

May 10, 2021

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, Don Reideler, Doug Ronau, and Dave Turk. Mr. Lumbrezer and Mr. Smith were absent. Also in attendance was Ken Gabel, Wild Turkey Ranch Firearms, LLC, 4640 N. Fulton Lucas Road, Berkey, Ohio.

Mr. Gabel attended to speak to the Commission about obtaining a Federal Firearms License. He intends to engrave custom firearms as a home occupation. He presented a business plan and asked which member of the Commission he should list as a contact should the Bureau of ATF require one. Mr. Ronau said the Zoning Inspector would be the first contact. The Township has no regulations regarding obtaining a FFL.

The minutes of the April 2021 meeting were read and Mr. Ronau moved to accept those minutes. His motion was seconded by Mr. Reideler. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes.

Old Business:

Mr. Reideler reported that he and Mr. Smith visited Shi Schwartz about her blighted property at 3938 Richfield Center Road. Mr. Reideler reported that Ms. Schwartz is now employed. He further reported that he made several suggestions that would improve the appearance of the property without involving high cost. He also suggested that she remove the sign that she posted on the property. Ms. Schwartz was not receptive to any of the suggestions and the blight is unchanged. The Trustees should proceed with their resolution to have the debris removed from the property.

The Board of Zoning Appeals will hear cases brought before them by Amvrosios Chrysanthou and Chet Manz. The meeting is scheduled at 7:00pm on Wednesday, May 12, 2021. Mr. Chrysanthou hopes to improve the property at 11460 W. Central so it can be used as a small business such as insurance, real estate or auto repair. Mr. Manz is building a new home at 2747 Langenderfer Road. An old house still stands on the property and was supposed to be torn down prior to the start of the new construction. Mr. Manz is asking the Board to allow him to leave the old house stand until his new house is ready. He is using the old house for storage.

New Business:

Mr. Ronau presented a news article printed in Country Crossroads, addressing Ohio Senate Bill 52. The bill is aimed directly at wind and solar development in the State of Ohio. "Essentially, SB 52 would put a community vote at the end of the development process for wind and solar projects, meaning big dollars have already been spent investing in and planning the effort before the community gets a say is what currently is a deal made between the landowner, the developer and the Power Siting Board. It puts a landowner's rights to a community vote."

Peggy Kirk Hall, with the Ohio State University Ag and Resource Law Program provided this update about SB 52 in the Ohio Agricultural Law Blog:

"In addition to revisiting setback and safety specifications for wind turbines, this proposal would amend Ohio township zoning laws to establish a referendum process for large wind and solar facility certificates. The bill would require a person applying for a certificate for a large wind or solar facility to notify the township trustees and share the details of the proposed facility. That notification sets up opportunities for the township trustees or residents of the township to object to the application and submit the proposed application to a vote of township residents. A certificate would not take effect unless

approved by a majority of the voters. A first hearing on SB 52 was held on Tuesday, Feb 16 before the Senate Energy and Public Utilities Committee.”

The article further asks “If communities get to vote on what they think a landowner should do with their property, where do landowner’s rights end and community rights begin?”

Zoning:

The Commission discussed several properties with blighted conditions. It is suggested that letters be mailed to:

Frederick Horak, 12505 W. Central, Swanton, OH 43558 – General blight
Mary A. Beham, 3321 Butz Road, Maumee, Ohio 43537 – Removal of barn at 11985 Sylvania Avenue, Berkey, OH 43504
Katherine Blystone, 4344 Lathrop Road, Berkey, Ohio 43504 – Old garage in disrepair.

Other blighted properties that have had previous correspondence:

Jonathan Foreman, 12129 W. Central, Swanton, Oh 43558 – Multiple junk cars
Kevin King, 2825 N. Berkey Southern Road, Swanton, Oh – Remove old barn and miscellaneous Debris.
Shi Schwartz, 3938 Richfield Center Road, Berkey, OH 43504 – removal of remaining garage wall Left after fire and miscellaneous debris.
Donald Stoll, 10909 W. Central, Berkey, OH 43504 – Remove all remaining junk cars and Miscellaneous debris.

The Commission recommends that the Trustees adopt a Resolution to clear these properties.

Mr. Ronau reported that Grant Robadeau, 3710 Kilburn Road, applied for a permit to build a pole barn but after a site review it was determined that the barn was only 3 feet from the house. No permit was issued. Mr. Robadeau said he would have his propane tank moved to accommodate the pole barn. Construction of that barn has begun but the owner has not reapplied for a permit. Mr. Smith will be contacted and asked to investigate.

No New Permits

AT 8:00pm there was no further business. Mr. Reideler moved to adjourn the meeting. Mr. Turk seconded his motion. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes.

Respectfully submitted,

Myra Condon, Secretary