

WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

March 18, 2019 – 7:00 p.m.

Zoning Board Members

William Burkett
Jim Fischer
Shelly Hayes
Rich Hertzfeld
Thomas Wardell

Township Trustees

Kyle Hertzfeld
Brett Warner
Duke Wheeler

Fiscal Officer

Jennifer Bingham

Alternate Keith Moosman *

Township Zoning Inspector

Eric Gay

Township Property Standards Officer

Bob Long

* Indicates Absent

MINUTES

1. Meeting was called to order at 7:00 p.m. by Chairman **Tom Wardell**. All those in attendance recited the pledge of Allegiance.
2. All Zoning Board Members were in attendance. Also in attendance were Property Standards Officer Bob Long, Zoning Inspector Eric Gay, Township Trustee Brett Warner and Secretary Patty Rupert. Visitors were Michelle Green, Steve Green, Cheryl Witt, and Kay Paxson.
3. Approval of Agenda – **Bill Burkett** made the motion to approve the agenda as submitted. **Shelly Hayes** seconded. All in attendance agreed. **Motion Carried**
4. Public Comments:
 - **Kay Paxson** has purchased property on River Road. Wants to put up an accessory building to house landscape tools and possibly a bike. As long as the accessory building is under 100 sq. ft. she will not need a permit. Anything larger would require a permit. It would also require to commit to a permit for a home, as zoning currently does not allow for accessory buildings on a property without a dwelling.
 - **Michelle Green** attended the meeting in search of approval for their landscape plan for the Green Lock Storage facility as part of the already approved Fallen Timbers Planned Unit Development. She explained they have met with adjacent property owners to address any concerns. Having done their due diligence, **Jim Fischer** made the motion to accept their plan, **Bill Burkett** seconded. All in attendance agreed. **Motion Carried**
5. Review of Meeting Minutes – February 18, 2019 - **Bill Burkett** made the motion to approve the minutes as submitted. **Shelly Hayes** seconded. All in attendance agreed. **Motion Carried**
6. Correspondence – **Patty Rupert** received a request from **Tony Draper** for final action by the trustees for his zone change request at 11450 Waterville-Swanton Rd. She forwarded the approved minutes from our meeting approving zone change as well as a scanned copy of the final action by the trustees sent to the Lucas County Plan Commission. This satisfied his request.
7. Zoning Inspectors Report – **Eric Gay**
 - 2019 Permits 01-19 11428 Waterville Swanton Rd., Residential, Pole Barn
 - 02-19 9525 Waterville Swanton Rd., Change of Use (Formerly Peggy's Ceramics
 - 03-19 8618 Juniper Lane, Crimson Hollow, New House
 - 04-19 8702 Navonna Circle, Crimson Hollow, New House

- Eric mentioned new grading and drainage permit requirements by the Office of the County Engineer. These take effect today (3-18-19) . Will mean more permitting and professional drawing fees by the applicants. **Patty Rupert** will provide copies if needed.
- Permit No. 02-19 was rejected by the Lucas County Plan Commission for lack of proper site plan. Needs to be professionally completed to garnish support from the zoning board (would be a change of use in the overlay district). Applicant needs to rewrite letter of intent and plans for business. Eric will find out where the applicant stands. He previously felt he did not want to invest additional dollars for a professionally completed site plan.
- Eric requested **Jim Fischer** to be aware of language for geothermal installations (solar panels). Size, location, maintenance and functionality need to be included in language. Jim will work with **John Widemer** for language suggestions as he works on our zoning resolution language.

8. Property Standards Officer Report – No new calls.
9. Old Business
 - Zoning Resolution – **Jim Fischer** called to the attention of the zoning commission members, according to Section 5.c., page 15-2, it is the responsibility of the applicant to post the subject property at their expense. There are also a couple of typos in this section that will need to be corrected with our ongoing rewrite (pose to post).
10. New Business – There was some question about families wanting to promote 4H & FFA. Questions came into play about how many animals are allowed on lots. Current zoning regulations did not seem to pose a problem on lot size and contiguous lots.
11. Special Use Permits Review – **Patty Rupert** reported research current list of special use permits proved to be a bit overwhelming. Needs to be more methodical about search and updating. Perhaps taking files one a time rather than looking at the whole lot would be a better way to go.
 - PFA wants to add high-powered rifles to their current Special Use Permit. Would need to submit an application to amend their current permit. Would require public hearings and old issues (ammunition used) would be brought up.
12. Trustee Comments – **Brett Warner** met with the Home Owners Association in Crimson Hollow. Gave a general presentation of what Waterville Township is currently working on. He got hit hard with snowplowing issues. Also discussions regarding larger new homes by Josh Doyle (who chose not to attend). Concerns remain about making sure Dutch Rd. is being used as access for this and not Sweet Gum.
 - Future plan for round about at 295 & Waterville Neapolis Rd. in 2021-22 timeframe.
 - Flooding concerns remain at property on Jayne Lynn Rd. Appears previous owner had filled in a swale.
13. Member Comments – **Shelly Hayes** reported her neighbors at 6331 N. River Rd. have functional driveway. Needs to move along with electric and needs an address to use. Suggestion was were to contact the auditor’s office to obtain a postal/mailing address.
14. Adjournment – **Bill Burkett** made the motion to adjourn at 8:35 pm. **Jim Fischer** seconded. All members in attendance agreed. **Motion Carried**

Next Meeting May 8, 2019