

April 12, 2021

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:13pm 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 Amvrosios Crysanthou and Maureen Thornton.

Mr. Crysanthou and Ms. Thornton attended the meeting to obtain a permit for property located at 11460 W. Central Avenue. The property is non-conforming and has been used as a road-side vegetable market. Mr. Crysanthou stated that they would like to upgrade the property for use as general office space such as real estate or even auto repair. The property is less than ¼ acre and the setback is 100' from the centerline of the road. The building size is 24' x 24'. There is currently no septic system. However, Mastin Septic has submitted a letter stating that the site appears to be big enough for a traditional septic system. This is contingent on the results of a perc test of the soil which has not been done as of this date. While Mr. Smith completed the permit application, the Committee discussed the proposal. Because the proposed remodel does not meet Zoning Regulations, Mr. Ronau moved to deny the permit. His motion was seconded by Mr. Lumbrezer. Roll Call: Mrs. Condon, nay; Mr. Lumbrezer, nay; Mr. Reideler, nay; Mr. Ronau, nay; Mr. Turk, nay. The application was then denied by Mr. Smith. Mr. Crysanthou would like to pursue the matter with the Board of Zoning Appeals. Mr. Smith will notify the BZA to schedule their meeting.

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

Old Business:

Mrs. Condon read a letter mailed to Mr. Smith from Bob Neubert, Office of the Lucas County Engineer, regarding 2405 N. Raab Road. The letter states that the owner was given a general permit on July 14, 2016 to fill in the swale in the road right of way with dirt based on the fact that there is an existing 18" pipe across the front of the property which drains to the south and an existing catch basin near the north property line. The letter further states that the work was inspected on March 4, 2021 and found to be acceptable. Property owners to the north of the property in question were concerned that filling in the swale would cause water to back up and flood their property during heavy rains.

Mr. Smith stated that Kevin King, 2825 N. Berkey-Southern, did not respond to the letter mailed to him about the blight on his property. Donald Stoll is making progress on his property at 10909 W. Central. Mr. Smith shared photos sent to him by one of the Trustees about blighted property at 3938 Richfield Center Road asking the Commission to follow up with the owner about her plan to eliminate the blight. A fire destroyed all but one wall of a structure and damaged the roof of an attached garage. The Commission has not received any formal written complaints but Mr. Smith and Mr. Reideler will meet with the owner. Mr. Smith stated that the owner is currently unemployed.

There was no new business.

Permits:

08-21 - Jake Boucher, 10674 Miller Road, Swanton, Ohio - Pole barn 36' x 48' with 10' lean to. Application reviewed. Permit approved.

09-21 - Amvrosios Crysanthou and Maureen Thornton, 11460 W. Central Avenue, Swanton, Ohio Application to remodel non-conforming property. Application reviewed. Application denied.

At 8:16 pm there was no further business. Mr. Reideler moved to adjourn the meeting. Mr. Turk 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