

RICHFIELD TOWNSHIP
LUCAS COUNTY, OHIO
BOARD OF RICHFIELD TOWNSHIP TRUSTEES
REGULAR MEETING MINUTES

September 18, 2017

The regular meeting of the Richfield Township Trustees was called to order by John Hassen at 7:00 p.m. at the Maintenance Building, 3951 Washburn Rd., Berkey, Ohio. All present were asked to rise for the Pledge of Allegiance.

ROLL CALL: Chairman: John Hassen – present
Co-Chairman: Andrew Bick – present
Steve Bettinger – present

ADMINISTRATIVE REPORTS:

The clerk provided copies of the minutes from the September 5, 2017 meeting, current Cash Summary Report, August Bank Reconciliation and Pending Warrants Report.

READING AND APPROVAL OF MINUTES:

Steve Bettinger made a motion to approve the September 5, 2017 minutes as presented. Andrew Bick seconded the motion. Roll call: Bick –yes, Bettinger –yes, Hassen-yes. Motion approved.

PRESENTATION OF THE BILLS:

The attached listings of warrants (10-10) were presented for approval: John Hassen made a motion to approve payment of the attached listing of invoices and the corresponding pending warrants. Andrew Bick seconded. Roll call: Bick-yes, Bettinger – yes, Hassen-yes. Motion approved.

PUBLIC COMMENTS:

No public comments

FIRE:

Chief Tate attended the Lucas County Fire Chief's special meeting on September 6, 2017 in Maumee.

The Mercy Mobile stroke unit has moved out.

Chief Tate reported he is having several issues with his computer at the station; the Trustees were in agreement to allow the purchase of a new computer for the Chief at the fire department.

ZONING:

Zoning Inspector Smith gave an update on zoning issues.

Mr. Smith reported a property owner contacted him to build an attached garage on his home; the property is non-conforming since it is less than 100 feet from the center line of the road. Mr. Smith informed him he would have to file an appeal with the Board of Zoning Appeals in order to build the garage. Discussion was held on changing the current zoning law for non-conforming properties that were built prior to the current zoning laws; allowing the property owner to obtain a permit without going to the Board of Zoning Appeals.

Mr. Smith reported junk vehicles remain on the property at 3140 Kilburn Rd. including a Black Chevy S10 pick-up truck, white Buick Riviera, Buick Century, and a Green VW. The property owner has been notified in the past of the zoning violation.

Resolution No. 091817-01

John Hassen moved for the adoption of the following resolution:

Be It Resolved by the Board of Township Trustees Richfield Township that the following described property:

Parcel #57-30241 at 3140 Kilburn Rd. is in violation of 4 junk vehicles on the property (Black Chevy S10 pick-up truck, white Buick Riviera, Buick Century, and a Green VW) located in Richfield Township, Lucas county, state of Ohio be and hereby is declared to have junk vehicles on the 3140 Kilburn Rd.. property. The Board has further determined that the owner's vehicles are junk vehicles and that the removal of the junk vehicles from land in the township is necessary.

As stated per ORC 505.871 a Board of Township Trustees may provide for the removal of any vehicle in the township that the board determines is a junk motor vehicle, as defined in section 505.173 of the Revised Code.

As stated in the Richfield Township Zoning Resolution: Any owners of land may not store disabled vehicles per the Richfield Township Zoning Resolution as follows:

5.2.2J-2 Storage of Disabled Vehicles: No disabled vehicle shall be parked within an “A” or “A/R” district for a period of more than 30 days, except such vehicle may be stored in an enclosed building providing no business is conducted in connection therewith which such vehicle is parked or stored.

7.8.1A “Blight” – The storage upon any premises of any inoperable vehicle for a period of more than thirty days except in a completely enclosed building.

It is therefore the order of the Board of Trustees that the property owner immediately remove the junk vehicles as noted below from the following property:

Parcel #57-30241 at 3140 Kilburn Rd. is in violation of 4 junk vehicles on the property (Black Chevy S10 pick-up truck, white Buick Riviera, Buick Centruy, and a Green VW).

