

Held at 7:30 p.m. at the Waterville Township Hall on October 20, 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 - Present

OFFICIALS:

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

GUESTS:

Andrea Dubler, 6643 North River Road, Waterville, Ohio
 Sharon Dubler, 6643 North River Road, Waterville, Ohio
 Brad Hibbard, 11875 Stiles Road, Whitehouse, Ohio

ROLL CALL:

Zoning Secretary Kay Ann Robertson called the roll and all five (5) commission members were present: Glenn Banas, Tom Wardell, Bill Burkett, Keith Moosman and Rich Hertzfeld.

MINUTES:

The minutes for the September 13, 2014 meeting had been prepared by the 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 September 15th meeting and to approve the minutes with no additions, corrections and/or deletions. Seconded by Thomas R. Wardell.

Motion Carried.

CORRESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ZONING INSPECTOR'S REPORT:

- 1) Thirty-two (32) permits to date:
 - a. Permit #2014-30 - PGM Wireless/Verizon - 6550 A.W. Trail - Replace antennas
 - b. Permit #2014-31 - Douglas Mc Mahon, 5754 Whitehouse-Spencer Rd. - Garage
 - c. Permit #2014-32 - Josh & Laura Seikel, 6078 Sweetgum Drive, - Residence
- 2) The Sisters of Notre Dame Retirement Center is all set to begin construction. A set of plans with all of the necessary signatures has been delivered to our zoning inspector. They plan to break ground this fall. The modular unit that was also approved as part of their amendment still has not been delivered. There seems to be a design issue.
- 3) The owner of the residence across from Sautter's Food Center on SR 64 has asked about converting it into an ice cream store. At the time the residence was built, the owner designed it after a rest area facility she had seen in her travels. The lot is zoned agricultural so the zoning would have to be changed which should not be a problem since she lives in a commercial area.
- 4) Inspector Gay spoke with Don Heilmann about his numerous signs in the township and he understands that he has to take them down until spring. This commission hasn't said what they might want to do with the township sign language. Providence Township has decided they are not going to regulate the signs in their township, but they cannot be in the road right-of-way.
- 5) On October 22nd, the Toleso-Lucas County Plan Commission will hold their hearing on the SR 295 Overlay District. Zoning Commission Member Bill Burkett has agreed to be the spokesperson for the township at that hearing. After hearing concerns from Brad Hibbard, 11875 Stiles Road on the corner of Stiles and SR 295, Bill and this commission and the plan commission have tried to address his concerns. Mr. Hibbard also sent quite a lengthy correspondence outlining his issues.

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Continued:

Inspector Gay had an occasion to travel down SR 295 and noticed that Brad Hibbard, 11875 Stiles Road, has a produce stand and a sign indicating he has farm produce for sale. The fact that Mr. Hibbard had an actual farm market stand, a sign and that this constituted a farm market and needed a permit. Inspector Gay sent him the necessary forms to fill out. Mr. Hibbard completed them and was given a permit. There was no fee charged because farm markets are not listed on the fee schedule. Mr. Gay also sent the same information to Terry Strayer on Neapolis-Waterville Road since he has basically the same layout.

COMMENTS:

Bill Burkett: Commission Member Bill Burkett brought out the latest revision for the SR 295 Overlay District. In giving some of the history of the amendment, he said our township had planned to mirror Providence Township's Overlay District because it is directly across the street near the US 24/SR 295 interchange. Last April, the county plan commission suggested some modifications to Providence's District and we understood why they were suggested. Members from the township then met with the county commission staff and went over everything again. We are concerned with the right kind of commercial and where it is placed because there are some residences in that area and the township does not want the home owners rights to be impacted.

Karen Schneider: Trustee Schneider said we wanted the existing lots grandfathered. We wanted to minimize the high density of the commercial areas and we wanted the current home owners to be able to carry on and be able to obtain financing if needed.

Rich Hertzfeld: Commission Member Rich Hertzfeld said the existing lots would be grandfathered. If the larger acreages were subdivided for residential, the lots would have to have 300 ft frontage to allow for the lot owner to buffer whatever may be built beside them. Commercial lots would have to have 200 ft frontage.

Glenn Banas: Commission Member Banas said that since this corridor is a state highway, ODOT would have control over curb cuts.

Eric Gay: Inspector Gay mentioned that he is concerned about what issues Brad Hibbard may bring up at the 10/22/14 hearing. He would like the Plan Commission address only the zoning issues.

PROPERTY STANDARDS OFFICER'S REPORT:

1) Standards Officer Fischer says he has been working with the Trustees on the blighting at Lou Leasors, 10020 Hertzfeld Road. The front yard shows some improvement. There appears to be some unlicensed vehicles. We may have to get the solicitor involved.

2) He is looking at the weeds and growth along Vollmar Road as requested by Trustee Les Disher.

ADJOURNMENT:

There being no further business to be brought before the township zoning commission, Thomas R. Wardell made a motion to adjourn. Seconded by William J. Burkett.

Motion Carried.

adjourned at 8:07 p.m.

Attest: Kay Ann Robertson

Commission: [Signature]
[Signature]
[Signature]