

December 8, 2008

A Public Hearing and the regular monthly meeting of the Richfield Township Zoning Commission was held in the Richfield Township Maintenance Building, 2951 Wasburn Road, Berkey, Ohio and called to order at 7:20 pm by Vice Chairman Tom Pinkelman. Those in attendance were Myra Condon, Tom Pinkelman, Don Reideler, Doug Konau and Zoning Inspector, John Hassen. Mr. Morrin was unable to attend. The minutes of the November, 2008 meeting were read and approved to be filed. Roll call: Mrs. Condon, yes; Mr. Pinkelman, yes; Mr. Reideler, yes; Mr. Konau, yes.

The purpose of the Public Hearing was to hear comments from Township Property Owners about 2 proposed amendments to the Richfield Township Zoning Resolution.

1. to Add Wind Turbine Regulations
2. to Add a Central Avenue Overlay, Richfield Township

Since no property owners attended the hearing, further discussion was held by the Commission.

Mr. Hassen reported that Molly Maguire, Toledo Lucas County Plan Commission, suggested that the Central Avenue Overlay extend to the Fulton-Lucas County Line. The current proposal stops at State Route 295 as outlined in the Land Use Plan. Mr. Ronau suggested that the Trustees set a cap or transfer fee to discourage developers from buying the land now and selling it at a later date at a huge profit.

Discussion was held about Wind Turbines. A question was raised about the fall zone of the structure. The proposed small wind turbine should have a distance of at least 125% of the height of the total structure including the blade at its apex from any property line, residence, building and public or private road or right-of-way.

Since no recommendations from the Toledo Lucas County Plan Commission have been received, both proposals were placed on continuance.

The regular monthly meeting then commenced.

New Business:

Mr. Hassen mailed a letter to Jack Mondell, Raab Road, giving him 30 days to respond. The letter stated Mr. Mondell must dig a swail between his property and the neighboring Bernath property to help eliminate flooding on the Bernath property. The letter further stated that the French drains currently present must be capped off.

There was no further business and at 8:10 pm Mr. Ronau moved to adjourn the meeting. His motion was seconded by Mr. Reideler.

Respectfully submitted,

Myra Condon, Secretary