

Minutes from the June 19, 2017 Zoning Commission Meeting

ROLL CALL:

Thomas Wardell, Chair
William Burkett, Vice Chair
Glenn Banas
James Fischer
Richard Hertzfeld

** Indicates absent*

OFFICIALS:

Waterville Township Trustee Chairman, Keith Moosman
Zoning Inspector, Eric Gay
Property Standards Officer, Bob Long

GUEST(S):

Anne Banas, 9010 Dutch Road, Waterville, OH

AGENDA:

The agenda for the June 19, 2017 meeting was reviewed. **James Fischer** made a motion to approve the agenda with no additions or corrections. **Rich Hertzfeld** seconded.

Motion Carried.

MINUTES:

The minutes for the May 15, 2017 meeting were reviewed. **Mr. Hertzfeld** made a motion to approve the minutes with no additions or corrections. **Mr. Fisher** seconded.

Motion Carried.

CORRESPONDENCE

Jennifer Bingham, Zoning Secretary shared with the members that she recently responded to a public records request for Agriculturally Exempt applications.

SPECIAL USE PERMIT REVIEW

Ms. Bingham presented a review of two special use permits for the Sisters of Notre Dame property located at 5900 Davis Road and 5908 Davis Road. There were no questions or further follow-up requested on these two special use permits.

William Burkett spoke with William Harbert with the Lucas County Planning Commission and advised that the County does not have any record of receiving the NRA Certificate as stipulated in the Special Permit for the Progressive Fisherman's Association. **Eric Gay**, Zoning Inspector reported that he was to meet with Rollie Weimer on June 21st.

ZONING INSPECTORS REPORT

Mr. Gay reported that 21 permits have been issued year-to-date. Mr. Gay presented the following permits:

#19-17 7224 Dutch Road, Pole Sign – Denied
#19A-17 8302 Moosman Road, Communication Tower

#20-17 8302 Moosman Road, Communications Shelter
#21-17 7224 Dutch Road, Temporary Sign

Mr. Gay provided an update on the May 31, 2017 Zoning Board of Appeals Meeting to review the request for a pole sign variance. The Zoning Board of Appeals denied the appeal for a pole sign with a face size of 144 sq. ft.

Mr. Gay reported that the driveway lighting at Sautters Market has been adjusted again.

Mr. Gay reported that he was contacted by a Jennifer Rinn about the possibility of a lot split for property located on the Anthony Wayne Trail. **Mr. Gay** directed Ms. Rinn to contact Lucas County.

Mr. Gay reported that he had been contacted by the City of Sylvania for information about the number of new residential permits issued by the Township.

PROPERTY STANDARDS OFFICER REPORT

Keith Moosman, Waterville Township Trustee Chairman, introduced **Bob Long**, the new Property Standards Officer. **Mr. Long** reported that he had received a complaint standing water at property located on Whitehouse Spencer Road, south of Obee Road. **Mr. Fischer**, the prior Property Standards Officer shared his recollection that this property owner had a similar complaint a year or two back and that at the time he was advised that resolution would be a civil matter. Both **Mr. Moosman** and **Mr. Long** walked the property and noticed that there was a swale between the fence line and property line. They noted the County had replaced the drain tile. They also noted that there is a large cottonwood tree that could be impeding drainage. The members concurred that this is a civil matter between the property owners and is not a matter that the Township can resolve.

NEW BUSINESS

Anne Banas of 9010 Dutch Road asked the Commission for clarification of what exactly qualifies for an agricultural exemption. **Ms. Banas** stated her primary concern is on the impact on surrounding property values.

Mr. Gay suggested that Ms. Banas review the Ohio Revised Code to see what exactly qualifies for an agricultural exemption. **Mr. Moosman** stated that there is pretty broad rights provided to farmers in the state.

The members continued to discuss what would be considered a nuisance property but no additional action was taken at this time.

OLD BUSINESS

Mr. Fischer provided an update on a previously reported complaint between owners of TLE&W Bluebird Property and adjacent property owned by the Bersees'. Rick Westphal of Toledo Lake Erie & Western Railway and Museum sent an email to **Mr. Fischer** providing an update on work done to maintain the property clear of noxious weeds and railroad ties.

Mr. Fischer also presented for review a proposal to work with John Widmer to rewrite and reorganize the Zoning Resolution. The proposal for the project was \$10,000 and the project is expected to take approximately 12 months to complete. **Glenn Banas**, made a motion to present the proposal to the Township Trustees. There was discussion amongst the members as to how to minimize costs and the expectation of participation. The members unanimously approved the recommendation to present the proposal to the Township Trustees for consideration.

Mr. Fisher presented some suggested language changes to the livestock regulations to clarify the definition of large and small animals. He also presented draft language to add a provision to support and promote local 4-H and FFA programs. The members tabled the review of the language pending the proposal to the Township Trustees to engage John Widmer to rewrite and reorganize the existing Zoning Resolutions.

Mr. Fisher reported that the matter of drainage on Ascot Lane, which was previously addressed to the Commission by the property owner, has been remedied.

Mr. Burkett shared with the members recent information on Lucas County's and the City of Toledo's regulations for marijuana cultivation. **Mr. Moosman** confirmed that the Township recently passed a resolution to ban marijuana cultivation in the Township.

COMMENTS

None

ADJOURNMENT:

There be no further business, **Mr. Burkett** made a motion to adjourn. Seconded by **Mr. Banas**.
Motion Carried.

Adjourned at 9:12 p.m.