

**RICHFIELD TOWNSHIP  
LUCAS COUNTY, OHIO  
BOARD OF RICHFIELD TOWNSHIP TRUSTEES  
REGULAR MEETING MINUTES**

May 1, 2023

The regular meeting of the Richfield Township Trustees was called to order by John Hassen at 7:00 p.m. at the Maintenance Building, 3951 Washburn Rd., Berkey, Ohio. All present were asked to rise for the Pledge of Allegiance.

**ROLL CALL:**

Chairman John Hassen – present  
Co-Chairman Andrew Lumbrezer – present  
Steve Bettinger – present

**ADMINISTRATIVE REPORTS:**

The clerk provided copies of the minutes from the April 17, 2023 meeting, current Cash Summary Report, Revenue Report, and Pending Warrants Report.

**READING AND APPROVAL OF MINUTES:**

Steve Bettinger made a motion to approve the April 3, 2023 minutes as presented. Andrew Lumbrezer seconded the motion. Roll call: Bettinger- yes Lumbrezer –yes, Hassen- yes. Motion approved.

**PRESENTATION OF THE BILLS:**

The attached listings of warrants (13160 - 13) were presented for approval:

Andrew Lumbrezer made a motion to approve payment of the attached listing of invoices and the corresponding pending warrants. Steve Bettinger seconded the motion. Roll call: Hassen-yes, Lumbrezer-yes, Bettinger-yes. Motion approved.

**PUBLIC COMMENTS:**

No public comments.

**FIRE:**

No fire report.

## **ZONING:**

Zoning Inspector Ron Smith provided updates on zoning violations in the township.

Zoning violation letter will be sent to resident on Kilburn Rd. for blight, junk vehicles on the property.

Andrew Lumbrezer moved to pass the following resolution

Resolution No. 050123-01 Removal of junk vehicles

Be It Resolved by the Board of Township Trustees Richfield Township that the following described property:

PARCEL ID: 5722987 at 3140 Kilburn Rd., Berkey, OH 43504 (2017 Subaru GL)

Parcel #57-22987 at 3140 Kilburn Rd., Berkey, OH is in violation of a junk vehicle on the property (2017 Subaru GL) located in Richfield Township, Lucas county, state of Ohio be and hereby is declared to have a junk vehicle on the properties, The Board has further determined that the owner's vehicle are junk vehicles and that the removal of the junk vehicle from land in the township is necessary.

As stated per ORC 505.871 A Board of Township Trustees may provide for the removal of any vehicle in the township that the board determines is a junk motor vehicle, as defined in section 505.173 of the Revised Code.

As stated in the Richfield Township Zoning Resolution: Any owners of land may not store disabled vehicles per the Richfield Township Zoning Resolution as follows:  
5.2.2J-2 Storage of Disabled Vehicles: No disabled vehicle shall be parked within an "A" or "A/R" district for a period of more than 30 days, except such vehicle may be stored in an enclosed building providing no business is conducted in connection therewith which such vehicle is parked or stored.

7.8.1A "Blight" – The storage upon any premises of any inoperable vehicle for a period of more than thirty days except in a completely enclosed building.

It is therefore the order of the Board of Trustees that the property owners immediately remove the junk vehicles as noted below from the following property:

Parcel #57-22987 at 3140 Kilburn Rd., Berkey, OH is in violation of 1 junk vehicle on the property (1 Subaru GL).

The Board directs the fiscal officer to provide notice to each landowner and to each lien holder by certified mail that if, within fourteen days after notice is given, the owner of the land fails to remove the junk vehicles, the board of township trustees shall provide for the removal and may employ the necessary labor, materials, and equipment to perform the task. All expenses incurred shall, when approved by the board, be paid out of the township general fund from moneys not otherwise appropriate, and that all said monies shall be reported to the county auditor to entered upon the tax duplicate, are a lien upon the land from the date of the entry, and shall be collected as other taxes and returned to the township and placed in the township general fund.

