

January 13, 2020

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:05pm by Chairman, Doug Ronau. Those in attendance were Myra Condon, Frank Curtis, Don Reideler, Doug, Ronau, Cliff Williams and Zoning Inspector, Ron Smith. Also in attendance was Bill Harbert, Lucas County Plan Commission and Township resident, Dave Turk.

Mr. Turk attended the meeting expressing concerns over the expansion of junk vehicles and other debris on the Donald Stoll property at 10909 W. Central Avenue. The Turk family, owners of the property east of the Stoll property, recently had their property surveyed. They were concerned that the debris was encroaching on their property.

Mr. Harbert presented aerial photos dated 2006 through 2017 showing that the number of vehicles and other debris has progressively worsened. The Zoning Regulation, 7.18, for Richfield Township was reviewed and clearly states that the property is in violation. The Central Avenue Overlay excludes allowances for salvage yards. Environmental issues were discussed. Oil and gas may have seeped into the ground and ditch running near the property. Mr. Harbert has spoken with the Lucas County Prosecutor and the Prosecutor said that it needs to be clarified whether or not the debris is personal property or if Mr. Stoll is running a commercial business. The Prosecutor further stated that their office will support Richfield Township and mitigate the case. Other regulations discussed were 7.3.3 Licensing and 12.4.4 Fines.

Mr. Harbert recommended that Mr. Smith send a letter to Mr. Stoll advising him that the vehicles and debris on the property must be removed. The blight impacts contiguous property owners and anyone driving past. The property is considered a nuisance. Mr. Stoll will be given a specified amount of time to respond. If he fails to respond, fines can be levied and the Trustees can adopt a resolution for removal of the debris. Mr. Harbert has offered to attend the Trustee meeting to assist in the process.

Mr. Smith will report to Mr. Harbert on the progress. If Mr. Stoll does not respond within the time specified, Mr. Harbert will contact the Prosecuting Attorney.

The minutes of the December, 2019 meeting were read and Mr. Reideler moved to accept the minutes. His motion was seconded by Mr. Curtis. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Old Business:

Mr. Smith reported that upon receipt of recent Amendment changes/additions, they would order new Zoning Manuals. There were three additions. Z34-C32, Medical Marijuana Cultivation, Processing, Testing, Dispensing; Z34-C34, Special Use to Conditional Use; Z34-C35, Solar Panels.

New Business:

Discussion was held over the recent tragic loss of lives on Gibbs Road. The Bridge is scheduled to be widened in 2022. The area is not patrolled by law enforcement.

At 8:45, there was no further business. Mr. Curtis moved to adjourn the meeting. His motion was seconded by Mr. Williams. Roll call: Mrs. Condon, yes; Mr. Curtis, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Williams, yes.

Respectfully submitted,

Myra Condon, Secretary