

Waterville Zoning Township Commission

at 7:30 pm. At the Waterville Township Hall on May 16, 2016

OFFICIALS

Chairman, William J. Burkett

Vice Chairman, Thomas R. Wardell

Member, Glenn A. Banas

Member, Rich Hertzfeld

Member, Vacant

Property Standards/Asst. Insp., James E. Fischer

Zoning Inspector, Eric H. Gay *

Zoning Secretary, Jennifer L. Bingham

** Indicates Absent*

GUESTS

None

ROLL CALL

Zoning Secretary, Jennifer Bingham, called the roll and four (4) of the four active Commission Members were present: Glenn A. Banas, Thomas R. Wardell, William J. Burkett and Rich Hertzfeld. The appointment previously held by Keith Moosman, remains unfilled.

AGENDA

The agenda for the May 16, 2016 agenda was reviewed. Mr. Banas made a motion to approve the agenda. Seconded by Mr. Hertzfeld.

Motion carried.

MINUTES

The minutes for the March 21, 2016 minutes were reviewed. Mr. Banas made a motion to approve the amended minutes. Seconded by Mr. Wardell.

Motion carried.

CORRESPONDENCE

Mr. Burkett received an email on May 2, 2016 concerning noise levels coming from The Stables on two separate dates (April 16, 2016 and April 30, 2016). The email was forwarded to the Trustees and John Burell.

The Zoning Secretary received an email on May 13, 2016 requested a refund for a Permit and subsequent Appeals Application in relation to property located at 7124 Finzel Road. The applicant withdrew his appeal when negotiations for the purchase of said property were ended. Recommendation of the Commission to further clarify policies and procedures around permit and appeals application refunds.

OLD BUSINESS

None

ZONING INSPECTOR'S REPORT

Property Standards Officer, Jim Fischer reported in Eric Gay's absence.

a. New Permits

1. 11-2016 – 7841 Noward – Above Ground Pool
2. 12-2016 – 7841 Noward – 48" Fence
3. 14-2016 – 9446 River Road – "Dog Ear" Panels
4. 15-2016 – 9249 S. River Road – New Residence
5. 16-2016 – 9249 S. River Road – Pole Barn

PROPERTY STANDARDS OFFICER'S REPORT:

Mr. Fischer reviewed complaints received since the last Zoning Commission Meeting.

- a. Complaint over the placement of a fence on Whitehouse Spencer Road. The property owner who erected the fence does not care for their property behind the fence which was concerning to the adjacent property owner. The Trustees determined it was a dispute between two neighbors and not a matter for the Township.
- b. Complaint over the flooding of the catch basin on Jayne Lynn Road (located off of Winslow Road). The flooding could be related to poor drainage and is possibly compounded by a property owner in the neighborhood is using a sump pump which drains and collects in the swale at the edge of the road. Lucas County has been contacted and believes the homeowner utilizing the sump pump is obligated to tie the sump pump in to the manhole. Mr. Fischer believes further evaluation is needed to determine if there are other issues, which are contributing to the flooding.

NEW BUSINESS

Mr. Fischer reported that he and Zoning Inspector Eric Gay met with owner of proposed Urgent Care looking to build on Dutch Road behind the McDonald's. A proposed site plan was presented for review. It is anticipated the Urgent Care will occupy a portion of the structure and intends to rent out remaining space for professional services. No permit has been filed to date and the property is zoned Commercial.

COMMENTS

Mr. Moosman asked if any members were aware of potential candidates to fill the current vacancy on the Zoning Commission? The position can remain unfilled but names of interested individuals should be forwarded to Mr. Moosman.

Mr. Burkett congratulated Mr. Moosman on his appointment to the vacant Township Trustee position.

Mr. Moosman, reported that the Trustees had received a complaint related to a ditch on Alscott Lane. The ditch is not being cleaned. Mr. Moosman informed the Zoning Commission, that Lucas County is aware of the issue and indicated any requests for review of the ditch needs to be submitted to Lucas County in writing from the Township Fiscal Officer.

Mr. Banas made a motion to adjourn the meeting. Mr. Hertzfeld seconded. The meeting was adjourned at 8:45 p.m.

Attested:

Commission:

/s/ Jennifer Bingham, Zoning Secretary

Glenn A. Banas

Thomas R. Wardell

Keith A. Moosman

William J. Burkett

Original on file