

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 November 17, 2014COMMISSION:

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
 Fiscal Officer/Zoning Secretary Kay Ann Robertson - Present

GUESTS:

Brad Hibbard, 11875 Stiles Road, Whitehouse, Ohio 43574
 Don Heilmann, 7645 Finzel Road, Whitehouse, Ohio 43571

ROLL CALL:

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

MINUTES:

The minutes for the October 20, 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 October 20th meeting and to approve the minutes with no additions, deletions and/or corrections. Seconded by Thomas R. Wardell.

Motion Carried.

CORRESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

The Waterville Township Zoning Commission has been working for quite some time on the SR 295 Overlay District Amendment to the Waterville Township Zoning Resolution:

Thomas R. Wardell made a motion to hold a Public Hearing on an amendment to the Waterville Township Zoning Resolution regarding the Route 295 Overlay District. The hearing to be held December 15, 2014 at 7:30 p.m. at the Waterville Township Hall, 621 Farnsworth Road, Waterville, Ohio. Seconded by William J. Burkett.

ZONING INSPECTOR'S REPORT:

Motion Carried.

1) Thirty-seven (37) to date:

- a. Permit #2014-33 - Brad & Laura Hibbard, 11875 Stiles Road - Farm Market
- b. Permit #2014-34 - Terry Strayer, 11236 Neapolis-Waterville - Farm Market
- c. Permit #2014-35 - Tom & Judy Allen, 5917 Jane Lynn Drive - Room Addition
- d. Permit #2014-36 - Daniel Goetz, 10111 Neapolis-Waterville Rd. - Pole Barn
- e. Permit #2014-37 - Darrell Roesler, 5915 Winslow Road - Room Addition

2) The township has been advised that Lial School is not going to use the industrial units as planned. Since they were going to be used for school "purposes", the codes were much stricter and the company they were purchasing them from could not meet those codes.

3) Inspector Eric Gay had a report of a trailer being stored in the side yard at 9440 Bucher Road. The call was made by the neighbor at 5991 Bucher Road. Side yard storage is allowed in Waterville Township.

4) Duke Wheeler approached Zoning Inspector Gay about selling pre-cut Christmas trees on the cement apron of "The Stables". Inspector Gay spoke to Lucas County Planner Josh Lewandowski about the request and Mr. Lewandowski told the township to treat as we would treat a farm market. A poll was taken of the zoning commission and all five (5) said it was okay.

PROPERTY STANDARDS OFFICER'S REPORT:

1) Officer Jim Fischer has heard nothing on the situation with blighting at Lou Leasors, 10020 Hertzfeld Road in Waterville Township.

continued.....

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Continued:

COMMENTS ON ROUTE 295 OVERLAY DISTRICT AMENDMENT:

Don Heilmann: Mr. Heilmann does not like the way this was handled. He never told the Lucas County Plan Commission that he was opposed to the amendment. The township is not making any payments on the property he owns.

Commission Chair Glenn Banas: Mr. Banas asked Mr. Heilmann what parts of the proposed overlay district was he opposed to and Mr. Heilmann answered, "Everything!"

Commission Vice-Chair Tom Wardell: Mr. Wardell explained that the "ag" district will remain. The overlay district does not change the zoning. It is structured to protect the existing property owners.

Don Heilmann: Mr. Heilmann questioned why the overlay district was not extended all the way north to Obee Road.

Zoning Inspector Eric Gay: The original intent was to match what Providence Township had done a couple of years ago.

Chair Glenn Banas: Mr. Banas stated that he noted Mr. Heilmann's objections.

Brad Hibbard: Mr. Hibbard said that the county plan commission said they had sent out 50 letters notifying property owners of their hearing and he could only come up with half that many names of property owners. He wants to know who got the other notices. He asked the zoning secretary to fax his information to the county plan commission.

Commission Member Bill Burkett: Mr. Burkett states that this is just "good planning." The County Plan Commission recommended approval.

Brad Hibbard: Mr. Hibbard states there are eighteen (18) properties affected on the Township's side of SR 295. He objects, Don Heilmann objects and Donna Allman objects.

Member Burkett: Mr. Burkett questions whether the county plan commission failed to notify all of the people affected by the proposed amendment.

Brad Hibbard: Mr. Hibbard again asked why the overlay district is not extended north to Obee Road.

Member Burkett: We are addressing the US 24/SR 295 interchange by mirroring the Providence Township Overlay District already in place.

Member Wardell: Mr. Wardell asked Mr. Heilmann what is this commission doing that will adversely affect his property.

Don Heilmann: Mr. Heilmann says this commission is cramming it down his throat.

Chair Banas: Mr. Banas stated he was offended at Mr. Heilmann saying that this commission was cramming this amendment down his throat. This commission tries to do a good job. They do not take their responsibility lightly.

Member Burkett: We tweaked Providence Township's version to exclude the existing residential lots (grandfathered). We had a high regard for personal property rights. Mr. Burkett said he would take another look at the proposed language.

Brad Hibbard: He has been to several meetings and he has not seen anyone in attendance voicing that they are for the amendment, he has only heard the ones against.

MISC COMMENTS:

Don Heilmann: Mr. Heilmann asked what the township's status concerning the proposed 42" pipeline coming through the township. They are saying it will be 5-6 feet deep with a 300 ft easement. It affects some of his property, the Hertzfeld Poultry Farm and others. Unfortunately, the township has no control over utilities.

Rich Hertzfeld: They have approached his family about 55 acres for a pumping station. The noise level could be as high as 55 decibels. Construction to begin in 2016 - 2017. If you refuse, they use eminent domain.

ADJOURNMENT:

continued.....

RECORD OF PROCEEDINGS

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Continued:

There being no further business to be brought before the Waterville Township Zoning Commission, Keith A. Moosman made a motion to adjourn. Seconded by Rich Hertzfeld.

Motion Carried.

Adjourned at 8:26 p.m.

Attest:

Kay Ann Robertson

Commission:

W. J. Shub

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