

March 12, 2012

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:15 pm by Chairman Mike Morrin. Those in attendance were Myra Condon, Mike Morrin, Don Reideler, Doug Ronau, Cliff Williams and Zoning Inspector, Ron Smith. Also in attendance were several members of the community.

The minutes of the February 2012 meeting were read and there was one addition to the minutes. Gerard Rosinski pointed out that nothing was in the minutes about the removal of the salt bin located on his son's property. He stated that he needed to know how far it needed to be moved away from the current location and what would satisfy Zoning Requirements with respect to the bin. The addition is documented and the minutes were approved as amended. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

The minutes of the January, 2012 minutes were read and approved to be filed. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Area residents were given the floor.

Heath and Missy Garlic, 5923 Blossman Road, Toledo, Ohio, presented a sketch of a proposed new construction behind a residence located at 4660 Richfield Center Road. The property is family owned and Mr. Garlic states that there is 150' of frontage on the north end of the property but they prefer to build behind other homes to utilize the pond owned by his Mother. Mr. Garlic said that the property would be surveyed. They have not obtained a site drawing of the property and proposed construction. The driveway would be approximately 1,200 feet long running east on the north end of the property and then to the south behind the other homes. He said that their water source would be from the pond, sharing the water source with his Mother.

Mr. Garlic was advised to contact Shiela Nash at the Lucas County Health Department about sharing the pond and to contact the County Engineer's Department about the specs required for the drive.

The next order of business was the conflict between Russ Kadri, owner of the Roadhouse, a non conforming property, and his immediate neighbor to the east, Lennie Rosinski who operates a lawn care business.

Both, Mr. Kadri and Mr. Rosinski have zoning violations on their property. Both have been ordered to remove the violations. Mr. Kadri failed to obtain a special use permit to add a patio to his existing building. He also poured a cement patio over the leach field and septic system. The building is too close to the road and too close to the property line. A sign stood on the property which has since been removed. Mr. Rosinski failed to obtain a special use permit to operate a commercial business on his property and has a salt bin and trucks sitting on the property.

Mrs. Rosinski and her father-in-law, Gerard Rosinski who was present on behalf of his son, Lenny, asked where the salt bin could be located. Mrs. Rosinski is requesting that the Township adopt a noise ordinance. She presented a copy of a noise ordinance from Springfield Twp. She believes that if the Township adopts an ordinance, the Sheriff would have "some teeth" to do something when called. Mr. Kadri entertains his patrons with Kereoke on Wednesday evenings until 11:00pm, Thursday is "bike night" with music until 10:00pm, and in the summertime he has music on the patio. She also objects to the noise made by the bikes late into the evening. On Sunday evening, the music ends at 9:00pm. Mrs. Rosinski wants the music to end at 10:00pm during the week from mid August through the end of September. She states that her children are in school and unable to sleep because of the noise.

Mr. Kadri contends that Mr. Rosinski spreads grass cutting and other debris on his property causing a stench that made his patrons sick. He states that Mr. Rosinski is operating a commercial business on residential property. Trucks, equipment and a salt bin sit on the property violating zoning rules.

Both property owners stated that there are many zoning violations in the Township that have been overlooked. Mr. Kadri pointed out that notices of violations to other property owners have been issued but not acted upon.

Mr. Kadri has been ordered by the Lucas County Health Department to tear out the cement patio covering the septic/leach field. He was given until February 29, 2012 to complete the project. He presented a form from Eric Zgodzinski, Director of Community and Environmental Health Services, that stated that his department was reviewing his request for variance of his semi public sewage system and that his department was leaning towards allowing the system as currently placed on the property. The Commission will investigate this further.

Mrs. Rosinski was advised that the salt bin cannot sit on the property. It must be moved completely. She was further advised to apply for a variance to operate the Lawn care business.

Other Old Business:

There is still no retention pond at the former Tee-It-Up location per Mr. Ronau.

At 9:00 pm, there was no further business. Mr. Reideler moved to adjourn the meeting. His motion was seconded by Mr. Williams. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Respectfully submitted,

Myra A. Condon, Secretary

