

Waterville Zoning Township Commission

at 7:30 pm. At the Waterville Township Hall on March 21, 2016

OFFICIALS

Chairman, William J. Burkett

Vice Chairman, Thomas R. Wardell

Member, Glenn A. Banas

Member, Rich Hertzfeld *

Member, Keith A. Moosman

Property Standards/Asst. Inspector, James E. Fischer

Zoning Inspector, Eric H. Gay

Zoning Secretary, Jennifer L. Bingham

** Indicates Absent*

GUESTS

Thomas C. Gibbons, Director, Lucas County Plan Commission

William Harbart, Planner, Lucas County Plan Commission

ROLL CALL

Zoning Secretary, Jennifer Bingham, called the roll and four (4) of the five (5) Board Members were present: Glenn A. Banas, Thomas R. Wardell, Keith A. Moosman and William J. Burkett. Rich Hertzfeld was excused.

MINUTES

The minutes for the January 18, 2015 minutes were reviewed and amended. Mr. Banas made a motion to approve the amended minutes. Seconded by Mr. Wardell.

Motion carried.

OPEN FORUM

Precilla Bersee, of 9510 S. River Road asked the Commissioners if there were any open or pending permits for the property owned by Patti Wright, adjacent to their home. Mrs. Bersee and her husband, Aaron are concerned that permits may be taken out by the property owner. They asked to be advised if and when any permits are applied for. Other resident's present who also expressed concerned about the property in question included Janice Braida and Tony Braida (9431 S. River Road) and Jim Bersee and Teri Bersee (9220 Noward Road). Mrs. Bersee mentioned several concerns with the property (open dumpster, trash on the property and a "fence" structure made of exposed rebar and caution tape.

Jim Fisher, Property Standards Officer informed the Commissioners that that the Bersee family was at the last Township Trustees' meeting. The Trustees suggested that the Bersee's present their concerns at the Zoning Commission meeting. Mr. Fisher and Eric Gay, Zoning Inspector, both indicated that they had met with Trustee, Les Disher to discuss zoning possibilities for the Wright's property prior to the passing of Mr. Disher. Mr. Fisher met with Jeff Wright, husband of the property owner, who indicated he had wanted to purchase the pan-handle portion of Aaron and Precilla Bersee property. The Bersee's declined the offer. There is currently a large barn on the Wright property and the area is zoned agricultural. Mr. Wright is using the property for business storage. Mr. Wright mentioned that he was planning to build a fence. It should be noted no permit has been received to date. Following

the discussion with Mr. Wright, a decision was made by Mr. Disher, Mr. Gay and Mr. Fisher to not change what has transpired to date.

William Burkett, Zoning Commission Chairman indicated that the Zoning Commission cannot honor the Bersee's request to be made aware of any zoning permit requests. Issuing permits is within the pervue of the Zoning Inspector. Mrs. Bersee asked if they could request an appeal of a permit, to which Mr. Burkett answered they could. The Bersees and Braidass were advised that no action would be taken until a formal complaint had been received by the Commission.

CORRESPONDENCE

None.

OLD BUSINESS

Mr. Burkett wanted to provide an update on the status of the Stables. Pre-Trial conference was held and a temporary restraining order was issued. Mr. Wheeler is permitted to engage in discussions with the county on what is needed to bring the property into compliance. Latest correspond indicated the concerns of the Township for life safety, structural design, egress, fire suppression, heating, and fire alarms remain. The Township continues to be unable to issue any permits. At this time the matter rests with the courts.

New Business

Mr. Fisher indicated that Mr. Disher was recommending a cover-to-cover review of the zoning book, prior to his passing. Trustees Karen Schneider and Kyle Hertzfeld were in agreement that the Zoning Rules should be reviewed and perhaps John Widmer, an outside consultant could be utilized.

ZONING INSPECTOR'S REPORT

1. 4 new Permits presented
 - a. Permit #2016-03 – 8740 Treviso Circle, Waterville – New Residential Construction
 - b. Permit #2016-04 – 8452 Valley Gate, Waterville – New Residential Construction
 - c. Permit #2016-05 – Johns Manville – Notice of No Permit Needed
 - d. Permit #2016-06 – 11375 Stiles Road, Whitehouse – New Residential Construction
2. There are potential plans in development to build a medical office building on Dutch Road, behind McDonalds.
3. Property on S. River owner wants to place garage in front of the home.
4. Zoning permit 2015-35 was withdrawn, filed in the wrong township

PROPERTY STANDARDS OFFICER'S REPORT:

Call from a realtor for 3450 Whitehouse Spencer lot for sale. Wanted to know how many animals they could have on the property. Currently one animal is the maximum permitted. The prospective buyer wanted to board horses.

NEW BUSINESS

GUEST

Thomas Gibbons and Bill Harbart from Lucas County Plan Commission shared with the Commissioners their role in assisting the Zoning Commission with various matters related to zoning such as reviewing the Township's Zoning Resolution, reviewing application, evaluating land use plans, etc.

Mr. Burkett made a final comment on the importance the late Les Disher had on the Township as evidenced by his years of service to the community.

Meeting was adjourned at 9:15 p.m.

Attested:

Commission:

/s/ Jennifer Bingham, Zoning Secretary

Glenn A. Banas

Thomas R. Wardell

Keith A. Moosman

William J. Burkett

Original on file