

Held at 7:30 p.m. at the Waterville Township Hall on September 15, 2014

**COMMISSION:**

Chairman Glenn A. Banas - Present  
 Vice-Chairman Thomas R. Wardell - Present  
 Member William J. Burkett - Present  
 Member Keith A. Moosman - Present  
 Member Rich Hertzfeld - Sick

**OFFICIALS:**

Property Standards Officer James E. Fischer - Present  
 Zoning Inspector Eric H. Gay - Present  
 Trustee A. Leslie Disher - Present  
 Trustee Karen M. Schneider - Present  
 Fiscal Officer/Zoning Secretary Kay Ann Robertson - Present

**GUESTS:**

Don Feller, of Feller, Finch and Associates, 1683 Woodlands, Maumee  
 Gary Kuns, Jr., 99 Conant Street, Maumee, Ohio  
 Josh Lewandowski, Planner, Lucas County Plan Commission, Toledo, Ohio

**ROLL CALL:**

Zoning Secretary Kay Ann Robertson called the roll and four (4) of the five (5) commission members were present: Glenn A. Banas, Thomas Wardell, Keith Moosman, and William Burkett. Commission Member Rich Hertzfeld was sick.

**MINUTES:**

The minutes for the August 18, 2014 meeting had been prepared by Fiscal Officer/Zoning Secretary Kay Ann Robertson and sent to each zoning commission member prior to the meeting date:

Thomas R. Wardell made a motion to dispense with the reading of the minutes of the August 18th meeting and to approve the minutes with no additions, corrections and/or deletions. Seconded by Keith A. Moosman.

Motion Carried.

**CORRRSPONDENCE:**

None.

**PUBLIC HEARING - FALLEN TIMBERS R-A PUD AMENDMENT, continued:**

Chairman Glenn A. Banas opened the public hearing which had been continued from the August 18th meeting. The purpose of the hearing was to consider a request for an amendment to the Fallen Timbers Fairways R-A PUD. The amendment involves approximately 75 acres with a proposed 108 single-family lots. The development is on Waterville-Monclova Road south of Stitt Road with an additional access onto Waterville-Monclova Road. There is a companion case involving Monclova Township.

**COMMENTS:**

Eric Gay: Zoning Inspector Eric Gay stated that he had invited Plan Commission Planner Josh Lewandowski to attend this meeting. The original PUD for Fallen Timbers was granted in 1991 before any member of this commission was serving. It seems most of the questions are concerning the transitional use area.

Josh Lewandowski: Planner Lewandowski explained that a PUD allows for mixed uses on the property without actually doing a zoning change. When the final drawing is done for the transitional use area, the golf course will need to come back to this commission for final approval.

Don Feller: Architect Don Feller pointed out that on this revised plan they have extended the cul-de-sac and added the storage units to the transitional use area. The final plat will come back for approval.

Glenn Banas: Member Glenn Banas asked about the height of the proposed mounding. The township zoning resolution only refers to mounding and height requirements when ponds are involved. They are saying the mounds could be 12-16 feet tall.

Don Feller: Mr. Feller pointed out that they are proposing 59 units on this portion of the PUD and they could have had as many as 200.

Bill Burkett: Commission Member Bill Burkett said he, for one, was glad to see they added the storage units to explain how the transitional area would be used.

Karen Schneider: Trustee Schneider asked about buffering for the storage units area and was told that the zoning resolution covers what is needed in the way of screening, etc.

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Continued:

Glenn Banas: Member Banas confirmed that this commission will still have time to make comments when it comes back for final approval.

Eric Gay: Inspector Gay pointed out that this for now is just a concept. He also pointed out that the golf course also has to meet the forty-one (41) conditions listed.

Thomas R. Wardell made a motion that the Waterville Township Zoning Commission recommend approval of the Fallen Timbers Fairways R-A PUD (Z122-C128) amendment. The approval to include the forty-one (41) conditions listed previously. This recommendation to be forwarded to the Waterville Township Trustees for the final approval. Seconded by Glenn A. Banas.

Motion Carried.

ZONING INSPECTOR'S REPORT:

- 1) Twenty-nine permits to date:
  - a. Permit #2014-26 - Heilmann Farms Inc, 7585 Finzel Road - Sign Appeal.
  - b. Permit #2014-27 - Northcreek Properties, 8701 Palermo Circle - Residence.
  - c. Permit #2014-28 - Paul Wielinski, 9748 South River Road - Pond.
  - d. Permit #2014-29 - Myles Development, 8542 Valley Gate - Residence.
- 2) Inspector Eric Gay said that today he had signed the mylar copy for Crimson Hollow Plat 8 so that is ready to go.
- 3) Three (3) homes have been sold in Crimson Hollow Plat 7. They have called regarding refuse collection.
- 4) In regards to the proposed 295 Overlay District amendment, Commission Member Bill Burkett reports that he has worked with the Hibbards on Stiles and SR 295 and with a few minor revisions that language should be good to go. Planner Josh Lewansowski said he would see to it that the county plan commission set up a public hearing date.
- 5) Heilmann's have agreed to take down their signs this fall. Property Standard Officer Jim Fischer questioned that if the signs are temporary (the ones that are in the SR64 Overlay District) then the language in the zoning resolution says they can only be up ten (10) days. If this commission does not change the sign language concerning temporary signs than we need to take a look at that. There are temporary signs all over the township - garage sales, election, corn maize, upcoming events, seed signs, etc. Inspector Gay says usually temporary signs do not draw complaints but he thinks that possibly the number of signs may have contributed to the complaint.

PROPERTY STANDARDS OFFICER'S REPORT:

- 1) Property Standards Officer Jim Fischer questioned whether there was any language in our zoning resolution covering the height of mounds. The mounding already in place at the Fallen Timbers Fairways development is 12-16 feet in height. Our zoning only regulates mounding around ponds which is a maximum of 4 feet. Inspector Eric Gay went on to explain that when you have a PUD, it has its own zoning and can be mixed use. The storage units they have proposed for the transitional use area will not require a zoning change although they will be a commercial use.
- 2) The Township Solicitor Dawn Sanderson has sent a second notice to Lou Leasor, 10020 Hertzfeld Road. Mr. Leasor called Mr. Fischer and asked for an extension of time limit he was given to clean up his property. Ms. Sanderson's letter had a seven-day time limit and Mr. Fischer said he would give him until the 24th of September.

COMMENTS:

Tom Wardell: Commission Member Tom Wardell asked if we had any other PUD's in our township. The answer is "no."

Eric Gay: Zoning Inspector Eric Gay mentioned that a PUD is very confusing. Monclova Township has several. They are designed for flexibility.

Les Disher: Township Trustee Les Disher mentioned that in the matter of Lou Leasor's property, the township has been dealing with the problem for years. He is predicting we will have to go through this next year, too.

ADJOURNMENT:

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## 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 September 15, 2014

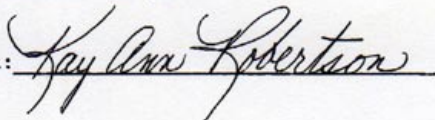
Continued:

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

Motion Carried.

Adjourned at 8:22 p.m.

Attest:



Commission:

