

July 8, 2013

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:05 by Chairman, Mike Morrin. Those in attendance were Myra Condon, Frank Curtis, Mike Morrin, Doug Ronau, Cliff Williams and Zoning Inspector, Ron Smith. Also attending was Jeff Batanian, Batanian Tree Service.

The minutes of the June, 2013 meeting were read and approved to be filed Roll Call: Mrs. Condon, yes; Mr. Curtis, yes; Mr Morrin, yes, Mr. Ronau, yes; Mr. Williams, yes.

Old Business:

Mr. Smith reported that a letter was sent from John Borell, Assistant Prosecuting Attorney, Lucas County, to Cherrefe Kadri, Attorney representing the Roadhouse, 11535 Central Avenue regarding recent reports that customers were parking outside of the authorized parking area. The letter asked Ms. Kadri to remind her client that he is not permitted to operate outside of the restaurant/bar, cooler, outside bar and existing parking area.

New Business:

Jeff Batanian, Batanian Tree Service, was present at the meeting. Mr. Batanian plans to purchase the site of the former A & J Landscaping and Nursery located at 10745 Central Avenue. In 2007, Adam Duncan and Jason McCartney applied for and was granted a Special Use Permit to operate their business. They have relocated their business to Sylvania Township.

Mr. Batanian gave a history of his business and he outlined his business plan after relocation. There will be no retail sales. His hours of operation will be 7:30am to 5:30pm. They offer year round services including tree trimming and removal, insect and disease prevention, stump removal, lawn maintenance and snow removal. He employs 12 people and does not intend to hire additional employees over the next 5 years. The property will be used as a facility to house his equipment and a land base for his employees. The property will be used to store material they generate in their day to day operation including wood chips and wood. Material will be recycled and delivered to customers on a wholesale basis only. The Toledo Zoo purchases approximately 75% of the mulch that he processes. Mr. Batanian has a lease agreement with Harold Creque to lease 2 acres of land to the east. Creque Farms will have access to the remainder of the farm ground surrounding the business.

Mr. Ronau reviewed with all present the 18 conditions set forth by the Planning Commission in their meeting on October 24, 2007.

A fence is required by Lucas County to surround the property. Because only employees will drive in and out of the business, dust will not be a problem. The lighting remains the same. There will be no burning and no vegetation such as leaves stored on the property. Employee parking will stay as it is. No public parking necessary. In the future, Mr. Batanian hopes to build a 3-sided building approximately 50' x 60' to store trucks. Mr. Ronau reminded him that he will need to present a drawing to the Zoning Commission before building commences. The property currently has a well and the septic system

located in the front of the property. The property will be inspected by the Zoning Inspector every 6 months. Mr. Ronau recommended that Mr. Batanian contact the Department of Agriculture and confirm that they are compost registered with the State of Ohio.

Previous discussions have been held with Josh Lewandowski, Lucas County Plan Commission. Because Batanian Tree Service falls within the description approved in 2007, no Special Use Permit is necessary. At the end of the discussion, Mr. Curtis moved to accept Mr. Batanian's proposal to transfer the property from A & J Landscaping to Batanian Tree Service. Mr. Williams seconded his motion. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Morrin, yes; Mr. Ronau, yes; Mr. Williams, yes.

Mr. Smith reported that letters were mailed to property owners delinquent in cutting noxious weeds.

At 8:10pm, there was no further business. Mr. Williams moved to adjourn the meeting. His motion was seconded by Mr. Williams. Roll Call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Morrin, yes; Mr. Ronau, yes; Mr. Williams, yes.

Respectfully submitted,

Myra A. Condon, Secretary