

Richfield Township

3951 Washburn Rd.

Berkey, OH 43504

419-829-2781

The meeting was called to order at 8:00 p.m.

Attendance: Rick Eisel, Dale Pelz, John Lumbrezer, Jim Fritsch, Kathy Allen also present was John Hassen and Doug Ronau

A variance was being requested for the property at 3855 Murd Rd. to reverse the order of building on the lot. The owner, Scott Keller would like to start with expanding the pond, then putting up an out building, then the house. His reasoning for this is:

1. He needs to change the grade of the lot and wants to use the dirt from expanding the existing pond to do this.
2. Put up an out building to store tools and supplies as he is a custom home builder and has issues with theft on his sites. Scott stated that thieves are monitoring progress of homes to steal not the wiring or plumbing but the fixtures before they can be installed. They also are stealing tools from the sites.
3. Build the primary residence. His goal is to be done before the start of the 2017 school year as he wants his daughter to start kindergarten in the Evergreen school district.

Scott's initial time line is 2-2.5 months for site work to be done. The out building will be completed in 3-5 months, the residence to be started immediately after this. All work to be done will be in compliance with current zoning restrictions.

Jim asked if he considered a trailer for storage. Scott would prefer a building as it would serve as a home office later.

Several members were concerned about the time frame. Scott assured the board that his family really wants to raise their children in this community and to start school in this district.

Dale stated he knew where he was coming from as he wanted to do the same thing 20 years ago but was denied by the zoning inspector.

Concern was also raised about past variances that were granted and the property not fully developed.

Those in attendance were dismissed for the board to deliberate.

The time frame was again discussed and how to hold him accountable to the time frame including fines. The board was unsure how this would be done.

Those in attendance were called back into the meeting and a vote was taken with the following vote:

Rick Eisel - yes John Lumbrezer - yes Dale Pelz - no Jim Fritsch - yes
Kathy Allen - yes

The vote to grant the variance passed 4-1 with the following restrictions:

The zoning permit for the residence must be pulled within 6 months of out building being completed or he must apply for another zoning variance.

John Hassen and Doug Ronau were both present for this stipulation. Scott was informed he would receive a letter stating these stipulations. He gave us his his business card.

Scott Keller
916 Glengary Road
Toledo ,Ohio 43617

Meeting adjourned.