Rebecca Kincaid's property on Miller Road. Mr. Tippy, former Swanton Trustee, is the owner and is supposed to remove it.
2. Mr. Morrin will contact the Lucas County Prosecutor regarding the junked vehicles at 10919 Central Ave. The owner has failed to remove them. Mr. Smith will send a letter.
3. Mr. Smith presented letters written by Nathan Fries, Registered Sanitarian, Lucas County Health Department to the owner of property located at 3302 Washburn Road. An inspection was conducted on July 25, 2011. During the inspection the dwelling was found to be in a dilapidated and unsafe state. The unit has been posted unfit for human habitation and must remain vacant and secure until repair are made. Mr. Smith reported that the Fire Chief has also inspected the property.
4. A complaint has again been filed about unlicensed cars, and cords of wood, sitting on property 3930 Washburn Road
5. A resident on Kilburn Road received notice that raking leaves into a Township drainage ditch is against Township regulations.
6. Mr. Smith presented a letter mailed to the Trustees by the owner of the Road house. He filed a complaint against his neighbor who owns a landscaping business. The complaint states that there are multiple violations on the property but his main concern is the odor coming from the property. The matter was discussed in an e-mail with the Lucas County Prosecutor, John Borell. Mr. Borell replied stating that this is not an issue for the Trustees. Mr. Borell believed that the property owner may have a cause of action against the person who is allegedly violating the zoning restrictions. He would have to retain his own attorney and file such an action and it is probably the most effective way to proceed. The Roadhouse also has violations that have not been corrected including the sign that sits in front of the establishment and a patio that was poured too close to the property line. The landscape owner has already received a letter and a letter will be mailed to the owner of the Roadhouse.

New Business:

Mr. Smith received a copy of Monclova Township's noise ordinance. Noise ordinances are difficult to enforce and ultimately handled by law enforcement.

Permits:

11-09 – Greg Baker, 13,133 W. Central Avenue – Addition

11-10 – Jamie Pattison, 11145 Sylvania, New Construction

At 9:00pm 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. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams; yes.

Respectfully submitted,

Myra Condon, Secretary