

September 14, 2009

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:00pm by Chairman Mike Morrin. Those in attendance were Myra Condon, Mike Morrin, Don Reideler, Doug Ronau, Cliff Williams and Zoning Inspector, John Hassen. The minutes of the August 10 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. Hassen reported that Lenny Rozanski removed the tanks from his property and the burn pile and salt pit will be eliminated. Mr. Rozanski submitted a Special Use Application requesting to park additional trucks on his property for a total of 2 trucks. After review of the Zoning Regulations, parking of additional trucks does not fall under special use. However, Landscaping and Lawn Care Services would qualify and this is the nature of his business. Mr. Hassen will contact Mr. Rozanski and explain the change in wording. Mr. Ronau moved to accept the special use application from Lenny Rosanski, for Landscaping and Lawn Care, 11515 Central Avenue, Berkey, Ohio 43504. Mr. Reideler seconded his motion. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes. A Public Hearing has been scheduled for Tuesday, October 13, 2009 at 7:00 pm in the Richfield Township Hall located at 3915 Washburn Road, Berkey, Ohio. A sign will be posted on the Mr. Rozanski's property notifying all interested parties. A copy off Mr. Rozanski's application will be forwarded to Molly Maguire, Lucas County Plan Commission. Because the second Monday of the month is a Holiday in October, the Public Hearing will be held the following day.

The Commission proposes an amendment for the planting of Trees and Shrubs. Mr. Ronau moved to add an amendment to Section 7, Setback for Planting Trees and Shrubs from Property Lines, with the intent to limit tree and shrub planting to ½ of the expected mature spread of the tree or shrub species but not less than 10 (ten) feet from the property line. Mr. Reideler seconded his motion. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes. The Public Hearing on October 13 will also address this proposed amendment. The Commission respectfully requests that the Township Clerk place notices for both issues in the Toledo Blade Neighbor's Section and in the Evergreen News.

Mr. Hassen updated the Commission of the variance filed by the Christ the Word Presbyterian Church. The variance application to dig a retention pond in the front of the church was denied. Mr. Hassen further reported that a revised, full set of site plans will be delivered on September 23 and the Plan Commission will review on September 24. The proposed changes include relocating the leach field to the southwest corner of the property and parking in front of the church provided that the parking area is at least 50' from the centerline of Central Avenue.

The Commission discussed the need for fencing regulations in the Resolution. The Commission decided to suspend further discussion indefinitely.

New Business:

Election of Officers was held. Mr. Reideler nominated Mr. Morrin for Chair. His nomination was seconded by Mr. Williams. There were no other nominations. Roll call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes. Mrs. Condon nominated Mr. Ronau as Vice-Chair. Mr. Reideler seconded her motion. There were no other nominations. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes. Mr. Reideler nominated Mrs. Condon for Secretary. His nomination was seconded by Mr. Ronau. Roll Call: Mrs. Condon, yes; Mr. Morrin, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes. All nominees accepted their respective seats on the Commission.

At 8:45pm Mr. Ronau moved to adjourn the meeting. His motion was seconded by Mr. Reideler.

Respectfully submitted,

Myra A. Condon, Secretary