

April 11, 2011

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

The minutes of the March meeting were read and approved to be filed. Roll Call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Old Business:

Jeff Smith returned to address the Commission about purchasing property from Harold Creque on Miller Road. He contacted the county about whether or not the parcel was located within the flood plain and he was told that the flood plain lies approximately 400' off the road. The proposed piece would be a split from Mr. Creque's acreage. The piece is non-conforming because a barn sits on the property. Mr. Smith stated that he spoke with Mr. Creque and the original size of the property would be increased to 1.15 acres with a depth of 250' instead of 217'. The barn measures 38' x 78' and sits just 18.5' from the centerline of the road. Miller Road is unincorporated and, if in the future, the Trustees elect to change the current status of the road, the barn would sit within the right of way. Mr. Smith would then need to reduce the length of the barn.

Mr. Ronau recommended that Mr. Smith meet with the Board of Zoning Appeals because the split is non-conforming. Discussion was held over the benefit of purchasing this parcel or if Mr. Smith would better benefit by asking for a variance of the BZA to build a barn on his own property. The Zoning Inspector will contact the BZA and schedule a date to meet.

There is no additional information available on the proposed Wind Turbine project in Michigan.

Zoning Issues:

Mr. Smith will inquire about the date of the last building inspection of the house located at 3530 Fulton-Lucas Road. The old house that was supposed to be demolished is still standing. Permits issued months ago have expired.

The property located at 3140 Kilburn Road is littered with debris. Mr. Smith will contact the property owner.

Permits:

- 1-11 Charles Burge, 9920 Sylvania-Metamora Road – Accessory Building (detached garage)
- 2-11 Christopher Hassen, 2254 Raab Road, Remodel

At 8:20pm, there was no further business. Mr. Reideler moved to adjourn the meeting. Mr. Williams seconded his motion.

Respectfully submitted,

Myra A. Condon, Secretary