

RECORD OF PROCEEDINGS

Minutes of Waterville Township Zoning Commission

Meeting

BARRETT BROTHERS, PEARLBERG, SPRINGFIELD, OHIO

Form 610t

Held at 7:30 p.m. at the Waterville Township Hall on February 17, 2014

ROLL CALL:

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

OFFICIALS:

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

GUESTS:

None.

MINUTES:

The minutes for the January 20, 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 January 20, 2014 meeting and to approve the minutes with no additions, deletions and/or corrections. Seconded by Rich Hertzfeld.

Motion Carried.

CORRESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC HEARING - Z22-G124 - AMENDMENT REGARDING SR 64 OVERLAY BOUNDARIES:

Chairman Glenn A. Banas opened the public hearing which had been advertised for this time, date and place. The purpose of the hearing was to consider the adoption of a zoning text amendment regarding the State Route 64 Overlay District Boundaries.

STAFF ANALYSIS:

The Waterville Township Zoning Commission requests an amendment to the Waterville Township Zoning Resolution regarding the boundaries for the Route 64 Overlay District. The change clarifies how the boundary should be drawn. The current definition also allows property to be divided and removed from the overlay district. This was not the intent of the regulation. The amendment addresses this potential loophole.

EXHIBIT "A"

(Deletions in strikeout, additions in bold italics)

5.2.2 Route 64 Overlay District Boundaries

The boundaries of the District are hereby established as shown on the Zoning District Map. The District includes all land within those-parcels-with-frontage along-Route-64-right-of-way-to-a-depth-of 1200 feet of the Route 64 centerline, excluding existing residential parcels along Finzel and Noward Roads of-the right-of-way-along-both-sides, from the City of Waterville corporate limits to the Village of Whitehouse corporate limits.

PLANNING COMMISSION RECOMMENDATION:

The Lucas County Planning Commission recommends approval of the proposed amendment, as shown in Exhibit "A", to the Waterville Township Zoning Commission and Township Trustees.

COMMENTS:

The matter had been discussed at length at previous meetings.

Glenn A. Banas made a motion to recommend approval of the proposed zoning text amendment regarding the proposed Route 64 Overlay District Boundaries to the Waterville Township Trustees for their consideration. Seconded by Keith A. Moosman.

Moosman.

continued.....

RECORD OF PROCEEDINGS

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Minutes of Waterville Township Zoning Commission

Meeting

BARRETT BROTHERS, PUBLISHERS, CINCINNATI, OHIO

Form 6101

Held at 7:30 p.m. at the Waterville Township Hall on February 17, 2014

Continued:

Glenn A. Banas,	Aye.
Thomas R. Wardell,	Aye.
Keith A. Moosman,	Aye.
Rich Hertzfeld,	Aye.

ZONING INSPECTOR'S REPORT:

- 1) Three (3) permits were issued in Crimson Hollow:
 - a. Carlos Gomez and Lina Castro, 8737 Palermo Circle, Waterville - Residence.
 - b. Matthew and Lindsay Hundley, 8727 Palermo Circle, Waterville - Residence.
 - c. J.A. Doyle Homes, 6099 Sweeigum Drive, Waterville, Ohio - Residence.
- 2) Duke Wheeler has purchased the property at Obee Road and SR 295. Currently there is a horse barn not being used on the property. Mr. Wheeler would like to rent out the barn for wedding receptions, etc. He gave the zoning inspector a tour and states it is an awesome facility. It has a full-size gym, no kitchen (food would be catered), no restrooms (would use port-a-pottys) and it would not be used in the winter time. Mr. Wheeler has scheduled a meeting with the Whitehouse fire chief. Inspector Gay states this could be accomplished with a special use permit. Mr. Wheeler should start with an application including a full-site plan.
- 3) Four (4) years ago, this commission discussed adding a SR 295 Overlay District to its zoning resolution. They are suggesting mirroring the one that Providence Township has in place:

Glenn A. Banas made a motion to request the Lucas County Plan Commission to draw up an amendment to the Waterville Township Zoning Resolution to add a SR 295 Overlay District. Seconded by Rich Hertzfeld.

Motion Carried.

- 4) Inspector Eric Gay mentioned that he had a call concerning the former "Yard Expressions" on SR 64, but nothing further.

PROPERTY STANDARD OFFICER'S REPORT:

Nothing to report, Mr. Fischer was ill.

ADJOURNMENT:

There being no further business to be brought before the zoning commission, Thomas R. Wardell made a motion to adjourn. Seconded by Rich Hertzfeld.

Motion Carried.

Adjourned at 8:04 p.m.

Attest: Kay Ann Liberton

Members:

Tom Wardell

Rich Hertzfeld

Keith A. Moosman