

December 11, 2017

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:05pm by Chairman Doug Ronau. Those in attendance were Myra Condon, Frank Curtis, Don Reideler, Doug Ronau and Zoning Inspector, Ron Smith. Mr. Williams was unable to attend. Also in attendance was Chris Carter and Barry Hornbacher, Wesson Builders, and William Harbert, Lucas County Planning Commission.

The minutes of the November, 2017 meeting were read. Mr. Curtis moved to accept the minutes. His motion was seconded by Mr. Reideler. Roll Call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes.

Old Business:

The junk vehicles have been removed from 3140 Kilburn Road. The property is still littered with debris.

Mr. Smith will ask the Trustees to make a resolution to remove the junk vehicles from the Kevin King property on Berkey-Southern Road.

Mr. Carter, 11202 Sylvania Avenue, and his representative, Barry Hornbacher, Wesson Builders, attended the meeting to discuss, with the Commission and Mr. Harbert, the addition on the front of the garage. The original plan was to add a garage to the front of the house and use the existing garage as living space. The plan was rejected because it would place the addition too close to the road. The matter went before the BZA who recommended adding 8.5' which would place the addition at 100' from the road. Over the past 4 weeks, Mr. Harbert discovered that Richfield Gardens is a subdivision plat falling under the jurisdiction of Lucas County and the setback in this plat is actually 105' feet, 55' from the building line and 50' right of way which differs from the Township's requirement of 100'. A new site plan and a property survey were presented for discussion. The house sits 108.5' from the centerline which would allow the Carter's to add 3.5' for a hallway. The addition is in line with the rest of the house.

After lengthy discussion, the permit was modified to reflect the setback of 105' instead of 100'. Mr. Harbert suggested that Mr. Smith write a letter to the Dave Golis at the Toledo Building Department stating that he believed that it is appropriate and within the boundaries set forth by Lucas County and Richfield Gardens to release the permit and allow the project to move forward immediately. Mr. Harbert stated that 12.1 of the Richfield Zoning Resolution gives Mr. Smith the authority to make this decision. Mr. Harbert will follow up with John Borell, Lucas County Prosecutor.

The Commission asked Mr. Harbert to look into the junk yard at 10909 W. Central. He said he would research.

New Business:

Discussion was held with Mr. Harbert about Ohio House Bill 523 signed into law by Governor Kasich including procedures for the establishment of Medical Marijuana Cultivators, Testing Facilities, Processor and Dispensaries. Townships are permitted to adopt regulations, including prohibiting or restricting the number of medical marijuana facilities within their jurisdictional limits. Additional, pursuant to the Ohio Constitution's Home Rule Amendment, townships have the right to enact planning, zoning and business-regulation laws, provided those laws do not conflict with state law. Townships are encouraged to review the proposed regulations on medical marijuana facilities as the State is currently accepting applications.

The Commission has received a copy of the proposed legislation for Springfield Township and Mr. Harbert will forward a copy of the legislation recently adopted by Jerusalem Township. Mr. Harbert stated that a Level 1 cultivator has been awarded in Gibsonburg, Ohio and a Level 2 in North Toledo. The Commission thanked Mr. Harbert for his expertise and guidance over the past several weeks.

There were no permits issued.

At 9:20pm, there was no further business. Mr. Curtis moved to adjourn the meeting. His motion was seconded by Mr. Reideler. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes.

Respectfully submitted,

Myra Condon, Secretary