

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 October 21, 2013

ROLL CALL:

- Chairman Glenn A. Banas - Absent
- 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 - Absent
- Zoning Inspector Eric H. Gay - Present
- Fiscal Officer/Zoning Secretary Kay Ann Robertson - Present

GUESTS:

None.

MINUTES:

The minutes for the August 19, 2013 meeting had been prepared by Fiscal Officer/Zoning Secretary 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 August 19, 2013 meeting and to approve the minutes with no additions, corrections and/or deletions. Seconded by Rich Hertzfeld.

Motion Carried.

*Note - No minutes for the September 16th meeting. Cancelled due to a lack of a quorum.

CORRESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ZONING INSPECTOR'S REPORT:

1) At the August meeting, this commission had discussed Section 5.2.2 Route 64 Overlay District Boundaries and the following is the modification:

"The boundaries of the District are hereby established as shown on the Zoning District Map. The District includes all land within 1200 feet of the Route 64 centerline, excepting residential parcels along Finzel and Noward Roads, extending from the City of Waterville corporate limits to the Village of Whitehouse corporate limits."

If the above needs to be put in a form of a motion to require an amendment to the Waterville Township Zoning Resolution, then it was moved by George J. Cole and seconded by Keith A. Moosman.

Motion Carried.

2) As to the question of why the 50,000 sq ft building was taken out of the Route 64 Overlay District language, Josh Lewandowski offers the following:

"Based on a reading of the November 28, 2012 trustee minutes, the phrase was removed at the trustee hearing because there was already language in the resolution to address the issue. The solicitor cited the 'Large-Scale Retail Project' category. It is defined as "one or more retail establishments on a single site with common parking facilities with an aggregate floor area of 50,000 sq. ft. or greater. The use is only allowed in C-4 zoning, subject to Special Use Permit approval. It must also satisfy the conditions of Section 9.18. The existing language gives the township flexibility to evaluate proposals on a case-by-case basis. The Zoning Commission would review the zone change and Special Use Permit related to any 'Large-Scale Retail Project.'"

3) Inspector Gay presented plans for four (4) more homes in the Coventry Glen Subdivision on Dutch Road.

4) There was an inquiry about splitting the five-acre lot at 6935 North River Road. There is not enough frontage to make two (2) buildable lots. An appeal would have to be granted.

5) The Lucas County Plan Commission sent a copy of the proposed extension of the

continued.....

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Continued:

Crimson Hollow Subdivision (off of Stitt Road in Monclova Township) into Waterville Township. It does not connect to the Coventry Glen Subdivision as was originally thought.

ADJOURNMENT:

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

Motion Carried.

Adjourned at 7:54.

Attest:

Kay Ann Robertson

Members:

A J O B
Tom Wiggell
Rich Hertzfeld
Keith A. Moosman