

Waterville Zoning Township Commission

at 7:30 pm. At the Waterville Township Hall on November 16, 2015

OFFICIALS

Chairman, Glenn A. Banas

Vice Chairman, Thomas R. Wardell

Member, Keith A. Moosman

Member, Rich Hertzfeld

Member, William J. Burkett

Property Standards/Assistant Inspector, James E. Fischer

Zoning Inspector, Eric H. Gay

Zoning Secretary, Jennifer L. Bingham

** Indicates Absent*

GUESTS

Karen M. Schneider, Trustee Vice

Chairman

Les Disher, Trustee

ROLL CALL

Zoning Secretary, Jennifer Bingham, called the roll and all five (5) commissioners were present: Glenn A. Banas, Thomas R. Wardell, Keith A. Moosman, Rich Hertzfeld and William J. Burkett.

MINUTES

The minutes for the October 19th minutes were reviewed and William Burket made a motion to approve the minutes. Seconded by Keith Moosman.

Motion carried.

CORRESPONDENCE

None.

OLD BUSINESS

PROPOSED PUMP STATION ZONING LANGUAGE

The Commissioners reviewed and discussed planning consultant, John Widmer's review of proposed changes to the Lucas County Planning Commissions the townships Zoning Language for the proposed Pump Station. Mr. Widmer has advised the Township accept some but not all of the proposed recommended changes from the Lucas County Planning Commission. Mr. Burkett stated that due to a scheduling conflict he would be unable to represent the Township at the November 18th Lucas County Planning Meeting. Eric Gay, Zoning Inspector asked who should then represent the Township at the November 18th meeting. Trustee, Karen Schneider agreed to represent the Township at the November 18th meeting. Glenn Banas requested that Mr. Widmer also attend to address his recommendation on the proposed language.

THE STABLES

Thomas Wardell suggested that the Commission needed to reach a decision at this meeting with regards to the Special Use permit for The Stables. The Commissioners had lengthy discussion on the matter including concerns over safety and liability to the township; whether the remaining conditions issued to Mr. Wheeler, owner of the The Stables had been met; who held ultimate

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authority over those conditions issued by Lucas County or the State of Ohio; what was the basis for certifying the five conditions issued by the Zoning Commission met professional standards; the responsibility resting with the Township Trustees to make the decision on the Special Use permit.

Mr. Moosman, made a motion to have the Township Board of Trustees make the final decision on the status of the Special Use Permit based on the information available as of today, November 16, 2015. Mr. Wardell seconded the motion.

Motion Carried.

ZONING INSPECTOR'S REPORT

1. 34 Permits year-to-date / 15 for residential
 - a. Permit #2015-34 – Myles Development 8528 Glen Creek – Residential
2. Boundary issues for Coventry Glenn have been reviewed and agreed to. Trees are to be every __ feet and to be maintained by homeowner.
3. The mylars for Plat 1 and Plat 2 at Coventry Glenn have been signed.
4. Signage at Coventry Glenn has been reduced to one, however Mr. Gay is not certain that it still does not impair visibility; however he noted it is no longer in the right of way.
5. Planning Unit Development in the Fallen Timbers subdivision can be as you look off or St. Route 24. Mounds of dirt are in Monclova Township

PROPERTY STANDARDS OFFICER'S REPORT:

Nothing to report.

NEW BUSINESS

Ms. Schneider reported to the Commission that she made a visit to a compressor station in Highland, Michigan Ms. Schneider shared pictures of the pump station which was housed in a structure that looked like a barn. The smoke stacks were covered by structures looking like silos. Ms. Schneider indicated that she felt no vibrations and was able to hold conversation without much noise. Ms. Schneider suggested that the Township should ask for an upgrade to the sound proofing for the proposed compressor station. Ms. Schneider also shared her conversations regarding “blow downs” which have been of some concern to Township residents. The pipeline has four regularly scheduled blow downs for maintenance, which are monitored from a facility in Houston, Texas. There are individuals on call 24/7. Also the site visited had a special containment system for water that has been collected from the minimal condensation that occurs with the pipeline.

Further discussion focused on a recent request which may have been made for a 5 mile reroute to avoid Oak Openings. If approved the need to place a proposed Pump Station in the Township may be mitigated altogether. Also discussed was the deadline for Nexis to file with the Federal Energy Regulatory Commission (FERC). The formal filing deadlines is the end of November, however it is believed that Nexis will need additional time to consider and plan the requested reroute. Ms. Schneider believed that the FERC will continue to take comments until the end of

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the month and may even continue to take comments until the formal filing is made. There was also discussion about the revenue stream to the township. The only information available is from the Nexis website which are projections which will be revised post construction and only provide information at the County level. Ms. Schneider, indicated that she did not believe any easement have been signed at this time with property owners in Lucas County.

Mr. Moosman, shared that information regarding a blast zone is being circulated on the internet and via text. Township Trustee, Les Disher indicated he had attended a meeting on Noward Road, and a Ms. Owens is the name of the individual creating the information. Ms. Schneider stated she does not disagree with the information being shared and again commented that individuals can continue to leave comments and concerns on the FERC website.

Mr. Burkett commended that the Commission and the Trustees for their preparation on the proposed pipeline and believe the Township is in the best possible position should the pipeline be routed through the Township.

Ms. Schneider indicated credit should be given to Mark Wagner and the Nexus pipeline for addressing concerns from the Township and arranging the site visit to another compressor station location in Ohio.

Mr. Disher thanked the Zoning Board for their time and effort on the Stables matter. He believes the Township has spent way too much time on this matter and guaranteed the Commissioners that the Trustees will put the matter to rest.

/s/ Jennifer Bingham, Zoning Secretary

Glenn A. Banas

Thomas R. Wardell

Keith A. Moosman

Rich Hertzfeld

William J. Burkett

Original on file