

## RECORD OF PROCEEDINGS

Minutes of Waterville Township Zoning Commission

Meeting

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 8101

Held at 7:30 p.m. at the Waterville Township Hall on March 19, 2012ROLL CALL:

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

OFFICIALS:

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

GUESTS:

Chris Kelly from Rudolph-Libbe for Yark Automotive, SR 64, Whitehouse

MINUTES:

The minutes for the February 20, 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 February 20, 2012 meeting and to approve the minutes with no additions, deletions and/or corrections. Seconded by Karen Schneider.

Motion Carried.

CORRESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Inspector Eric Gay introduced Chris Kelly from Rudolph-Libbe. Mr. Kelley is the project engineer for the remodeling to be done at Yark Automotive on SR 64. The zoning inspector had conferred with Molly Maguire at the Lucas County Plan Comm. and had agreed that since the footprint would not be changed with the remodeling, an administrative site plan review would be the way to proceed. This way all of the local agencies (county engineers, health board, plan commission, ODOT, etc) would be able to make comments. The following is a list of the agencies and their recommended conditions:

Lucas County Engineer:

1. Indicate location of existing waterline along SR 64 where existing hydrant is shown. If building is connected, show location of water service line. - **Will be added to the drawing.**
2. Any work on/within the Waterville-Swanton Road (SR 64) right-of-way is subject to the review and approval of the Ohio Department of Transportation. - **No work to be done.**
3. Include the following note on the plans:
  - a. A permit is required from the Ohio Department of Transportation for any work within the public right-of-way on Waterville-Swanton Road (SR 64).**Note will be added to plans.**
4. One of the two proposed handicap parking spaces shall be designated as a van accessible space with an eight (8) foot wide adjacent access aisle per ADA requirements. - **Will be designated.**
5. Include the following additional information on the plan:
  - a. Plan approval signature and date by the owner.
  - b. Number of parking spaces required and provided.
  - c. Erosion and sedimentation control measures.**The above will be added to the plans.**
6. Suggest that the existing parking and display areas be restriped & delineated. **This only applies to new asphalt not to existing parking lots.**
7. Additional detailed comments will be given to the engineering consultant. **OK**
8. A site plan review fee of \$155.00 shall be remitted to the Lucas County Engineer's Office prior to final plan approval. **OK**
9. One set of revised plans addressing the previous items shall be forwarded to

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the Lucas County Engineer's Office for final review. Upon approval, four (4) sets of plans should be provided to our office prior to issuance of zoning and building permits - OK

Whitehouse Fire Department:

10. All driveways must be 20' wide to accommodate fire apparatus. - OK

Toledo-Lucas County Health Department:

11. Our records do not indicate any problems. If there are any water wells or existing septic tanks our department must be contacted. (419) 213-4100 ext.3 OK

Plan Commission:

12. The building addition encroaches into the required Route 64 (Waterville-Swanton Road) Overlay District front yard setback. A variance of Section 5.2.7, for the building encroachment, will be required from the Waterville Township Board of Zoning Appeals. - OK, not needed.

13. Curb ramps shall be required for handicapped access (Section 8.2.2.g.4). A revised site plan shall be submitted to the Waterville Township Zoning Inspector for review and approval indicating compliance. - Will be submitted.

14. The new off-street parking area shall be screened from the front with a 10-foot landscaping buffer along the perimeter of the parking area (Section 8.8.2.h and Section 10.4.5). A detailed landscape plan shall be submitted to the Waterville Township Zoning Inspector for review and approval (Section 10.4). Will be added to plans.

15. A permanent concrete curb or other suitable restraint shall be installed along the western edge of the new parking area to prevent any damage to the landscaped area (Section 8.2.2.e). - Not required.

16. If new extended lighting is proposed, a lighting plan shall be submitted to the Waterville Township Zoning Inspector for review and approval (Section 10.5.b.7). The plan shall indicate compliance with Section 8.2.2.i and Section 10.1.1. - Waterville Township Zoning Commission will review.

