

August 09, 2010

A continuation of a Public Hearing and the regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:12pm by Chairman Mike Morrin. The Public Hearing of July 12, 2010 was continued waiting the decision of the Lucas County Plan Commission regarding a proposed amendment to the Zoning Regulation, reference Z34-C30.

A Public Hearing was held on July 28, 2010 at One Government Center and the Plan Commission recommends an 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 (6) square feet for any one sign, on any lot".

After brief discussion, Mr. Reideler moved to accept the recommendation from the Lucas County Plan Commission and send it to the Township Trustees for their approval. Mr. Williams seconded his motion. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

The Trustees will schedule a Public Hearing within 30 days. Notices will be published.

The regular meeting commenced with recitation of the Pledge of Allegiance. Those in attendance were Myra Condon, Mike Morrin, Don Reideler, Doug Ronau, Cliff Williams and Zoning Inspector, Ron Smith. Also in attendance were Trustee Eisel and Greg Feller of Feller, Finch & Associates, Civil Engineers.

Mr. Feller was given the floor to discuss the proposed commercial business currently known as Tee-It-Up at 9980 W. Central Avenue. New site plans for the construction of a carry out, gasoline station and cigar bar were reviewed by the Commission. The Board of Zoning appeals approved the variance for the new site plans because the time limit expired on the old site plan. Mr. Feller stated that the Central Avenue Overlay did not exist at the time the old site plan was drawn. He said the fuel station was moved to the opposite end. Mr. Ronau asked about the depth of the detention pond and Mr. Feller estimated it to be approximately 3 feet deep. Mr. Ronau was concerned that the pond was too close to the road. Mr. Feller said that the site plan was submitted to ODOT but he had not yet received their response. He said that the site plan needed to be reviewed by the County Engineer also. Mr. Feller said that he believed that Mr. Oswald, the owner of the property, planned to dig a pond to the rear of the property. Mr. Reideler asked if the gas pumps would service 18-wheelers and Mr. Feller responded that he thought they would. Mrs. Condon asked if there had been a ground breaking date set and Mr. Feller thought it would be spring, 2011. There was no further discussion and Mr. Ronau moved to accept the site plan for Tee It Up. Mr. Reideler seconded his motion. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

The regular meeting continued. The minutes of the July, 2010 meeting were read and approved to be filed. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Old Business:

Mr. Ronau contacted Molly Maguire, Lucas County Plan Commission regarding drilling of gas and oil in the Township. He reported that a company can drill after the appropriate permits are obtained. However, Zoning Regulations changes would not come into play until oil or gas was found. The property would be required to carry an M-2 classification. Minimum lot size for M-2 is 20 acres. Trustee Eisel asked about revenue for the Township and Mr. Ronau responded that the property would be taxed at commercial value with a 3-year recoupment.

Mr. Smith reported that he spoke with Molly Maguire and tax exempt entities are not exempt from buying permits.

Zoning Violations:

Mr. Smith reported the following:

The trailer at 10955 Central is being cleaned out and will be moved.
There is service truck and car sitting in the front yard at 10702 Miller Road
The "cherry picker" sitting at the rear of the lot at 12505 Central is licensed and in use.
The collection of vehicles at 10909 Central Avenue is decreasing in numbers and the overall appearance of the property has improved.
A house at 12959 Central is showing signs of disrepair.

New Business:

Mr. Ronau received an e-mail from the Swanton Township Trustees asking if there is any interest in attending an educational program primarily for members of the Board of Zoning Appeals. The Trustee said members of the Zoning Commission are also welcome to attend. No date has been set.

At 8:20pm there was no further business. Mr. Reideler moved to adjourn the meeting. His motion was seconded by Mr. Ronau.

Respectfully submitted,

Myra A. Condon, Secretary