

## Minutes from the September 18, 2017 Zoning Commission Meeting

### ROLL CALL:

Thomas Wardell, Chair  
William Burkett, Vice Chair  
Glenn Banas\*  
James Fischer  
Richard Hertzfeld  
Shelly Hayes, Alternate

\* *Indicates absent*

### OFFICIALS:

Zoning Inspector, Eric Gay  
Property Standards Officer, Bob Long

### GUEST (S):

None

### AGENDA:

The agenda for the September 18, 2017 meeting was reviewed. **William Burkett** made a motion to approve the agenda with no additions or corrections. **Rich Hertzfeld** seconded.

Motion Carried.

### MINUTES:

The minutes for the August 21, 2017 meeting were reviewed. **James Fischer** made a motion to approve the minutes as corrected. **Rich Hertzfeld** seconded.

Motion Carried.

### CORRESPONDENCE

None.

### ZONING INSPECTORS REPORT

**Eric Gay** reported that issued 32 permits have been issued year-to-date. Since the last meeting of the Zoning Commission meeting:

#28-17 5842 Winslow Road, Storage Barn  
#29-17 6111 Double Eagle Court, New Residential Construction  
#30-17 9150 Waterville Swanton Road, Sign  
#31-17 6118 Double Eagle Court, New Residential Construction  
#32-17 6256 Waterville Monclova Road, Fence  
#33-17 7010 Finzel Road, Lot Split - DENIED

**Mr. Gay** reported that Zoning Board of Appeals meeting was scheduled for October 2, 2017 to hear an appeal for a lot split for a parcel located at 7010 Finzel Road. The request is to split the 1.99-acre parcel into two parcels measuring 1.0 acre and 0.99 acre. Zoning Resolution, section 4.4.1, Table 4.1 requires a minimum lot size of 1.0 acre.

**PROPERTY STANDARDS OFFICER REPORT**

**Bob Long** reported that he followed up on a complaint concerning the number of animals at 5955 Winslow Road. Mr. Long reported that a search of Lucas County Aries indicates the parcel is 7.3 acres with 1.0 acre dedicated to the residence. He observed the property from the road and did not notice any foul odors related to animal waste. He did indicate there could be potential concern of run off into Swan Creek if manure is improperly stored. The Commission recommended that Mr. Long contact Soil and Water to investigate the potential of run off into Swan Creek. Mr. Burkett indicated recent changes in Ohio law provide direction on proper storage of manure and that perhaps the homeowner needs to be made aware of the changes. Mr. Fischer recommended that an update be provided in the next Township newsletter.

Mr. Fischer inquired about ownership of the land locked parcel of land between Kroger and St. Rt. 64. It is overgrown and should be tended to before any formal complaints are received.

**ZONING RESOLUTION REVIEW**

The Zoning Commission began a review of sections 6, 7 and 8 of the current Zoning Resolution in preparation for work to be completed on the reorganization of the Zoning Resolutions by John Widmer. There were no comments from members on Section 6. There was a question of whether animals should be listed in the Commercial-2 zoning district. There was a recommendation to clarify section 8.2.f with regards to handicap parking signage requirements. It was recommended that tiny houses be added to the definition sections. There was also discussion on the difference between a farm market and a nursery with a recommendation to clarify in the revision of the Zoning Resolution if necessary.

The members were asked to review sections 9.1 through 9.14 for the meeting in October.

**NEW BUSINESS**

None

**OLD BUSINESS**

Mr. Fischer will reach out to John Widmer to see when he anticipates beginning to work on the reorganization of the Zoning Resolutions book.

**COMMENTS**

None

**ADJOURNMENT:**

There be no further business, **Mr. Fischer** made a motion to adjourn. Seconded by **Shelly Hayes**.  
Motion Carried.

Adjourned at 8:13 p.m.

Attest:/s/s Jennifer Bingham, Zoning Secretary

Thomas Wardell  
William Burkett  
James Fischer  
Shelly Hayes  
Rich Hertzfeld

Original on file