John Hassen seconded the resolution:

Adopted this 1<sup>st</sup> day of May, 2023

Trustee Lumbrezer – yes

Trustee Hassen – yes

Trustee Bettinger- yes

Andrew Lumbrezer moved to approve the following resolution.

Resolution #050123-02 Removal of blight.

WHEREAS, the Richfield Township Board of Trustees believe that it is in the best interest of Richfield Township to adopt procedures in accordance with O.R.C. Section 505.87 to abate, control or remove nuisances in Richfield Township.

WHEREAS, per section 7.18 of the Richfield Township Zoning Resolution: causes of blight or blighting factors: It is hereby determined that the following uses, structures and activates are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods. No person, of any kind shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any premises in Richfield Township.

WHEREAS Per section 7.8.1c of the Richfield Township Zoning Resolution: “Blight” is described as: The storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty days. The term “junk” shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood metal or any other materials or other castoff materials of any kind whether or not same could be put to any reasonable use.

WHEREAS the property located at 3140 Kilburn Rd., Berkey, OH has been found to have blight (furniture, weeds, dirt mounds, several junk items) in disrepair on the property.

NOW, THEREFORE, BE IT RESOLVED by the Richfield Township Board of Trustees to enact the following nuisance abatement policy and procedure as follows, effective immediately.

The Board shall provide for the removal of said blight from the property on which the blight is located, forty-five days after serving written notice. The written notice shall be a certified letter. If the certified letter is returned, a notice shall be placed on the premises along with a notice placed in a paper of general circulation.

Upon failure of the property owner to remove said blight within forty-five days of service of notice the Board shall provide for removal of said blight and the expenses thereof shall be certified by the fiscal officer to the County auditor who shall place the expenses on the tax duplicate as a lien upon the property to be collected as other taxes and returned to the township general fund.

NOW, THEREFORE, BE IT RESOLVED by the Richfield Township Board of Trustees to send the property owner at 3140 Kilburn Rd., Berkey, OH a certified letter notifying the property owner they have 45 days to remove the blight.

John Hassen seconded the resolution.

Roll call: Hassen – yes, Bick – yes, Bettinger – yes. Resolution approved.

#### **OLD BUSINESS:**

Trustee Lumbrezer reached out to KFB Design for discussion on designing a plan for a new community building in the township, a virtual call has been set up for this week.

Trustee Hassen reported the demolition of the house on Sylvania Avenue had to be checked for asbestos before being demolished; waiting on Toledo Edison to disconnect the electricity.

Trustee Lumbrezer reported the Lucas County Auditor would not approve the hiring of deputies through the Lucas County Sheriff's department. Advised the township would have to hire as contractors, provide them with a 1099 at the end of the year. The cost of the deputies, use of police car would be \$75.00 per hour for 10 hours per week with varied hours from 6:00 p.m. to 2:00 a.m. The Trustees agreed to move forward with this proposal. Trustee Lumbrezer will notify Sheriff Navarre of the decision.

**NEW BUSINESS:**

No new business.

**ROADS:**

No business.

**PUBLIC NOTICE:**

Residents may call Norma Drennan at 419-829-6029/419-283-3424 to rent the town hall.

The following information can be viewed on the Richfield Township website at:

[www.richfieldtwp.com](http://www.richfieldtwp.com).

1. Trustee minutes
2. Zoning minutes
3. Zoning including: fees, applications, complaint forms, and the zoning book.
4. Meeting dates and times
5. Contact information for Trustees, Zoning Board and Board of Zoning Appeals.
6. Wolfinger Cemetery information including cemetery fees, rules & regulations.
7. Fire and Rescue
8. Town hall rental rules and fees
9. Roads and Maintenance
10. Rubbish Contractor information for garbage pickup
11. Community Links.

There being no further business Steve Bettinger made a motion to adjourn at 7:57 p.m., which was seconded by Andrew Lumbrezer: Roll call: Hassen -yes, Bettinger-yes Lumbrezer -yes. Motion approved.

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Richfield Township Fiscal Officer

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