

April 11, 2022

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, Don Reideler, Doug Ronau, Dave Turk and Zoning Inspector, Ron Smith.

Andrew and Katelin Langenderfer, 6266 US 20, Metamora, Ohio have purchased 3 acres at 0 N. Lathrop, Berkey, Parcel # 57-12800, and attended the meeting to obtain permits for a new home construction and a ½ acre pond. A site plan was reviewed. The lot size is 220' X 595' and the pond will be 18' deep. Mr. Langenderfer requested permission to start the pond first for use as fill for the land. Mr. Ronau moved to accept the applications with the stipulation that the house construction is started by August 1, 2022. Mr. Reideler seconded his motion. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes. The permits were issued with this stipulation entered in the note section of the permits. Mr. Smith will monitor.

Mr. and Mrs. Chris Double, 13350 W. Central, Swanton attended the meeting for information needed to be compliant with Township regulations for building a pole barn. They will attend the May meeting with a site plan.

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

#### Old Business:

The Zoning Fee Schedule review was resumed as reported in the March minutes. Mr. Ronau moved to have the final draft submitted to the Trustees for their consideration with an effective date of June 1, 2022. Mr. Reideler seconded the motion. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes.

Mr. Smith reported that the overflowing pond on Richfield Center Road has a 4" corrugated metal overflow pipe that flows into a storm sewer. The pond also has a bank.

Mr. Smith reported that the Blystone property was discussed at the Trustee meeting. He believes that the fire department is waiting for the County to condemn the fallen garage and then it can be cleared from the property.

The clearing of the property at 11985 Sylvania is continuing. The brush has been cleared away.

Mr. Smith visited 3140 Kilburn Road. The property formerly owned by Robert Kasafang has been sold. Mr. Smith reported speaking with the new owner about the trusses recently delivered and the continuing blight on the property. The new owner states that she is having the blight removed and plans to build a garage on the property. Mr. Smith will monitor the blight removal progress.

Adeeb Aouad, owner of 3811 Murd, still has not started construction of the house that he committed to build no later than August 1, 2021.

The Commission recommends adoption of a resolution by the Trustees to levy a fine of \$100 per day on any default construction start date. A resolution would deter defaults in the future.

New Business:

Mr. Reideler presented a copy of Springfield Township's Junk Motor Vehicle Process for review by the Commission. The Commission would like a similar Resolution adopted by Richfield Township. During the review, Mr. Turk suggested an addition to Section 3, Resolution and Notice Requirement, (5) Vehicle VIN number. A copy of the Process will be forwarded to the Trustees for their consideration.

Permits:

07-22 - Andrew and Katelin Langenderfer, 0 N. Lathrop, Berkey, Ohio – ½ Acre Pond, 18' deep.  
08-22 - Andrew and Katelin Langenderfer, 0 N. Lathrop, Berkey, Ohio – New Home Construction

At 8:50pm there was no further business. Mr. Reideler moved to adjourn the meeting. His motion was seconded by Mr. Turk. Roll call: Mrs. Condon, yes; Mr. Reideler, yes; Mr. Ronau, yes; Mr. Turk, yes.

Respectfully submitted,

Myra Condon, Secretary