

RECORD OF PROCEEDINGS

563

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 April 15, 2013

ROLL CALL:

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

OFFICIALS:

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

GUESTS:

None.

MINUTES:

The minutes for March 18, 2013, meeting had been prepared by the Zoning Secretary 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 18th meeting and to approve the minutes with no additions, deletions and/or corrections. Seconded by Keith A. Moosman.

Motion Carried.

CORRESPONDENCE:

- 1) From Washington Township, a letter requesting a copy of an already existing zoning regulation pertaining to "Commercial Property" and Change of Use". They are not looking to reinvent the wheel. Request forwarded to Inspector Gay.
- 2) A March 15th letter from the attorneys for Joe Torti (Myles Development the owners of Coventry Glen on Dutch Road) was sent to the township solicitor. It asked the township to reconsider its position on the landscape buffer and mounding on the north boundary of Jack Fischer's property. They are saying it was not a deed restriction. Solicitor Sanderson responded that the township is very appreciative of Mr. Torti's rehabilitation of the Coventry Glen Subdivision, but they are not inclined to disregard the conditions negotiated for the development during the zoning process. The mounding requirement only affects five (5) lots and does not appear to be unduly burdensome, either physically or financially. The township will not approve the next plat or street lighting district without the landscape buffer and mounding.

OLD BUSINESS:

None.

NEW BUSINESS:

Commission member Rich Hertzfeld mentioned he'd been asked a question concerning the SR 64 Overlay District. The new regulations have extended that depth to 1200 feet. The question is the church that owns the frontage on the corner of Noward Road and SR 64 wants to know if they sell the frontage and the church is still in the overlay district do the overlay restrictions still apply to them when they do no longer own the frontage. The zoning commission felt they should apply but would pursue an official answer.

ZONING:

- 1) Five (5) permits to date - One (1) previously reported and four (4) new:
  - a. Myles Development, 6438 Coventry Way - Residence.
  - b. Myles Development, 6418 Coventry Way - Residence.
  - c. Matt James, 6331 Coventry Way - Inground pool.
  - d. Steve Zielinski, Coventry Way - Inground pool.
- 2) Joe Bublick, 9808 South River Road, has been having an issue with his next door neighbor whose horse keeps getting out and coming into his yard. Besides the manure, the horse is tearing up his lawn with his hooves. The owner of the horse seems negligent by not having an adequate fence. The trustees have asked Mr. Bublick to document all of these incidents. The police are also documenting the complaint calls they have received. On the surface, this seems to be a civil matter but Inspector Gay is going to contact the township planner at the county plan commission and see if we are missing something.

PROPERTY STANDARDS OFFICER:

- 1) Property Standards Officer Jim Fischer fielded a phone call from a Candie

continued.....

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Continued:

Pitzen, 9035 Hertzfeld Road, about needing a permit for an accessory building. It turned out that the building was only 8' x 8' and did not need a permit.

2) A call from a home owner who needed more dirt around his house to grade it properly and wanted to know if he could dig a borrow pit. It was suggested he dig a pond instead. Currently, borrow pits are only permitted for highway construction.

ADJOURNMENT:

There being no further business to be brought before this commission, Rich Hertzfeld made a motion to adjourn. Seconded by Keith A. Moosman.

Motion Carried.

Adjourned at 8:25 p.m.

Attest:

Kay Ann Robertson

Commission:

[Signature]  
[Signature]  
[Signature]  
[Signature]