

RECORD OF PROCEEDINGS

Minutes of Waterville Township Zoning Commission

Meeting

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

Held at 7:30 p.m. at the Waterville Township Hall on April 16, 2012

ROLL CALL:

- Chairman Glenn A. Banas - Present
- Vice-Chairman Karen Schneider - Present
- Member Thomas R. Wardell - Present
- Member George J. Cole - Present
- Member Rich Hertzfeld - Present

OFFICIALS:

- Property Standards Officer James E. Fischer - Present
- Zoning Inspector Eric H. Gay - Present
- Fiscal Officer Kay Ann Robertson - Present

GUESTS:

Leslie Disher, Waterville Township Trustee Chairman

The minutes for the March 19, 2012 meeting had been prepared by Fiscal Officer Kay Ann Robertson and sent to each zoning commission member prior to the meeting:

Thomas R. Wardell made a motion to dispense with the reading of the minutes of the March 19, 2012 meeting and to approve the minutes with no additions, deletions and/or corrections. Seconded by Rich Hertzfeld.

Motion Carried.

CORRESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ZONING:

- 1) Eleven (11) permits to date.
- 2) Zoning Inspector Eric Gay had received a letter from Molly Maguire, Principal Planner for the Toledo-Lucas County Plan Commission. She has been officially sent to the City side of the Commission assigned to the City Historic Districts. This will allow her the opportunity to learn historic preservation. Her replacement is Joshua Lewandowski. He will be overlooking all eleven townships. He has been with the plan commission for five years.
- 3) Two permits have been written: One for a fence on Heller Road by Erica Szczechowski and another for a residence on South River Road by Brandon May and Christine Hablitzel.
- 4) The police department has issued a complaint of a brush pile at the Tymiak residence, 7850 Finzel Road. The police were instructed to contact Property Standards Officer James Fischer.
- 5) Inspector Gay has had no contact back from Chris Kelly concerning the remodeling at Yark Automotive on SR 64. There are barriers in front indicating they plan to move forward with the project. They had been asked about the materials they planned to use on the outside of the building and whether they had any other options. Karen Schneider and Glenn Banas had both had the opportunity to observe the panels in question at Yark's other locations and they had no objections to them if push came to shove. Apparently Yark is in the process of purchasing the building and grounds. There were a few minor things that needed to be corrected so the township does not have the corrected drawings back yet. There was a note on the drawings about lights. There have been concerns about Yark's lot lighting recently and in the past. A Cortney Cleveland had approached Yark for a neighbor who live in the Blue Prairie subdivision directly behind the dealership. Yark used to turn off the lot lights at 11 pm every night so it was not a problem; but, a rash of robberies on the car lot resulted in the police department asking them to keep the lights on all night. At this time, Yark does not have any plans to change the lighting in the car lot. Les Disher suggested to Ms. Cleveland that a better approach might be to write to Chevrolet as a group not an individual and explain the circumstances. Ms. Cleveland had contacted the township several years ago but matters had not changed. Inspector Gay has not been contacted about new signage.

PROPERTY STANDARDS OFFICER:

1. No calls or meetings so far this month.

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Continued:

2) Dale Myers has been in touch with Mr. Fischer concerning the cleanup of the blighting on his property in front of the Kroger store at the interchange of US 24 and SR 64. A company owned by a Paul Avery is going to do the cleanup. Since there is no way to get onto the property except through ODOT's US 24 property, Mr. Myers is waiting for ODOT's permission.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

George Cole said that it was always his intention that an architectural review board would be an ad hoc board. It would be a recommending board not a decision-making board and it would make its recommendations to the zoning commission who would pass them along to the trustees.

James Fischer commented that it was the committees intention that the review board be a recommending body and not decision-making body.

George Cole felt that the zoning inspector is the one that makes the call. He wonders who the Architectural Review Board (ARB) reports to. The draft says they report to the trustees but Eric Gay is the official zoning inspector. ARB would revisit the situation to correct a problem.

