

May 13, 2013

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:10pm by Chairman, Mike Morrin. Those in attendance were Myra Condon, Frank Curtis, Mike Morrin and Zoning Inspector, Ron Smith. Mr. Ronau and Mr. Williams were unable to attend.

The minutes of the April, 2013 meeting were read and approved to be filed. Roll call, Mrs. Condon, yes; Mr. Curtis, yes; Mr. Morrin, yes.

#### Old Business:

Mr. Smith reported that the most of the debris and burned out building at 3141 Kilburn have removed. However, all debris must be removed before a permit to rebuild will be issued.

There has been no further contact from Batanian Tree Service regarding the property currently owned by A&J Lawn & Landscape are on Central Avenue.

The owner of 11145 Sylvania has been sent notification that a fence must be built around his pool.

#### New Business:

Chris and Stacy Carter, 11201 Sylvania Avenue, were present at the meeting. Their property is fenced with 5' of chain link. They own an American English Bulldog. They want to build a 6' flat board privacy fence because the dog annoys the neighbor. Their property is part of Richfield Gardens and a Homeowners Association was established on April, 8, 1958. According to the contract, the expiration date was January, 2000. At that time, the contract could be renewed for an additional 10 years, and every 10 years thereafter contingent on the approval of 60% of the owners. It appears that the Association failed to renew the contract. The Carters met with Josh Lewandowski, Lucas County Plan Commission on May 13 to discuss this Association and brought a copy for the Commission to review. The neighbor is not in favor of a flat board fence calling it an eye sore. Since the Homeowner Association's contract appears to be void, there are no longer restrictions and as long as the Carter's keep the fence at 6 feet in height, there are no zoning issues.

Mary and Heath Garlick, 4660 Richfield Center Road, were present at the meeting. The parcel in question is 17 ½ acres with approximately 160 feet of frontage. There is a pole barn on the property. The Garlick's had originally planned to build an office with 2 floors inside of the barn but now wants to turn the office into their residence with 2 bedrooms. The Garlick's were told by someone that they would not need permits because the changes would be inside of an existing building. They were instructed to contact Sheila Nash, Lucas County Health Department and Toledo/Lucas County Building Association. A permit is required by Richfield Township.

Mr. Smith reported that the owner of 2330 N. Irwin Road called to complain about the owner of 2261 N. Irwin. This property has 10.1 acres and the owner has poultry and small livestock running loose. These animals cross the road into her yard causing a nuisance. 2330 N. Irwin Road is in Sylvania Township and she was instructed to contact Sylvania Township.

At 8:25pm, Mr. Curtis moved to adjourn the meeting. His motion was seconded by Myra Condon. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Morrin, yes.

Respectfully submitted,

Myra Condon, Secretary