

October 11, 2016

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:00pm by Secretary, Myra Condon. Those in attendance were Myra Condon, Don Reideler, Cliff Williams and Zoning Inspector Ron Smith. Chairman Ronau and Vice Chairman Frank Curtis were unable to attend. Also in attendance was Chris Carter, 11202 Sylvania Avenue, Matt Fornwald, Wesson Builders, and Mr. Carter's attorney, Michael Dansack, Jr.

The minutes of the September 2016 meeting were read and approved to be filed. Roll Call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Williams, yes.

The first order of business was the Carter case. Mr. Carter presented the Commission with a new site plan for the extension of 8 feet to his current garage. His original plan was to convert the current garage into living space and add a full 2-car garage to the front of the current garage. Because this addition would place the addition too close to the centerline of the road, his permit application was denied and he was referred to the BZA for further consideration. On June 7, 2016, his case was heard by the BZA and his appeal was denied.

According to the minutes of that meeting, the BZA would not object to an addition of 8 feet. It further states that a variance would not be needed.

Mr. Carter contacted Mr. Smith about applying for a permit for the 8 feet. Mr. Smith suggested he attend the next Zoning Commission meeting. Attorney Dansack faxed a letter dated October 6, 2016 asking the Commission to provide permits for 10 properties for his review. Mrs. Condon and Inspector Smith searched the files and only 2 permits were on premises. The other 8 properties either had no permits issued or the permits had been destroyed per ORC 149:1 due to age. Mrs. Condon contacted the Fiscal Officer who offered to contact the County Auditor's office and inquire if any of the permits were in their files. Mr. Dansack explained that he was interested in properties that may have permits issued for similar alterations.

The Commission reviewed the site plan. It was established that the addition would not place the residence less than 100 feet from the centerline of the road. After a long discussion, the Commission agreed to allow Mr. Carter to proceed with his new site plan. Mr. Reideler moved to accept the plan. Mr. Williams seconded his motion. Motion carried.

Mr. Dansack said there would be no further need for the requested permits and will send a letter to that effect.

Mr. Fornwald asked if the permit could be obtained at this meeting. Mr. Smith agreed and the permit was issued following the meeting.

Old Business:

Mr. Smith spoke with James Schmitz, 12850 Sylvania, regarding the storage unit on his property. Mr. Schmitz assured Mr. Smith that the unit would be removed by 12/31/16 as agreed. He will replace it with a 12' X20' garage.

New Business:

There was no new business.

Permits:

16-12 - Scott Keller, 3855 Murd Road, Pond

16-13 - Todd Zatteau, 3520 Murd Road - Pond

16-14 - Todd Zatteau, 3520 Murd Road - In-ground pool

16-15 - Phil Felzer, 12107 Sylvania - 12'x16' Accessory Bldg.

16-16 - Chris Carter - 11202 Sylvania - 8 foot addition to existing garage

The Commission reviewed site plans from Tim Clancy 3243 Richfield Center Road for a 24'x38' garage and a 36'x64' barn. Mr. Smith will meet with Mr. Clancy this week and issue permits.

At 8:00pm, there was no further business. Mr. Reideler moved to adjourn the meeting. His motion was seconded by Mr. Williams. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Williams, yes.

Respectfully submitted,

Myra Condon, Secretary