

July 11, 2022

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:15pm by Vice Chairman, Don Reideler. Those in attendance were Myra Condon, Don Reideler, Dave Turk and Zoning Inspector, Ron Smith. Mr. Ronau was unable to attend. Several Township residents also attended the meeting.

Mark Stetzlein, Agro Representative, attended the meeting to inquire about a property for sale at the corner of Central Avenue and Murd Road. Agro currently occupies the former Ott's Implement building in Berkey and needs property to expand its business. Agro is based out of Georgia and has several other dealerships in Ohio. Mr. Stetzlein stated that Agro is willing to pay to have water lines which exist in Sylvania Township on Central Avenue extended into Richfield Township to service the proposed property. The Commission members advised Mr. Stetzlein that two previous interested parties were denied permits because Murd Road is too narrow to accommodate large vehicles or machinery. ODOT has previously denied access from Central Avenue. The property is currently Residential/Agricultural and a Zoning change would be required. The Commission referred Mr. Stetzlein to Bill Harbert, Lucas County Plan Commission for further discussion. Two Murd Road residents attended the meeting with concerns about having a large commercial business located at the site.

Deborah Jeremy, 4720 Kilburn Road, attended the meeting voicing concerns about fill dirt and the height of the mounds on the property next to her property. She stated that the house currently under construction and the height of the fill dirt is higher than her property and she is concerned that rain run-off might stand on her property. Mr. Smith suggested that she contact Robert Neubert, Lucas County Engineer, and ask him to do a site visit.

Chad and Melissa Miller, 13543 Brint Road, Berkey, OH attended the meeting requesting a permit to build a 22' 10" X 24' attached garage. The plan was reviewed by the Commission and Mr. Turk moved to accept the plan. Mr. Reideler seconded his motion. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Turk, yes. Mr. Smith prepared the permit.

Ryan Stoiber, 3510 Washburn Road, Berkey, OH attended the meeting to ask whether he could fence in his yard. The only requirements for fencing is that the fence cannot exceed 42 inches in height in the required front yard nor exceed six feet in height in any remaining yards. The Commission suggested that the fence be placed 1-2 feet from the property line. Mr. Stoiber also inquired about building an accessory building next year and attaching it to the house. Current regulations require a detached accessory building to be at least 5 feet back from the front of the house. The Commission will discuss this at the next meeting.

The minutes of the June, 2022 meeting were read and Mr. Reideler moved to accept the minutes. His motion was seconded by Mr. Turk. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Turk, yes

Old Business:

Nothing on the agenda.

New Business:

Tom Maxim, Raab Road, attended the meeting expressing interest in becoming a member of the Commission. He and his wife have lived in the Township for 4 ½ years. He is a retired auto executive and

he is interested in servicing the Community. The Commission asks the Trustees to consider his appointment.

Permits:

14-22 – Chad and Melissa Miller, 13543 Brint Road, Berkey, OH – 22' 10" X 24' attached garage

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

Respectfully submitted,

Myra Condon, Secretary