

January 11, 2021

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 6:55pm by Chairman, Doug Ronau. Those in attendance were Myra Condon, Andy Lumbrezer, Don Reideler, Doug Ronau, Dave Turk and Zoning Inspector, Ron Smith. Also in attendance were Michael Weirich and Adeeb Aouad, township residents requesting permits.

The minutes of the November 2020 meeting were read and Mr. Ronau moved to accept the minutes. His motion was seconded by Mr. Reideler. Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes.

Michael Weirich, 5851 Allen Road, Sylvania, Ohio presented a site plan to build a 30' x 48' x 14' pole barn. After review, Mr. Ronau moved to approve the permit. His motion was seconded by Mr. Reideler. Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes. Mr. Smith then prepared the Permit.

Adeeb Aouad, 4833 Kilburn Road, Berkey, Ohio requested 3 permits for construction at 0 Murd Road. The county has not assigned a house number as of this meeting. He presented a partial site plan asking the Commission to allow him to first dig a ¼ acre pond to use as fill, then a 40' x 80' x 15' pole barn to house equipment and materials and lastly a 3,100 square foot, 1 ½ story home for his son. Mr. Ronau explained that Zoning regulations required a main dwelling to be present on a property before a pond or accessory building is allowed. Mr. Ronau further explained that if he wished to pursue his plan, he can meet with the Board of Zoning Appeals who will hear his case. Mr. Aouad said he would like to be contacted by the BZA and go forth with a hearing. Mr. Smith then prepared the permits. After discussion Mr. Ronau moved to deny the applications. Mr. Reideler seconded his motion. Roll Call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes. Mr. Smith will contact the BZA and ask them to schedule the hearing.

Old Business:

The garage addition at 12221 Sylvania Avenue has been attached to the house thus complying with the permit.

Mr. Smith contacted the resident at 11420 Central Avenue regarding the concrete slab poured last fall advising him that no construction is permitted within 150' from the center line of the Central Avenue.

New Business:

Mr. Smith reported that he paid a visit to the renters living at 3140 Kilburn Road telling them to remove the appliance laying in the front yard. The renter agreed to remove it that day as well as other debris on the property.

The property at 3949 N. Berkey Southern Road is littered with debris and a Carnex box which is not allowed in the Township. Mr. Smith will contact the owner.

Mr. Smith suggested to the Commission that he would like to discuss with the Trustees the possibility of sending a bulk mailing the all Township residents regarding the importance of ridding property of junk vehicles and blight in all forms. The Commission agreed that this is a good idea.

An area resident spoke with the Commission about the property at Kilburn and Brint and a collection of equipment and trailers that have accumulated. Mr. Smith will contact the owner.

Mr. Ronau said the owner of the farm market at 11460 Central Avenue contacted him stating that a Realtor is interested in having an office on the property. The property is .2168 acres and has no water or septic. Mr. Ronau advised him that he could prepare a site plan for review by the Commission. The Commission would deny his request but he could then file an appeal with the Board of Zoning Appeals.

Permits:

01-21 – Michael Weirich, 5258 Allen Road, Sylvania, Ohio 30' x 48' x 14' Pole barn – Approved
02-21 – Adeeb Aouad, 4833 Kilburn Road, Berkey, Ohio – ¾ acre pond – Not Approved
03-21 - Adeeb Aouad, 4833 Kilburn Road, Berkey, Ohio – 40' x 80' x 15' Pole barn – Not Approved
04-21 – Adeeb Aouad, 4833 Kilburn Road, Berkey, Ohio – 3,100 square foot home – Not Approved

Election of Officers:

Mr. Ronau opened the floor for nominations for Chairman.

Mr. Reideler nominated Mr. Ronau for Chairman.

There were no other nominations. Nominations closed.

Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes.

Nominations for Vice President.

Mrs. Condon nominated Mr. Reideler for Vice- Presidency.

There were no further nominations. Nominations closed.

Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes.

Nominations for Secretary.

Mr. Reideler nominated Mrs. Condon as Secretary.

There were no further nominations. Nominations closed

Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turn, yes

At 8:20pm there was no further business. Mr. Lumbrezer moved to adjourn the meeting. Mr. Reideler seconded his motion. Roll call; Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes.

Respectfully submitted,

Myra Condon, Secretary