The Board directs the fiscal officer to provide notice to the landowner and to each lien holder by certified mail that if, within fourteen days after notice is given, the owner of the land fails to remove the junk vehicles, the board of township trustees shall provide for the removal and may employ the necessary labor, materials, and equipment to perform the task. All expenses incurred shall, when approved by the board, be paid out of the township general fund from moneys not otherwise appropriate, and that all said monies shall be reported to the county auditor to entered upon the tax duplicate, are a lien upon the land from the date of the entry, and shall be collected as other taxes and returned to the township and placed in the township general fund.

Andrew Bick seconded the resolution.

Roll call vote: Bettinger	yes
Hassen	yes
Bick	yes

Adopted this 18th day of September 2017.

OLD BUSINESS:

Further discussion was held on the capped rate for propane. Bexton’s is offering a capped rate of \$1.10, the Townships current provider Lyon’s LP gas is offering a capped rate of \$1.13. The Trustees discussed the probability of natural gas coming to the fire station in a year as well as the good customer service the township has received in the past years with Lyons LP gas.

Steve Bettinger made a motion to keep Lyon’s LP gas for a capped rate of \$1.13. John Hassen seconded the motion. Roll call: Hassen-yes, Bettinger-yes, Bick-no. Motion approved.

NEW BUSINESS:

Trustee Bick attended the Lucas County Township Association meeting; he reported there was lengthy discussion on the formation of a Toledo Regional Water District. The Toledo Metropolitan Area Council of Governments' current planning committee has agreed to hire a consultant to help area leaders reach a consensus on how to form a regional water district which aims to keep water safe and affordable for its consumers while giving each community a fair say in how Toledo's water treatment plant is managed. The planning committee voted to hire a consultant from Detroit who was instrumental in the formation of Detroit's Water Authority.

Further discussion was held on changing the current zoning laws requiring non-conforming property owners to file an appeal for additions to their existing dwelling when they do not meet the current set back rules.

Resolution: 091817-02

Andrew Bick moved for the adoption of the following resolution:

A Resolution adopting an amendment to the current zoning law relative to non-conforming properties that were built prior to the current Richfield Township zoning laws adopted on May 7, 1961.

WHEREAS, certain zoning policy was originally adopted on May 7, 1961 relative to the set back of buildings from the center line of the road; and

WHEREAS, current property owners must file an appeal with the Board of Zoning Appeals for building an addition on non-conforming properties that are less than 100 feet from the center line of the road or 150 feet from the center line of the road for properties on Central Avenue; and

WHEREAS, an amendment to that zoning policy will be necessary to allow a property owner to build an addition on a non-conforming property that was built prior to the current zoning laws that is less than 100 feet from the center line of the road or 150 feet from the center line of the road on Central Avenue without filing an appeal to the BZA if the set back is the only determinant for the appeal.

Be It Resolved by the Board of Township Trustees Richfield Township that there be and is hereby adopted an amendment to the current zoning resolution relative to non-conforming properties that do not meet the set back rule for properties that were established prior to the current zoning law established on May 7, 1961.

This resolution amends the previous resolution adopted by the Richfield jTownship Board of Trustees. on May 7, 1961.

Be it Resolved that all non-conforming property owners who wish to build an addition on their existing property without meeting the set back rule will not have to file an appeal with the Board of Zoning Appeals as long as the following conditions are met:

1. Addition does not extend beyond the current dwelling.
2. The building existed prior to the existing zoning laws established on May 7, 1961.
3. Application has been reviewed and approved by the Richfield Township Zoning Board.

John Hassen seconded the resolution.

Roll call vote: Bettinger	yes
Hassen	yes
Bick	yes

Adopted this 18th day of September 2017.

PUBLIC NOTICE:

Residents may call Norma Drennan at 419-829-6029 or 419-283-3424 to rent the town hall.

The following information can be viewed on the Richfield Township website at: www.richfieldtwp.com.

1. Trustee minutes
2. Zoning minutes
3. Zoning including: fees, applications, complaint forms, and the zoning book.
4. Meeting dates and times
5. Contact information for Trustees, Zoning Board and Board of Zoning Appeals.
6. Wolfinger Cemetery information including cemetery fees, rules & regulations.
7. Fire and Rescue
8. Town hall rental rules and fees
9. Roads and Maintenance
10. Rubbish Contractor information for garbage pickup
11. Community Links.

There being no further business John Hassen made a motion to adjourn at 8:40 p.m., which was seconded by Steve Bettinger: Roll call: Bick-yes, Bettinger – yes, Hassen-yes. Motion approved.

Richfield Township Fiscal Officer

