

July 14, 2014

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:10 pm by Vice-Chairman, Frank Curtis. Those in attendance were Myra Condon, Frank Curtis, Cliff Williams and Zoning Inspector, Ron Smith. Mr. Ronau was unable to attend. Also in attendance was Lynfred Moore, 3530 Fulton-Lucas County Line Road.

The minutes of the June, 2014 meeting were read and approved to be filed. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Williams, yes.

Lynfred Moore attended the meeting asking to re-apply for a permit that expired in 2006. Construction of a new home on the same site as his existing primary residence began in 2004. Mr. Moore said that health issues have prevented him from finishing the house until this year. He stated that it is move-in ready but he wants to add a third bay to the garage to connect the garage to the new house. When completed, he would tear down the old house on the property. According to Mr. Moore he was originally given 90 days to remove the old house once the new construction was completed

He brought a site plan and the plan had several stickers of approval dating from 2004 to 2007. A question was raised as to whether or not those stickers were still valid. The commission held discussion and decided that Mr. Smith should survey the site and assess. Mr. Smith contacted Trustee Eisel and a site visit was scheduled for Tuesday morning, July 15. Mr. Moore said that time and day was fine with him. Mr. Curtis made a motion to approve a permit to add the third bay to the garage and connect it to the new house if the site visit found everything in good order. He further moved that the old house must be torn down no later than December 31, 2014. Mr. Williams seconded his motion. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Williams, yes. Motion carried.

Old Business: Mr. Curtis attended a recent Trustee meeting and asked the Trustees' approval to move forward with ridding the Township of the blight associated with the Griffin property on Washburn Road. The Trustees agreed. Mr. Curtis spoke with John Griffin once or twice on the phone and a meeting was arranged with Mr. Griffin, Mr. Curtis, and Trustees Bick and Eisel. Mr. Griffin stated that the property is not insured posing a liability risk. The property has a septic system but no tank. There is a good well on the property. Mr. Curtis learned that the Ohio Revised Code has provisions for Zoning Commissions to deal with blighted/condemned properties. One of the options discussed was possibly selling the property. Mr. Griffin said he needed to think about that. Mr. Curtis spoke with him again today and Mr. Griffin said that he has decided to place the property up for sale. Trustee Eisel will speak with Fire Chief Tate about burning the house. Mr. Curtis will stay in contact with Mr. Griffin.

Mr. Smith visited Mrs. Langenderfer regarding raising a new pole barn but there have been no final decisions made.

Mr. Smith reported that a few cars have been removed from the Stoll property. He will contact Mr. Stoll again.

There were no permits issued.

At 8:15pm, Mr. Curtis moved to adjourn the meeting. His motion was seconded by Mr. Williams. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Williams, yes. Motion carried.

Respectfully submitted

Myra A. Condon, Secretary