

**RICHFIELD TOWNSHIP  
LUCAS COUNTY, OHIO  
BOARD OF RICHFIELD TOWNSHIP TRUSTEES  
REGULAR MEETING MINUTES**

August 16<sup>th</sup>, 2010

The regular meeting of the Richfield Township Trustees was called to order by Arthur Nevers at 7:00 p.m. at the Maintenance Building, 3951 Washburn Rd., Berkey, Ohio. All present were asked to rise for the Pledge of Allegiance.

**ROLL CALL:** Trustee  
Chairman: Arthur Nevers – present  
Vice-Chairman: John Hassen- present  
Donald Eisel - present

**ADMINISTRATIVE REPORTS:**

The clerk provided copies of the minutes from the August 2<sup>nd</sup>, 2010 meeting, current Cash Summary Report, July Bank Reconciliation and Pending Warrants Report.

**READING AND APPROVAL OF MINUTES:**

Arthur Nevers made a motion to approve the August 2<sup>nd</sup> minutes as corrected. John Hassen seconded the motion. Roll call: Nevers-yes, Hassen –yes, Eisel -yes. Motion approved.

**PRESENTATION OF THE BILLS:**

The attached listings of warrants (6076-6096) were presented for approval:

Donald Eisel made a motion to approve payment of the attached listing of invoices and the corresponding pending warrants. John Hassen seconded the motion. Roll call: Nevers-yes, Hassen-yes, Eisel-yes. Motion approved.

**PUBLIC HEARING:**

Public Hearing: Amendment to the Richfield township Zoning Resolution regarding public election signs.

The public hearing was opened for the following zoning amendment:

1. Remove from section 7.12.2 “Signs pertaining to public elections may be erected for no more than 15 days prior to an election”. The section will then read, “Public election signs shall not exceed 12 square feet in total surface area or six square feet for any one sign, on any lot”.

A public hearing was held on July 28<sup>th</sup> at One Government Center and the Plan Commission recommended approval of the proposed amendment to Section 7.12.2 (g) (2) that will strike the first sentence “Signs pertaining to public elections may be erected for no more than 15 days prior to an election”. The section will then read, “Public election signs shall not exceed 12 square feet in total surface area or six square feet for any one sign, on any lot”. The Richfield Township Zoning Board held a public hearing on August 9<sup>th</sup> and recommended approval.

Trustee Hassen presented information from Ohio Department of Transportation which states “Township Zoning under the statutes can exercise tighter control over signs and billboards by adopting zoning regulations designed to preserve areas unique physical characteristics. The district statute specifically allows zoning commissions to regulate size and placement of signs”.

Trustee Nevers stated the Assistant Lucas County Prosecuting Attorney John Borrell stated in his opinion it was unconstitutional and against freedom of speech to put a limitation on the number of days a political sign could be erected.

Further discussion was held on the maximum size allowed for political signs which reads “public election signs shall not exceed 12 square feet in total surface area or six square feet for any one sign, on any lot”.

Arthur Nevers made a resolution to remove from section 7.12.2 of the Richfield Township Zoning Amendment “Signs pertaining to public elections may be erected for no more than 15 days prior to an election”, the section shall read “Public election signs shall not exceed 12 square feet in total surface area or six square feet for any one sign, on any lot”. Donald Eisel seconded the resolution. Roll call: Nevers-yes, Eisel-yes, Hassen-no. Resolution approved.

## **ZONING:**

Zoning Inspector Smith gave an updated report on all zoning violations and noxious weeds.

A complaint was called in regarding the property at 3938 Richfield Center Rd., the property continues to have an overgrowth of noxious weeds, the Trustees will speak with Mr. Ronau regarding mowing the property and setting a price for collection on the property owners taxes.

He further reported the following zoning violations:

There are two junk vehicles (GMC pickup, white care) at 2825 Berkey Southern Rd.

There are 2 junk vehicles at 12200 W. Central Avenue (2 dodge vans).

The property at 12035 Central Avenue has noxious weeds, several abandoned vehicles (2 jeeps, station wagon, truck, 2 trailers).

The August 10<sup>th</sup> zoning minutes were read.

