

June 9, 2025

The regular monthly meeting of the Richfield Township Zoning Commission was called to order at 7:05pm by Don Reideler. Those in attendance were Todd Lenart, Diane Miller, Don Reideler, Mary Pahl, Doug Ronau, and Zoning Inspector Dan Walters.

Members of the community were also in attendance as audience.

The minutes of the May 12, 2025 meeting were read and Mr. Roneau moved to accept the minutes. His motion was seconded by Mr. Lenart. Roll call: Mr. Reideler; yes, Mrs. Miller; yes, Mr. Walters; yes.

Request for volunteer for secretary made by Mr. Roneau. Mary Pahl volunteered to take minutes of the meeting.

Old Business:

Mr. Roneau reported there are no zoning fees for solar panels or power generating windmills. Tabled for further discussion in future.

New Business:

Discussion of petition to change zoning of central avenue overlay to accommodate potential data center development. Petition for change submitted to Lucas county zoning commission by Jacob Barnes. The Richfield county zoning commission was unaware of and not part of the filing. Mr. Roneau stated that the zoning commission was told that there was to be a town meeting before the petition was submitted. Resident asked if the petition was withdrawn, Andy Lumbreezer stated the petition was withdrawn June 6, 2025.

Discussion of the current Land Use Plan. Plan on file was prepared August 1998, revised May 1999. Plan needs revising, currently searching for grant to pay for independent service to help revise/update the plan with input

from citizens of Berkey, Richfield center.

Current plan includes provision for development of a small lot subdivision at the eastern end of township. The township has been approached by Gulf Stream developers. Rezoning would be required, developer would pay for improvements. There needs to be input from the community regarding residential and commercial growth.

Questions/discussion by residents regarding the proposed development and also the fire department's impact on Taxes. Request to view township's finances, instructed to contact the township's fiscal officer.

Discussion and description of current central avenue overlay stretching from the eastern border of richfield township to the fulton-lucas line. 500 feet from the center line on both sides. Commercial business can go in but the overlay parcel would have to be rezoned. Example Ozzies carryout, Blanchard tree service.

Discussion of special projects; cleanup on decommissioned solar fields regulated by the state of Ohio, not township.

Mention made that the "big beautiful bill" currently being debated by congress would allow AI data centers to be developed without input or control of the communities affected.

At 7:29 pm there was no further business. Mr. Roneau moved to adjourn the meeting. His motion was seconded by Mr. Reideler. Roll call: Mr Lenart;yes, Mrs. Miller;yes, Mr. Reideler;yes, Mr. Roneau;yes, Mr. Walters;yes.

Respectfully Submitted,  
Mary Pahl