

Richfield Township Zoning Commission  
September 8, 2022  
Public Hearing on Text Amendments  
and Regular Meeting following

The meeting was opened at 6:30 pm by Mr. Gentner, and the Pledge of Allegiance was recited with the following in attendance:

Dwayne Gentner, Chair  
Patti Dorsett, Vice Chair- absent  
Steve Donaldson, Member  
Hamid Homae, Member

Patricia Ryan, Zoning Inspector  
Trustee Don Laubacher  
Jim Vocaire of 5144 Hecker Dr., resident

**OLD BUSINESS:**

Public Hearing for proposed amendments

Mr. Gentner opened the public hearing continued from August and briefly reviewed the scope of the proposed changes. The Commission was provided a copy of an email from Mr. Paul Caruso, owner of vacant land located on Columbia Rd. The email requested the Commission revise the proposed text to leave the decibel level the same as it is in the resolution currently. The Commission discussed the reasoning of adopting the County Noise Nuisance Ordinance and concluded they did not want to change the language for the purpose of enforcement and noted they felt the proposed text was in line with the spirit of the current text. The Commission recommended Ms. Ryan respond to Mr. Caruso and supply him with the County Ordinance.

Mr. Vocaire spoke asking why glare was removed from the proposed language.

Ms. Ryan stated that it was recommended by the township attorney to do so since glare was a term that is subjective and difficult to enforce. There are no readily available ways to measure glare.

Mr. Vocaire also objected to the levels in the noise ordinance and asked how intermittent brief noise would be handled under the proposed text. The Commission stated it would be handled through the Richfield Village PD. Mr. Vocaire noted some noise was very brief and by the time the PD would arrive there would be no evidence of the noise.

Mr. Homae stated there would be a record of the complaints.

Mr. Gentner moved on to the 132 changes to the definitions in Article II. He asked if there were any additional comments from the members. There were none.

Ms. Ryan stated the proposed amendments were approved by the SCPC and they complimented us on the use of diagrams.

Mr. Gentner prepared an excel document listing the proposed changes to be passed on to the Trustees along with the actual text.

Trustee Laubacher asked what the sources for the changes were.

Ms. Ryan stated many were from other regulations that were modified to meet the needs of Richfield Township and some were from a good reference book that Laurie Pinney had in the office.

Trustee Laubacher asked if the BZA was consulted. Mr. Gentner said the SC Prosecutor's office reviewed many of these and changes were made on his recommendation to make the regulations more enforceable.

Mr. Vocaire noticed that glare, light and heat were struck out.

Ms. Ryan stated it was moved to Section 505. Glare was removed in accordance with the SC prosecutor's office recommendation.

Mr. Vocaire said nothing was resolved with the BZA and they can still see lights and it will get worse with winter coming but no one cares.

Mr. Gentner, noting there were no other comments from the Commission made a motion to recommend the amendment to the Township Trustees for their action. He read the list of sections with proposed revisions, see attached.

Mr. Homae seconded. All present voted to approve. Motion passed 3-0-0.

Mr. Gentner closed the public hearing and opened the regular meeting.

Trustee Laubacher thanked the Commission for their work on the amendments.

**NEW BUSINESS:** None

**MINUTES:**

The minutes from February were postponed until the next meeting since they did not have 3 attending members from that meeting present.

Mr. Homae made a motion to approve the minutes from July 14, 2022 as written. Mr. Homae seconded. All members voted to approve. The motion passed 3-0-0.

Mr. Homae made a motion to approve the minutes from August 18, 2022 as written. Mr. Donaldson seconded. All members voted to approve. Motion passed 3-0-0.

Having no other business, a motion was made by M Homae to adjourn. Mr. Donaldson seconded. The meeting was adjourned at 7:13 pm.

Chairperson  Secretary  Date 10/17/22

**List of Proposed Amendments:**

Table of Contents (to be finalized upon Trustee's action)

Article II – Definitions

Article III – Sections 301-1 and 301-4

Article IV – Sections 401-2, 402-2, 405-3, 420-2, 420-3, 420-4, 420-5

Article V – Sections 505 and 506

Article VI - Section 601-1

Article IX – Section 901-10

