

**WATERVILLE TOWNSHIP TRUSTEES**

621 Farnsworth Road, Waterville, OH

**February 17, 2021 – 9:30 a.m.**

**Zoom Meeting**

<https://us02web.zoom.us/j/86203692090?pwd=WHMwQVJhQUphMWZzRHY4bG1jaXM5QT09>

**Meeting ID:** 862 0369 2090    **Passcode:** 853860

**Zoning Board Members**

William Burkett  
Shelly Hayes, Vice Chair  
Rich Hertzfeld  
Keith Moosman  
Tom Wardell, Chair

Alternate Bob Long

Zoning Secretary

Patty Rupert

**Township Trustees**

Kyle Hertzfeld  
Duke Wheeler  
Vacancy

Deputy Fiscal Officer

Peggy Michael

Township Zoning Inspector

Jim Fischer

**PUBLIC HEARING – RECORD OF PROCEEDINGS**

1. Call to Order / Pledge of Allegiance – hearing was called to order at 9:30 am by Trustee Hertzfeld.
2. Roll Call – Those in attendance were Trustee Hertzfeld, Trustee Wheeler, Zoning Inspector Jim Fischer, Solicitor John Borell, and Assistant to Fiscal Officer Patty Rupert. Also in attendance were several residents (because of Zoom inconsistencies, meeting I.D.'s are not listed).
3. **PUBLIC HEARING – Amendment to Previously Approved Planned Unit Development, 6225 Waterville-Monclova Rd., Waterville Township – Z22-C133**

Jim Fischer gave an overview of the amendment process to date. On 9-2-2020, he received an application from Ridge Stone Builders represented by Matt Gruber. Jim sent this application on to the Lucas County Plan Commission to obtain input from the various county agencies involved. The Lucas County Plan Commission reviewed in a public hearing on November 18, 2020, and approved the amendment application with 44 conditions, citing the following reasons:

- 1) The request is compatible with the surrounding residential and commercial uses in terms of density and zoning.
- 2) The density is consistent with previously approved plans and within the maximum allowed for an R-A PUD.
- 3) The request is consistent with the Waterville Township Zoning Resolution and Land Use Plan; and
- 4) The request is consistent with the Lucas County Subdivision Rules and Regulations.

This amendment and all 44 conditions were then reviewed for the first time by the Waterville Township Zoning Board on December 21, 2020. The board scheduled a public hearing on January 18, 2021 and unanimously approved the PUD Amendment. Brought before the township trustees at their January 27, 2021 meeting. The trustees scheduled a public hearing which brings us to this point.

4. Trustee Comments – None. Patty Rupert did note all postings and notifications were done within the 10 day requirement, as well as providing the trustees with necessary documentation and history of this development for their review.
5. Public Comments – Several residents from the Fallen Timbers development were online, but only one spoke. Mike Bockisch, 6118 Double Eagle Ct., reiterated previous comments made to the Zoning Board, and through e-mails received, residents are concerned with multiple amendments being made, development changes, and possible effects on property values. Asked the trustees to take into account these comments.

6. Member Actions – **Trustee Wheeler** made the motion to approve the PUD Amendment as approved by the Lucas County Plan commission with their 44 recommendations, and those recommendations made by the Waterville Township Zoning Board as follows:

- #32 – The Township needs to be free of financial liability associated with the cost of street lighting.
- #33 – The Township prefers to have the words “shall make arrangements with the Township” deleted so that the recommendation reads, “The Developer is responsible for removal of mud and dirt...”.
- #42 – To clarify responsibility, the Board recommends adding the property owner to the responsibility by adding “/ property owner” to read, “...it is the duty of the developer/property owner, at their own expense...”.
- An additional recommendation needs to be added to address properties that straddle the Monclova Township / Waterville Township jurisdictional boundary. The developer shall be responsible for clarifying the jurisdiction, either Monclova Township or Waterville Township, for tax and service purposes and shall take all necessary actions toward this determination.

**Trustee Hertzfeld** seconded his motion. **MOTION PASSED.**

7. Adjournment – With no further business, **Trustee Wheeler** made the motion to adjourn. **Trustee Hertzfeld** seconded. **MOTION PASSED.**