

March 8, 2021

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:10pm by Chairman, Doug Ronau. Those in attendance were Myra Condon, Andy Lumbrezer, Doug Ronau, Dave Turk and Zoning Inspector, Ron Smith. Mr. Reideler was unable to attend. Also in attendance were Mike King, 3949 N. Berkey-Southern Road and Nickie Plontz representing Josh Doyle, builder and Debra Jeremy, owner, 4720 Kilburn Road.

Mr. King attended the meeting to request permits for 2 barns. Mr. Ronau explained that his property had existing violations that needed to be corrected before permits would be considered. Mr. Ronau also asked him to prepare a site plan showing the locations of those proposed barns. Mr. King said he would contact a local contractor to clear the remains of an old barn south of his house.

Nickie Plontz attended the meeting to secure a permit for a 4720 square foot home to be located at 4720 Kilburn Road. The builder is Josh Doyle and the owner is Debra Jeremy. The Commission reviewed the site plan and Mr. Lumbrezer moved to accept the plan. His motion was seconded by Mr. Turk. Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Ronau, yes; Mr. Turk yes. Mr. Smith then prepared the permit.

A site plan was submitted by Dave and Linda Decker to build a 30' x 60' pole barn on their property at 10860 Miller Road. The Commission reviewed the site plan and after a phone call made to the owner to clarify the distance from the house to the proposed barn. The owner said the barn would be 80' to 100' behind the house. Mr. Ronau moved to accept the plan. His motion was seconded by Mr. Lumbrezer. Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Ronau, yes; Mr. Turk, yes. A permit was completed by Mr. Smith.

The minutes of the February, 2021 meeting were read and Mr. Ronau moved to accept the minutes. Mr. Turk seconded the motion. Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Ronau, yes; Mr. Turk, yes.

Old Business:

Mr. Ronau asked Mr. Smith to contact Chet Manz. There is an existing house on the property that needs to be torn down before construction of his new residence begins. Mr. Smith will make contact.

Amvrosios Chrysanthou mailed a letter to the Zoning Commission outlining his plan for his property located at 11460 W. Central Avenue. The letter proposed improvements to the property in order to lease it for use as a small office or shop shack as an insurance, real estate or antique shop. Those improvements are:

1. Remove the greenhouse addition to the main building.
2. Construct a 1000 gallon septic tank and leach field at the rear north east corner of the property.
3. Remodel the main building for office use.
4. Fence the property if it is recommended as part of the improvement process.

Also included with the letter was an evaluation from Mastin Septic and Well Service. Based on their cursory visual inspection, the site appears to be big enough for a traditional septic system. However, until a perc test has been performed, they would be unable to provide a definite answer concerning whether or not it is possible to install a septic system at this site.

Mr. Chrysanthou did not attend the meeting therefore, the case will be continued next month.

Mr. Smith will again contact Kevin King and ask him to remove the debris from his property at 2825 N. Berkey Southern Road.

New Business:

Jason Hartbarger, 2405 N. Raab Road has received a permit from Lucas County to fill in the swale across the front of his property with mounds of dirt on the property left ungraded after the County rescinded a permit that was granted a few years ago. Several Raab Road residents contacted Mr. Smith and Bob Neubert, Lucas County Engineer, about the probability of flooding to properties to the north of Mr. Hartbarger. Mr. Neubert told Mr. Smith that after the grading was completed, his office would send an inspector to assess the situation. Mr. Smith has placed several calls to Mr. Neubert to find out the results of that inspection. To date, the results have not been received. Mr. Smith will follow up with Lucas County until he receives those results.

Permits:

06-21 - Debra Jeremy, 4720 Kilburn Road, Berkey, Ohio – New home construction

07-21 – Dave and Linda Decker, 10860 Miller Road, Swanton, Ohio– 30' x 60' Pole Barn with a 10' overhang.

At 8:30pm, there was no further business and Mr. Ronau moved to adjourn the meeting. His motion was seconded by Mr. Lumbrezer. Roll call: Mrs. Condon, yes; Mr. Lumbrezer, yes; Mr. Ronau, yes; Mr. Turk, yes.

Respectfully submitted,

Myra Condon, Secretary