

WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

May 20, 2019 – 7:00 p.m.

Zoning Board Members

William Burkett
Shelly Hayes
Rich Hertzfeld
Thomas Wardell
Vacancy

Township Trustees

Kyle Hertzfeld
Brett Warner
Duke Wheeler

Fiscal Officer

Alternate Keith Moosman

Township Zoning Inspector

Jim Fischer (Interim)

Township Property Standards Officer

Bob Long

MINUTES

1. Tom Wardell called the meeting to order at 7:00 p.m. Everyone in attendance recited the Pledge of Allegiance.
2. Attendance was called by Patty Rupert. Those in attendance were Tom Wardell, Shelly Hayes, Rich Hertzfeld, and Keith Moosman. Bill Burkett was not in attendance. Also in attendance were Bob Long, Jim Fischer, and Brett Warner.
3. Approval of Agenda – Shelly Hayes made the motion to accept the agenda as presented. Rich Hertzfeld seconded. **Motion Carried**
4. Public Comments - None
5. Review of Meeting Minutes, April 15, 2019 – Shelly Hayes made the motion to accept the minutes as submitted. Rich Hertzfeld seconded. **Motion Carried**
6. Correspondence/Communications (Patty Rupert)
 - Contacted by JM regarding the upcoming expiration of their temporary construction trailer. Forwarded the e:mail to Brett Warner and Jim Fischer. This will be an issue for the BZA to address.
 - With Jim Fischer being interim Zoning Inspector, it is necessary to have an interim Vice-Chair to fill this vacancy. Rich Hertzfeld nominated Keith Moosman. Shelly Hayes seconded. **Motion Carried**
 - Set up BZA organization meeting for Monday, June 3. Will issue public notice. Will also include JM Appeal request for an extension on the agenda to meet 10 day public notice.
7. Zoning Inspectors Report (Jim Fischer) – 6 permits issued as follows:
 - JEF-001 - House addition on Berkey Southern
 - JEF-002 - New home on Waterville Swanton Rd. (Recent zone change property)
 - JEF-003 - New fence (622 feet) on N. River Rd.
 - JEF-004 - New spec home (Coventry Glenn), Miles Development
 - JEF-005 - New home, 6331 Anthony Wayne Trail
 - JEF-006 - New fence on Obee Rd.Complete details for these are on file.

Bob Long may want to look into a call I received from Karen Schneider. Lois Haberstock, 9225 West River Road, Waterville, called her and advised that open dumping is being done on the property across the road from her location (between Noward and Neowash Roads). I drove past the site and observed numerous piles of wood chips, dirt piles with weeds growing on them and a pile of concrete debris.

Handled numerous phone calls in regard to zoning. Most note worthy being a complaint received from Debra Reid, 7811 Tournament Dr. The new lighting from the Greenlock Self Storage facility apparently shines too brightly in the rear of her home, casting interior shadows. Her property sits ¼ in Waterville Township, with ¾ being in Monclova Township. Suggest contacting Greenlock to possibly adjust the angles of the lights to deflect. Another call was

received regarding an existing home in Coventry Glenn. Are there any zoning regulations saying whether or not you can have a driveway right up to the property line? Not finding any, I told them no. Just need to be careful any curbs or rounding of the apron, cannot cross property line. Will need to follow-up with Bill Harbert from Lucas County Plan Commission with permitting for the former Peggy's Ceramics property. Excavating business is okay, retail is denied. Will see if there is a proper procedure for Special Use Permit for retail.

8. Property Standards Officer Report (Bob Long) – 3 cars still on property (Weckerly Rd.). Duke Wheeler, Chief Bingham and myself visited the property. Two cars were visible and did not have plates or tags. Comply in 7 days or be towed. Third car cannot be seen.
9. Old Business – Jim Fischer reported there is still not much progress on our zoning resolution. John Widmer is finishing up with Poggemeyer, then he will be free to work on our book.
10. New Business - None
11. Special Use Permits Review – Due to unreliable computer equipment, Patty was not able to prepare documents necessary for this review. Shopping for new computer this week.
12. Trustee Comments
 - Fiscal Officer is resigning at the end of this month, citing personal reasons. We are looking for a township resident to appoint for the remainder of the term.
 - Job Description for Zoning Inspector position has proven to be very involved. Not much progress.
 - New table for our township hall should be ready soon.
 - Need to appoint 2 members to the Joint Economic Development district. Primary goal is to offer input to the primary use and development of the 64 corridor. If anyone is interested, please let Brett Warner know as soon as possible. This is a great opportunity for the township.
13. Member Comments - None
14. Adjournment – Rich Hertzfeld made the motion to adjourn. Shelly Hayes seconded. **Motion Carried**

Attest /s/

Zoning Board Members

William Burkett

Shelly Hayes

Rich Hertzfeld

Thomas Wardell

Vacancy

Alternate Keith Moosman