

Richfield Township Zoning Commission

Regular Meeting Minutes

Date: 02/09/26

Location: Maintenance building

Call to Order

The regular monthly meeting of the Richfield Township Zoning Commission was called to order by Chairperson Doug R at 1917.

Present were: Doug, Travis, Todd, Don, Dianne, Vicky, & Kim

Approval of Minutes

The minutes from the previous meeting were read by Travis. A motion to approve was made by Doug and seconded by Don. Roll call vote: unanimous.

Old Business

Steering committee update: Todd. Had a meeting 02/09 with crossroads to discuss survey results. There was 302 digital responses. Overwhelming response to keep Richfield the way it is with a focus on Agriculture. Next meeting with crossroads will be virtual on 03/05 and a community engagement on 03/19. Ag focus group has a meeting on 02/24 at 5pm.

New Business

Update from Doug:

- Board of Zoning Appeals now has 30 days instead of 45 days to vote on variances.
- Mother-in-Law suites must be attached to home and behind home. No detached structure.
- AG lots/Parcels must be more than 5 acres. Minimum of 5.01.
- Data Center process is: Zoning Board, Lucas Co Probate Court, Board Zoning Appeals, Trustees.

Richfield Moratorium: Currently with Legal. If a moratorium is implemented then there must be a location that a Data Center is approved. It can not be 100% blocked as they have Vested Rights. Ohio Attorney General is against Moratoriums restricting Data Centers.

Permit Request: New Edge Power looking to install battery storage units adjacent to the substation on Allen Rd and Sylvania-Metamora. Will be 20-30 acres and more than 50MW. Advised company that approval will need to wait until completion of Land Use Plan and Zoning Code rewrite that is currently in works.

Public Comments

Trustee Vicky: There are additional funds in the land use plan/zoning code rewrite grant that need to be utilized. Looking to potentially secure training for the BZA, Zoning Board, Zoning inspector.

Complaints

5435 Kilburn Rd: Garbage in yard. Board advised individual that verbally submitted the complaint to fill out the required from so the process can be started.

Adjournment

With no further business, a motion to adjourn was made by Doug at 2012. seconded by Don. Roll call vote: Unanimous.

Submitted by: Travis Garlick