

Waterville Zoning Township Commission

at 7:30 pm. At the Waterville Township Hall on June 20, 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

Keith Moosman, Trustee

Bryan Ellis, Glass City Engineering & Surveying

ROLL CALL

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

AGENDA

The agenda for the June 20, 2016 meeting was reviewed. Mr. Banas made a motion to approve the agenda. Seconded by Mr. Wardell.

Motion carried.

MINUTES

The minutes for the May 16, 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 23, 2016 concerning noise levels coming from The Stables on two separate dates (May 21, 2016 and May 22, 2016). The email was forwarded to the Trustees.

OLD BUSINESS

Ms. Bingham confirmed that an email was sent to Mr. Cymbola advising him the Township Trustees had denied his request for a refund of fees paid for a Zoning Appeal related to property on Finzel Rod.

Mr. Burkett asked Zoning Inspector, Eric Gay about the complaint regarding a fence that was installed on Obee Road. Mr. Gay confirmed that a permit was issued for the fence, and Mr. Gay confirmed that the fence is not in the flood plain, and it is not a chain link fence.

The plans for the proposed Urgent Care looking to build on Dutch Road behind the McDonald's were reviewed. Bryan Ellis, Glass City Engineering & Surveying was present to answer questions from the Commission members regarding the plans for the retention area, the site plan. The plans have been submitted to the Lucas County Planning Commission. There was discussion about the owner's intention to annex the property to Waterville as well as conversation with Bob Peinert about annexing his property to the City of Waterville. Discussion covered whether or not the property was contiguous to the City of Waterville. Mr. Burkett indicated he has reached out to the City of Toledo to inquire about existing water agreements for the Dutch Road locations. Keith Moosman, Trustee, advised that the other Township Trustees are aware and that Dawn Sanderson, Township Solicitor has been engaged to review the matter.

#### ZONING INSPECTOR'S REPORT

Mr. Gay advised Monclova Township has adopted the zoning text approved by the Trustees with regard to the pump station.

23 zoning permits have been issued to date.

a. New Permits

1. Permit #17-2016 – 5908 Davis Road – Type I Range Hood
2. Permit #18-2016 – 7841 Noward – 48" Fence
3. Permit #19-2016 – 8726 Navonna Circle – New Residence
4. Permit #20-2016 – 7645 Finzel Road - Pool
5. Permit #21-2016 - 7645 Finzel Road - Fence
6. Permit #22-2016 – 8713 Palermo Circle - Pergola
7. Permit #23-2016 – 11459 Waterville Swanton Rd – Room Addition

#### PROPERTY STANDARDS OFFICER'S REPORT:

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

- a. Complaint over overgrown grass at a horse barn located near St. Rt. 295 and Waterville Neapolis Road
- b. Complaint over stray chickens on Jane Lynn. Upon investigation there are multiple homes with chickens. Mr. Fischer was going to contact all homeowners with chickens to remind them they need to be contained.
- c. Mr. Wardell reported that there is a semi truck on a Dutch Road property parking overnight.

#### COMMENTS

Mr. Burkett indicated that Pete Gerken, Lucas County Commissioner contacted him regarding The Stables.

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

*/s/ Jennifer Bingham, Zoning Secretary*

*William J. Burkett*  

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*Glenn A. Banas*  

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*Thomas R. Wardell*  

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*Original on file*