

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 June 18, 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 - Absent
- Zoning Inspector Eric H. Gay - Present
- Fiscal Officer Kay Ann Robertson - Present

GUESTS:

- Charles Gifford, 7755 Noward Road, Waterville, Ohio
- Ryan and Cristy Belkofer, 7841 Noward Road, Waterville, Ohio
- Roy Sidener, 7815 Noward Road, Waterville, Ohio
- Dave Sawicki, 7725 Noward Road, Waterville, Ohio

MINUTES:

The minutes for the May 21, 2012 meeting had been prepared by Fiscal Officer Kay Ann Robertson and sent to each zoning commission member prior to the meeting:

George J. Cole made a motion to dispense with the reading of the minutes of the May 21st meeting and to approve the minutes with no additions, deletions and a correction changing the status of Commission Member Rich Hertzfeld from "present" at the May 21st meeting to "absent." Seconded by Thomes R. Wardell.

CORRESPONDENCE:

Motion Carried.

None.

OLD BUSINESS:

None.

NEW BUSINESS:

All of the above listed guests were present to discuss the mound of dirt that separates their property from the borrow pit owned by O.D.O.T. (Ohio Department of Transportation) located to the east of their property between Noward Road and the U.S. 24 bypass.

Roy Sidener said he would like to see the mound of earth left at its present height and width to keep out the sight of the highway and also the sound of the traffic. He would like it contoured so it is mowable. Mr. Sidener was asking for an appeal to make that happen. He was told that the only person who could ask for an appeal would be the property owner or its appointee and that would be O.D.O.T.

Ryan Belkofer indicated that he lived closest to Neapolis-Waterville Road and that when he purchased his property, the mound was already there and when he asked if it would remain both O.D.O.T. and the contractor, Mosser, said it would remain. Now they seem to be removing parts of the mound. He was told that the township zoning regulations say only four (4) foot mounds but he would like to see it higher than that. He has not spoken to anyone of authority recently.

George Cole said the question was asked when the borrow pits were approved about fencing. O.D.O.T. borrow pits would not be fenced; however, privately owned borrow pits could be required to be fenced if the township trustees deemed it a safety hazard. The sides cannot be a straight drop-off as they are now. They must be graded 3:1 for at least seventeen (17) down.

PROPERTY STANDARDS OFFICER:

Officer out of town.

ZONING:

- 1) Twenty (20) permits to date.
- 2) Yark Automotive, 9830 Waterville-Swanton Road, has submitted revised drawings for their remodeling and the changes have been made that were suggested by this commission. They have filed for a variance to have two trailers at the site while the remodeling is in progress: One for a construction office; and, one for a sales office. The variance request has been advertised for July 2nd before the township appeals board here at the township hall at 7:30 p.m.

continued.....

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Continued:

- 3) Roger Ball, 6640 North River Road, applied for a permit to build a shed.
- 4) Bruce Laurie, 9550 Stitt Road, is constructing a garage.
- 5) Gary Heller, 7750 Finzel Road, pulled a permit to add a 100' x 50' addition to his pole barn.
- 6) The county plan commission notified Inspector Gay that one of the owners of a lot in La Rancho Estates off of Obee Road wants to split his lot. (La Rancho Estates originally was a larger piece of property mainly in the flood plain of Swan Creek. Since the lots were over five (5) acres, the split was done downtown. The actual frontage of the lots is on Whitehouse-Spencer Road with each of the lots connected by a ribbon of land.) The owner of the lot they are splitting now is purchasing some property off of his neighbor to get enough frontage.
- 7) Kirk Hester, 8507 Dutch Road, has indicated that the little piece of woods with the old rusty water tank does not belong to him. He would really like to purchase the corner and would gladly remove the old tank. It seems that the property is currently owned by Don and Linda Hertzfeld, a brother of Commission Member Rich Hertzfeld. Rich said he would talk to his brother.

ADJOURNMENT:

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

Motion Carried.

Adjourned at 8:45 p.m.

Attest: Gayla Robertson

Commission: [Signature]
Tom Wardell
Rich Hertzfeld
Karen Schneider