James Fischer added that the ARB would review a site plan and make recommendations to the zoning commission.

Tom Wardell said that he envisions an ongoing process with this new section in the zoning resolution since our township is the first township in the state of Ohio to adopt such language.

George Cole questioned why an applicant would go to the ARB first?

Karen Schneider said that the committee tried to visualize who would be using the board and what their needs would be in writing the draft.

George Cole asked why on page 2 Section 5.2.5 Excluded Uses "Building material supplies/storage" were deleted? Page 3 Section 5.2.7 Setback, Height & Frontage Standards, the new d) why did you delete "In addition, a twenty-five (25) foot rear yard landscape area shall be provided where the rear yard abuts an agricultural or residential zoning district outside the overlay district." Mr. Cole feels it should be made larger and left in.

Eric Gay questions if too much emphasis was placed on landscaping?

Karen Schneider commented that they regulated what, by law, they could with the architecture.

George Cole questioned page 4-5.2.8 Off Street Parking and Loading Requirements and why the part on semi-truck was taken out - didn't it then need to be put somewhere else.

Glenn Banas commented that the township does not have a lot of say in what building materials could be used - we do not want another Airport Highway. We wanted "curb" appeal.

James Fischer said this document does not regulate materials but it does say what the township would like to see used.

Karen Schneider said the committee would like to take a sample site plan review and go step-by-step and see how the process would work.

George Cole said he hoped the township would get a chance to use this proposed amendment.

James Fischer stated that first you need to keep in mind that they had a vision for the area between Waterville and Whitehouse and what they wanted it to look like in the future. The committee agreed on this knowing that it probably would need to be tweaked in the future. Secondly, when that first applicant appears, the board wants to be able to look at the site plan and see if the township guidelines were followed.

George Cole suggested that if you were a member of the architectural board than you should not be a member of the zoning commission.

James Fischer said he would clarify it with the township solicitor about if the same person could serve on the ARB and the zoning commission at the same time.

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Continued:

Karen Schneider wished to call attention to the following:

Section 5.2.2 Route 64 Overlay District Boundaries - Purposed changing depth of district from 600 to 1200 feet. The township land use plan does not address either way.

Section 5.2.14 Signage Requirements c) Signs Related to Fuel Sales v) & vi) When writing this section, the measure for intensity levels of light, they used "nits". Upon further reflection, it might be better to contact Bob Brakenwagen, who lives in the area and deals in outdoor lighting, and see if there is a better way to measure.

Section 5.2.16 Landscaping and Buffering Standards Requirements i) Bioretention Areas l) mentions native grasses and indigenous plants and in hind sight they may be hard to identify. k) Special Yard and Buffer Requirements Abutting Residential Districts iii) May want to rethink the use of shade trees. v) May want to eliminate canopy trees.

Section 5.2.17 Outdoor Lighting Standards c) Prohibited Sources - Check with John Widmer on the better use of direct light. #3 on page 31 - ask Bob Brakenwagen. #1 on page #33 - How to measure 5-foot candles make it easier with better verbage.

Glenn Banas answered a question about signs lit by a spotlight and he stated that there are ways to light up signs with flush with the ground spot lights that are not offensive.

Eric Gay said that if you address lighting in the ARB regulations you need to amend the regular zoning regulations.

Karen Schneider asked about advertising flags on flagpoles. Would prohibit anything but the flying of the national flag.

Eric Gay asked if all of this fits into the regular zoning resolution and was told that this has all been done by John Widmer.

Glenn Banas said that this process has not been easy and he knows there will be growing pains.

James Fischer stated that he hopes that when the dust settles, everyone will be on board.

ADJOURNMENT:

There being no further business to come before this commission, Karen Schneider made a motion to adjourn. Seconded by Thomas R. Wardell.

Motion Carried.

Adjourned at 9:24 p.m.

Attest: Kay Ann Robertson

Commission: A J Lee

Karen Schneider
Tom Wardell