

Waterville Township Zoning Commission

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

OFFICIALS

Chairman, William J. Burkett  
Vice Chairman, Thomas R. Wardell  
Member, Glenn A. Banas\*  
Member, Rich Hertzfeld  
Member, James Fischer

Property Standards/Asst. Insp., Vacant  
Zoning Inspector, Eric H. Gay  
Zoning Secretary, Jennifer L. Bingham

*\* Indicates Absent*

GUESTS

Nikki Heckman

ROLL CALL

Zoning Secretary, Jennifer Bingham, called the roll and four (4) of the Commission Members were present: William J. Burkett, Thomas R. Wardell, Jim Fischer and Rich Hertzfeld.

Mr. Burkett asked Mr. Fischer for status on his appointment by the Trustees to the Zoning Commission. Mr. Fischer confirmed the Trustees appointed him to the Zoning Commission effective November 1, 2016

AGENDA

The agenda for the November 21, 2016 meeting was reviewed. Mr. Wardell made a motion to approve the agenda. Seconded by Mr. Hertzfeld.

Motion carried.

MINUTES

The review of minutes for September and October were deferred for approval until the January 2017 meeting.

Motion carried.

CORRESPONDENCE

No correspondence.

OLD BUSINESS

None.

ALSCOT LANE PROPERTY

Nikki Heckman, owner of property located at 11170 Alscot Lane, presented concerns about adjacent prior property owners using tiling of the ditch. A check with Lucas County indicated there were no permits issued by the County for tiling the ditch. The ditch runs through the

Heckman property. The tiling creates a flooding when it rains. This is causing problems with Heckman's leech field and septic tank. Another neighbor experienced flooding and hired a contractor to who laid 10" drain tiles. The Heckman's spoke with the contractor to verify that the sloping was being done correctly to prevent any other properties. Ms. Heckman spoke with Brian Miller at Lucas County who informed her that the ditch is not in the County's jurisdiction.

Mr. Hertzfeld asked if the Heckman's have had their line scoped. Ms. Heckman indicated that they had not. Brian Miller gave the Heckman's an estimate of approximately \$4,500 to examine and retiling the ditch on their property.

Mr. Hertzfeld mentioned that there are Ohio laws requiring property owners to maintain ditch flows.

Mr. Burkett asked in which direction the ditch enters onto the Heckman property. Mr. Miller was asked where the ditch comes from and who services the ditch, but he indicated he did not know.

Mr. Fischer asked for estimates of ditch dimensions 5 to 6 feet wide, 3 to 4 feet deep.

Mr. Wardell asked if this is a registered ditch with the County. According to the County it is just a neighborhood ditch.

Mr. Gay asked if there is any existing drainage along Alscot Lane. The prior property owners did not want a swale and so they filled in and closed any areas.

Mr. Hertzfeld asked if Ms. Heckman had checked the property deed for an easement. He also asked if there was a homeowners association, to which Ms. Heckman indicated there is not. Mr. Burkett suggested that they call Mr. Thomas Gibbons at the Lucas County Plan Commission.

An option is to tie into the catch basin, but a neighbor believes there is a problem with the existing catch basin.

Mr. Burkett asked Ms. Heckman if she can see the pipe in their ditch as it goes towards the covered area. Ms. Heckman indicated that they can see the pipe.

Mr. Wardell asked Ms. Heckman, what she would like the Zoning Commission to do for her. Ms. Heckman indicated that Brian Miller indicated that the Township has a Ditch Budget and ask that the Township plan to clean the ditch in 2018. Mr. Hertzfeld asked how township funds could be used for projects on private property. Mr. Burkett will follow-up Brian Miller, Lucas County Engineer's Office. The members also discussed the possibility of having Township maintenance to see if there has been any past drain issues in the Alscot neighborhood. Mr. Gay will follow-up

### ZONING INSPECTOR'S REPORT

Mr. Gay mentioned that the Township Trustees have issued a referendum to a township ordinance that prohibits growing marijuana. Inquiring on zoning on the islands in the Maumee River, Missionary, Indian, and Butler. Mr. Gay believes they are zoned for agriculture and zoning was confirmed by Bill Harbart with the Lucas County Planning Commission office.

Mr. Gay also reported that a plot on Fallen Timbers subdivision. The final drawing of Platt 2 was submitted and it does not reflect any of the mounding or storage that was originally proposed. Mr. Gay reached out to Don Feller of Feller Finch who indicated they are doing the work in pieces. Mr. Feller indicated that the Planning Commission deferred because the township boundaries run through two of the lots. The township fire departments are meeting to discuss responsibilities for responding to the properties. There is a history of the taxes on other split properties being allocated between townships.

Mr. Burkett asked if the issue with the Sisters of Notre Dame had been addressed concerning the need to not resubmit. Mr. Gay indicated the matter was resolved.

Josh Doyle's office will be located on Finzel Road. The kitchen will be for employees only.

51 zoning permits have been issued to date.

a. New Permits since the last Commission Meeting

1. Permit #44-2016 – 6921 N. River Road – Room Addition
2. Permit #45-2016 – 5675 Davis Road – Building Addition
3. Permit #47-2016 – 8716 Treviso Circle – New Residential Construction
4. Permit #48-2016 – Lot 220 Crimson Hollow – New Residential Construction
5. Permit #49-2016 – - 9945 Hertzfeld Road - Garage
6. Permit #50-2016 – 6352 Glen Stream – Room Addition

### PROPERTY STANDARDS OFFICER'S REPORT:

Prior to his appointment to the Zoning Commission Mr. Fischer stated there are still issues with the cleanup along the Blue Bird rail line. Mr. Westfall indicated that in the process of cleaning up the line, someone has backed into the lane, to dump leaves. Mr. Westfall believed the property owners who made the original complaint were responsible. Mr. Fischer spoke with the complainants and they stated they did not dump the trash on the property.

### NEW BUSINESS

None

### MEMBER COMMENTS

None

Mr. Wardell made a motion to adjourn the meeting. Mr. Hertzfeld seconded. The meeting was Adjourned at 8:42 p.m.

Attested:

Commission:

*/s/ Jennifer Bingham, Zoning Secretary*

*William J. Burkett*  
*James Fischer*  
*Rich Hertzfeld*  
*Thomas R. Wardell*

*Original on file*