17. A 25-foot wide drive aisle is required for the new parking spaces (Section 8.3.1). If the drive aisle is 24 feet, a variance will be required from the Waterville Township Board of Zoning Appeals, otherwise a revised site plan must be submitted to the Waterville Township Zoning Inspector. - A new plan will be submitted.

18. Predominate exterior building materials should be of high quality brick, wood, sandstone or other native stone material. Material such as smooth-faced concrete block, tilt-up concrete panels or pre-fabricated steel panels should be discouraged (Section 10.6.2). The use of an aluminum composite material as a predominant surface is not an encouraged material. A variance from the Waterville Township Board of Zoning Appeals will be required if the applicant chooses to use this material. - Project engineer will contact General Motors to see if an alternate exterior material is available.

19. All new signs shall require a permit. Application for sign permit shall be made to the Waterville Township Zoning Inspector for review and approval (Section 11.3). - OK

20. Any change in the site plan once approved shall require a review by the Waterville Township Zoning Commission (Section 10.5.c). - OK

21. No permits shall be issued until arrangements satisfactory to the Waterville Township Zoning Inspector have been made for compliance with the conditions as set forth above (Section 10.5.c). - OK

The new signage will be on the front of the building and they have not obtained a permit yet. The landscaping buffer has not been determined. Mr. Kelly will get back with the zoning inspector about the content of the exterior materials.

ZONING:

1) Six (6) permits to date.

2) Christine Hablitzel and Brandon May, 9980 South River Road, had their lot surveyed and they have 225' frontage not 180'. They are good to build.

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3) The Fallen Timbers Community Church, 7215 Noward Road, has asked to put up an Easter banner (4' x 8'). It is temporary until Easter. Our zoning resolution does not mention temporary banners. Inspector Gay spoke with county planner Molly Maguire and it was the consensus of opinion to permit it unless there was a complaint.

4) Kirk Hester, 8507 Dutch Road, had been sent a letter concerning blighting on his property. He met with Inspector Gay and they have worked out a plan as to where to store the trucks and trailers. The "high master" in the side yard is going to be used to trim the trees and that will be gone. How fast Mr. Hester moves depends on how soon the back area dries up. The trailers do not have to be stored inside but need to be behind or on the side of the building.

5) Tim and Martha Berry, 9063 South River Road, have asked for a variance to build a garage ahead of their residence. In 2006, Mr. Berry had asked for a variance for the same thing & he had been turned down. The appeals board had felt he could cut down a couple of trees and build the garage in his side yard. Mr. Berry has now come back with a letter from the county health board stating he has to preserve both side yards and the back yard in case his septic system fails. His well is in the front yard. The appeals board will hold a public hearing on April 23rd at 7:30 pm at the Waterville Township Hall. The public is welcome.

PROPERTY STANDARDS OFFICER:

1) Mr. Jim Fischer had a complaint concerning a blighting issue at 9030 or 9055 Neowash Road - exact address unknown. Mr. Fischer and Trustee Chairman Leslie Disher had gone out to inspect the property. It turns out that Mr. Disher knew the son of the property owner and that the son was going to be living with his mother and he had already started to clean up the mess. Problem solved!

2) Regarding the Dale Myers property in front of the new Kroger store on SR 64, everything is in place for clean up to begin - in fact brush is being cleared away.

3) As promised, Mr. Fischer brought a draft copy for everyone concerning the Architectural Review Board and its duties. It would be an added board under Section 14 with cross references in Section 2 - Definitions; Section 3 - Establishment of Districts; Section 4 - Use regulations; Section 8 - Off-Street Parking and Loading; and, Section 10.3 - Temporary Buildings and Uses. Rich Hertzfeld and Jim Fischer are going to sit down and do a sample site plan using the new regulations to see how they will work. George Cole will be back from Florida by the next meeting on April 16th when final comments are due. It was pointed out that Waterville Township is the first township in the State of Ohio to have added something like this to their zoning regulations.

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 9:34 pm.

Attest: Kay Ann Robertson

Commission: Thomas R. Wardell  
Tim Berry  
Karen Schneider