Resolution No. 081610-01

Be It Resolved by the Board of Township Trustees Richfield Township that the following described properties:

Parcel #57-20275 at 12200 W. Central Avenue. is in violation of 2 junk vehicles on the property (2 dodge vans)

Parcel #57-30241 at 2825 N. Berkey-Southern Rd. is in violation of 2 junk vehicles on the property (GMC pick-up, white car).

Parcel #57-29264 at 12035 Central Avenue. is in violation of several junk vehicles on the property (2 jeeps, station wagon, truck, 2 trailers).

located in Richfield Township, Lucas county, state of Ohio be and hereby is declared to have junk vehicles on the properties, The Board has further determined that the owner's vehicles are junk vehicles and that the removal of the junk vehicles from land in the township is necessary.

As stated per ORC 505.871 A Board of Township Trustees may provide for the removal of any vehicle in the township that the board determines is a junk motor vehicle, as defined in section 505.173 of the Revised Code.

As stated in the Richfield Township Zoning Resolution: Any owners of land may not store disabled vehicles per the Richfield Township Zoning Resolution as follows:

**5.2.2J-2 Storage of Disabled Vehicles:** No disabled vehicle shall be parked within an "A" or "A/R" district for a period of more than 30 days, except such vehicle may be stored in an enclosed building providing no business is conducted in connection therewith which such vehicle is parked or stored.

**7.8.1A "Blight"** – The storage upon any premises of any inoperable vehicle for a period of more than thirty days except in a completely enclosed building.

It is therefore the order of the Board of Trustees that the property owners immediately remove the junk vehicles as noted below from the following properties:

Parcel #57-20275 at 12200 W. Central Avenue. is in violation of 2 junk vehicles on the property (2 dodge vans)

Parcel #57-30241 at 2825 N. Berkey-Southern Rd. is in violation of 2 junk vehicles on the property (GMC pick-up, white car).

Parcel #57- 29264 at 12035 Central Avenue. is in violation of several junk vehicles on the property (2 jeeps, station wagon, truck, 2 trailers).

The Board directs the fiscal officer to provide notice to each landowner and to each lien holder by certified mail that if, within fourteen days after notice is given, the owner of the land fails to remove the junk vehicles, the board of township trustees shall provide for the removal and may employ the necessary labor, materials, and equipment to perform the task. All expenses incurred shall, when approved by the board, be paid out of the township general fund from moneys not otherwise appropriate, and that all said monies shall be reported to the county auditor to entered upon the tax duplicate, are a lien upon the land from the date of the entry, and shall be collected as other taxes and returned to the township and placed in the township general fund.

Adopted this 16<sup>h</sup> day of August, 2010.

Trustee Nevers – yes

Trustee Hassen – yes

Trustee Eisel - yes

**FIRE:**

July gas usage was turned in.

Chief Tate gave an update on the ISO (Insurance Service Office) application.

**NEW BUSINESS:**

Trustee Hassen reported on prices for propane.

Trustee Nevers reported a few residents on Sylvania Metamora Rd. sent in the agreement for water.

**OLD BUSINESS:**

Further Discussion was held on a salary for Zoning Inspector Smith.

John Hassen made a motion to pay Zoning Inspector Smith a salary of 15 hours per week.

Arthur Nevers seconded the motion. Roll call: Hassen-yes, Nevers-yes, Eisel-yes.

Motion approved.

**PUBLIC NOTICE:**

The following information can be viewed on the Richfield Township website at:  
[www.richfieldtownshiplucascounty.com](http://www.richfieldtownshiplucascounty.com).

1. Trustee minutes
2. Zoning minutes
3. Zoning including: fees, applications, complaint forms, and the zoning book.
4. Meeting dates and times
5. Contact information for Trustees, Zoning Board and Board of Zoning Appeals.
6. Wolfinger Cemetery information including cemetery fees and rules & regulations.
7. Fire and Rescue
8. Town hall rental rules and fees
9. Roads and Maintenance
10. Rubbish Contractor information for garbage pickup
11. Community Links.

There being no further business Donald Eisel made a motion to adjourn at 8:35 p.m., which was seconded by Arthur Nevers. Roll call: Nevers-yes, Hassen-yes, Eisel-yes. Motion approved.

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Richfield Township Fiscal Officer

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