

January 14, 2019

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:03pm 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 were Bill Haubert, Lucas County Planning Commission, George Oravec of Oravec and Associates, LLC and Richard and Robin LaValley.

The minutes of the December 2018 meeting were read and Mr. Curtis moved to accept the minutes. Mr. Reideler seconded his motion. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Roanu, yes.

The first order of business was to address a Lot Split of property located at 10150 Sylvania-Metamora Road and owned by Mr. and Mrs. LaValley. Mr. Oravec presented a site plan showing 5 large parcels and 7 small parcels fronted by Sylvania-Metamora Road. The purpose of the split is to build homes for the LaValley family on 3 lots and develop the remaining back portion into more barn and pasture for the horses housed in the existing barn. Mr. Oravec states that an application for the lot splits has been submitted and the proposal is in compliance with building codes. There is an existing drive from Sylvania-Metamora Road running north to the barn. The LaValley homes will use this drive to access each of the 5 large parcels. According to Mr. Oravec the right of way will be enlarged to 45' in width to meet requirements for a proper drive. The owners will provide upkeep of this private drive which will not be a public roadway. The large lots are approximately 9+acres each. The lot width is 540 feet, the rear set back is 60 feet, the lot depth is approximately 700 feet.

Mr. Haubert countered that the proposal does not meet the County's requirements and the proposal should be considered a plat. He pointed out that Lucas County's Subdivision Rules and Regulations have 8 conditions and all 8 must be met to qualify as a minor lot split. He cited Section 302 and Section 307 as not being met.

This proposal was presented to the Trustees at their January 7<sup>th</sup> meeting. After arguments were heard, the Trustees agreed with the County that platting is required. By requiring a plat, the Planning Commission can make sure the drive is maintained properly. Chief Tate expressed concern about the drive and whether or not it can support trucks in an emergency.

Mr. Oravec and Mr. and Mrs. LaValley asked to attend the Zoning meeting. Mr. Haubert was also in attendance. This was an informational meeting for the Commission to hear the arguments. Concern was expressed about the maintenance of the drive as well as future ownership of the property. A water line currently runs along Sylvania-Metamora. Mr. Oravec stated that the properties would tap into this water line. Mr. Oravec asked to have a meeting with the Plan Commission Director, Tom Gibbons. Mr. Haubert said this could be arranged. Mr. Oravec and the LaValley's thanked the Commission for their time and departed.

Old Business:

Solar panels were discussed with Mr. Haubert. He said that he will do some research and provide the results of his research so the Commission can vote on an amendment at the February meeting.

Permits:

01-19 - Debra Campbell, 12980 Sylvania-Metamora- Pole Barn

Election of Officers for 2019 was held.

Mrs. Condon nominated Doug Ronau to serve as President. Her nomination was seconded by Mr. Reideler. Roll Call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes.

Mr. Reideler nominated Frank Curtis to service as Vice-President. His nomination was seconded by Mrs. Condon. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes.

Mr. Ronau nominated Myra Condon to serve as Secretary. His nomination was seconded by Mr. Curtis. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes.

At 8:50pm, 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