

November 14, 2016

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:00pm by Chairman, Doug Ronau. Those in attendance were Myra Condon, Frank Curtis, Doug Ronau and Zoning Inspector, Ron Smith. Mr. Reideler and Mr. Williams were unable to attend. Also attending the meeting were several members of the Community.

The minutes of the October 2016 meeting were read and approved to be filed. Roll call; Mrs. Condon, yes; Mr. Curtis, yes; Mr. Ronau, yes.

Discussion from the Floor:

John Lumbrezer raised a question about the Commission's decision to grant a permit for the garage addition at the residence of Chris Carter, 11201 Sylvania Avenue. The secretary read the minutes of the June BZA meeting aloud. The minutes stated that John had suggested allowing the 8 foot addition to the house and a variance was not needed. Mr. Lumbrezer stated that the side yard was only 10 feet and the owner should have applied for a variance. The BZA minutes made no mention of requiring this variance and based on that omission from the minutes, the Zoning Commission allowed and granted the permit.

Matt Daniels, 3425 Aldringham, Toledo, Ohio 43606 attended the meeting. He is interested in purchasing the Lynfred Moore property at 3530 Fulton-Lucas County Road. He attended the meeting to inquire of the Commission whether or not he could convert one of the garage bays into living space and possibly add a bedroom in the future. The property is non-conforming because a second house sits on the property. This house must be demolished to make the property conforming. He stated that he has started conversation with Metamora State Bank about possibly financing the purchase. It has not yet been established who will pay for the demolition, the Bank or the Purchaser. He asked if the Commission would impose a time limit on the demolition if the sale went through' and the Bank refused to pay. Discussion was held and he was advised to contact the County about the possibility of having to upgrade the septic system to meet County requirements , bring a site plan to the Commission for review and give the Commission a reasonable time table for destruction of the old house.

Dennis Dobrak, 3501 Murd Road, Sylvania, Ohio 43560 wants to build an above ground storm shelter. The structure will be 8' x 10 poured concrete, 6' base sitting on stone. Township regulations do not require a permit for structures 8' x'10'. He was advised that the structure cannot sit in front of the house. He said it would be located in the side yard at the back of the house.

John Lumbrezer asked the Commission when the Farley Methodist Church would be torn down. As of this date, not time limit has been established. Mr. Smith will contact the owner, Matt Gleckler. The structure is deteriorating and needs to be demolished.

Andy Lumbrezer voiced concern about the property at 10150 Sylvania-Metamora Road. Richard and Robin LaValley have started construction of a horse barn and riding arena as well as a pond on the 67.5900 acres. His house sits to the east of the property and he is concerned that the pond and homes rumored to be built in the future will affect his well. He also stated concern that the LaValleys have been allowed construction without first building a primary residence on the property. Mr. Smith produced the permits that have been issued. Mr. Ronau stated that Mr. LaValley obtained permits to build from the County as well. The barn, arena and pond are for personal use, considered Agricultural because horses will be raised and the property will be farmed to produce grain and bedding for the horses. Mr. LaValley drafted a letter to the Commission stating that the barn, arena and pond will be used for nothing other

than for personal use. The site plan provided did not show the placement of the pond. Mr. Smith will contact Mr. LaValley and ask where its location will be on the property.

There was no further discussion from the floor.

There was no new business.

There was no old business.

Permits:

16-17 Tim and Alison Clancy, 3243 Richfield Center Road, Swanton, Ohio 43558 - 36' x 64'
Accessory Bldg.

16-18 Tim and Alison Clancy, 3243 Richfield Center Road, Swanton, Ohio 43558 - 38' x 24'
Accessory Bldg.

16-19 Void

16-20 Richard and Robin LaValley, 10150 Sylvania-Metamora Road, Horse Barn

16-21 Richard and Robin LaValley, 10150 Sylvania-Metamora Road, Riding Arena

16-22 Richard and Robin LaValley, 10150 Sylvania-Metamora Road, Pond

16-23 Dan Pietras, 3520 Kilburn Road, Berkey, Ohio 43504 - 15' x 26' lean to on existing pole
barn

Respectfully submitted,

Myra Condon, Secretary