

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 May 19, 2014

ROLL CALL:

- Chairman Glenn A. Banas - Absent - Scheduling conflict
- Vice-Chairman Thomas R. Wardell - Present
- Member William J. Burkett - Present
- Member Rich Hertzfeld - Present
- Member Keith A. Moosman - Present
- Property Standards Officer James E. Fischer - Present
- Zoning Inspector Eric H. Gay - Present

OFFICIAL:

Zoning Secretary/Fiscal Officer Kay Ann Robertson - Absent - Vacation

GUESTS:

None.

MINUTES:

The minutes for the April 21st meeting had been prepared by Fiscal Officer/Zoning Secretary Kay Ann Robertson and sent to each zoning commission member prior to the meeting date:

Keith A. Moosman made a motion to dispense with the reading of the minutes of the April 21st meeting and to approve the minutes with no additions, deletions and/or corrections. Seconded by Rich Hertzfeld.

Motion Carried.

CORRESPONDENCE:

A letter was received from Thomas R. Lemon, Director for the Toledo-Lucas County Plan Commission, in reference to the Amendment to Waterville Township Zoning Resolution establishing a State Route 295 Overlay District. It stated:

Your amendment to the Waterville Township Zoning Resolution regarding State Route 295 Overlay District was considered by the Lucas County Planning Commission at its meeting on Wednesday, April 23, 2014. The Planning Commission voted to defer to the May 28, 2014, meeting, sincerely Mr. Lemon.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ZONING INSPECTOR'S REPORT:

1) Insp. Eric Gay explained that Providence Township's SR 295 Overlay District language was used as a template for Waterville Township's amendment. Providence Township's language had residential and multi-family prohibited in any new construction. Only commercial development would be allowed. When Inspector Gay received the preliminary paperwork from the county, they had added an adaptability clause that the overlay district would apply to all development except single-family, two-family and agricultural.

Keith A. Moosman made a motion to request the Lucas County Plan Commission to defer taking action on the SR 295 Overlay District Amendment until their June 25, 2014 hearing. Seconded by Rich Hertzfeld.

Motion Carried.

COMMENT: The Waterville Township Zoning Commission recognizes the plan for the SR 295 corridor to be commercial development. They also recognize the property owner's right to build residential, but want to consider any residential development would require a guaranteed special use permit.

2) Inspector Gay reported he had a meeting with the developer for the former Rocky Ridge Airport property on Noward Road between SR 64 and Waterville-Neapolis Road. The draft site plans do not meet township zoning requirements.

3) The Sisters of Notre Dame are requesting an amendment to their Special Use Permit to add a retirement center/chapel to their property located on Davis Road.

Keith A. Moosman made a motion to forward the Special Use Permit Amendment, that was submitted by the Sisters of Notre Dame to build a retirement center and a chapel located at 5700 Davis Road in Waterville Township, to the Lucas County Plan Commission for their review and recommendation. Seconded by Rich Hertzfeld.

Motion Carried.

continued.....

102  
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Continued:

4) There has been a report of numerous "Heilmann Farms" signs that appeared on road sides in Waterville Township. It was the consensus of the Commission that if he leaves the signs up, they will need to comply. "No" signs will be permitted in the SR 64 Overlay District. On the other roads, they must not be in the road right-of-way. There will be a \$25.00 fee for each sign.

5) In 1991, the Fallen Timbers Fairways Development was approved for future development into Waterville Township once the Monclova Township portion was completed. A P.U.D. revision to the original plan was completed in 2003. Feller Finch Architects are now asking to revise those plans. The latest revisions in 2003 were only good for two (2) years and that time has past. If there were no changes, they could have used those plans but with new revisions we will have to have public hearings with trustee approval.

PROPERTY STANDARDS OFFICER'S REPORT:

Property Standards Officer Jim Fischer reports that he had a complaint about a broken down fence at 5654 Whitehouse-Spencer Road. He did take a look at the location and did not see a problem but he will take pictures and show it to the trustees for their guidance.

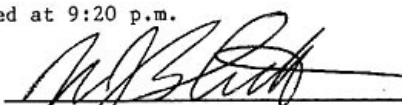
ADJOURNMENT:

There being no further business to be brought before this zoning commission, Rich Hertzfeld made a motion to adjourn. Seconded by William J. Burkett.

Motion Carried.

Adjourned at 9:20 p.m.

Attest:



William J. Burkett, Acting  
Zoning Secretary.

Members:

