

March 14, 2016

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:25pm by Chairman Doug Ronau. Those in attendance were Myra Condon, Frank Curtis, Don Reideler, Doug Ronau and Cliff Williams. Zoning Inspector Ron Smith was unable to attend. The minutes of the February 2016 meeting were read and approved to be filed. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Old Business:

Mr. Ronau spoke with Trustee Bick regarding the Griffin property on Washburn Road. Mr. Bick said it would be a few months before action was taken on the blighted and condemned property. Mr. Ronau also spoke with Trustee Bettinger and he planned to contact another demolition company.

No progress has been made on the Moore property on Fulton-Lucas County Road. Anderzack Pitzen suggested a burn to rid the property of the old house. However, Richfield Township Fire is reluctant to issue a permit to burn it down.

The Stoll property at 10909 W. Central was discussed. Mrs. Condon researched the requirements to hold a Motor Vehicle Salvage Dealer License.

The requirements contained in the Ohio Revised Code state that the dealer must have the following:

**Physical Location Requirements:**

A minimum area of a contiguous fifty thousand (50,000) square feet.

Area must be shielded by a fence meeting the following requirements, except in a very limited instances and not in violation of the relevant provisions of sections R.C. 4737.07 and 4737.09.

Fencing shall be a minimum height of six feet and a maximum of ten feet.

Fencing shall shield the salvage place of business from ordinary view. All inventory of the business shall be stored behind the fence or enclosure to promote and preserve a positive visual impact of the salvage yard's business on the surrounding neighborhood.

NOTE: A living hedge of equal or greater height and sufficient density year-round to prevent view of the salvage place of business may be substituted for the fence.

An office in which business will be transacted, in a building not less than two hundred twenty-five (225) square feet, consisting of the following:

A clearly identifiable area devoted to sales transactions.

The business hours must be maintained and legibly posted in a conspicuous place near the entrance of the office.

A permanent, properly maintained, and prominently displayed sign showing the exact name of the business as it appears on the application and, any registered trade names in letters, in letters that shall be no less than six (6) inches high.

NOTE: A physical inspection will be performed by BMV investigators shortly before license issuance. If the licensed location fails to meet any of the listed requirements, it will immediately be

referred to the Motor Vehicle Salvage Dealer's Board for possible suspension or revocation of the license.

The full list of requirements can be found on the Internet at [http://autodealers.ohio.gov/salvage\\_motor\\_vehicle\\_dealer.stm](http://autodealers.ohio.gov/salvage_motor_vehicle_dealer.stm)

A copy is attached.

The Commission will contact Sylvania Township's Zoning Commission and ask if the Township has a protocol for Salvage yards.

New Business:

There was no new business.

Permits:

No permits were issued.

At 8:05pm, Mr. Williams moved to adjourn the meeting. Mr. Reideler seconded his motion. Roll Call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Respectfully submitted,

Myra Condon, Secretary