

WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

July 15, 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

Michelle Stahl (Interim)

Alternate Keith Moosman

Township Zoning Inspector

Jim Fischer (Interim)

Township Property Standards Officer

Bob Long

MINUTES

1. Meeting was called to order by Chairman Tom Wardell at 7:00 p.m. All in attendance recited the Pledge of Allegiance.
2. Zoning Secretary called roll. In attendance were Rich Hertzfeld, Tom Wardell and Keith Moosman. Absent were Bill Burkett and Shelly Hayes. Also in attendance were Interim Zoning Inspector Jim Fischer and Property Standards Officer Bob Long.
3. Approval of Agenda – Keith Moosman made the motion to accept the agenda. Rich Hertzfeld seconded. All in attendance agreed. **MOTION CARRIED**
4. Public Comments – No public comments. Will use this time on the agenda for update on our zoning resolution.

John Widmer spoke on his progress with our zoning resolution. His first objective was to go thru codes and make sure everything complies with current regulations. Put various uses into a table format. Explained cross referencing of uses and highlighted current conflicts. He also indicated where clarification can be added. Discussed adding solar language and making sure owner maintains the function. Building materials and storage could possibly be combined. Motor vehicle service and automotive refueling could also use some clarification. Seems to be some discrepancies between Ag – Business vs. Service. Landscaping, lawn care needs to be clarified by district. Possibly add in Section 4 to replace current uses. Jim Fischer will follow up with Whitehouse Village Council to see if overlay should remain consistent with landscaping between Whitehouse and Waterville Township. John has received our thumb drive with changes and typos board has compiled on their own. Discussion on text amendments and keeping record of previous amendments in zoning book. Bob Long addressed concern to add Wind Turbine language. Large scale arrays – we look into other Ohio townships. The consensus was to repeal the old code and adopt the new one. Do not keep history of previous text amendments in book. We have files of all previous text amendments for reference. Look into signs and bring us up to date with recent court decisions. Jim Fischer mentioned to John there is a change in clerks and he should forward his first pay draw to him and he will get it to the right person. John will not be able to attend our meeting in August. Will work on suggested outline next moving forward into fall.

5. Review of Meeting Minutes – June 17, 2019 Keith Moosman made motion to accept minutes as correct. Rich Hertzfeld seconded. All in attendance agreed. **MOTION CARRIED**

6. Correspondence/Communications – Contacted Lucas County Plan Commission to order 5 additional copies of Township Zoning Resolution. A few members of the BZA were lacking books. John Borell has agreed to pick those up and bring them to the next trustee meeting to avoid the township having to pay for my drive time.
7. Zoning Inspectors Report (Jim Fischer) - No new permits. I have issued 10 permits with a total of 14 YTD being issued for the township.
 - Two new realtor signs have been erected at 8500 Dutch Rd. in the right-of-way (old Holliker property). I talked to Taylor at Josh Doyle Homes about moving them at least ten feet behind the right-of-way line to conform to our current resolution. They will be moved in the near future. Also, some survey work has taken place on the property and the Zoning Board has not had a chance to review the sight plan or the County Planning Commission's recommendations for the housing development for this location.
 - Tom Wardell received two e-mails which he forwarded to me. One was from Theresa Declercq, Miller Danberry Realtors, about a Masonic Group interested in the property at 7410 Noward Road (old Hanifan property) being used as a church, and one was from Edward Coyle of Land and Investment Properties representing the Jack Trail family who owns 17.2 acres at the corner of Noward and St. Rt. 64.
 - I am working with Matt Richy, who lives on Noward Rd. near the borrow pit. He was to remodel an existing accessory building (small barn) but demolished it instead and built a new building without a zoning permit. He is now aware that a permit is required and we will be meeting as soon as his site plan is completed.
 - As a point of information, the Trustees are planning on interviewing for the open Township Zoning Inspector position in August.
 - Erin Mastin is still trying to get retail business at 9525 Waterville Swanton Road. This is the former Peggy's Ceramics property in the overlay district. Not feasible based on current zoning regulations.
8. Property Standards Officer Report (Bob Long) – Lois Haberstock, 9235 River Rd., has issues with debris and overgrowth on property across the road from her property (9190 S. River Rd.). I spoke with Mike Hertzfeld. He thought it was a Hannewald property. Possible barn teardown and what's left is the debris. Will continue to follow-up.
9. Old Business - None
10. New Business - None
11. Special Use Permits Review – Due to an illness and care giving assistance in the family, no additional time has been given to Special Use Permits other than draft of letter to new property owner on one permit. Rich Hertzfeld suggested including copy of permit and recommendations for property owner review. Will include this for all permit reviews going forward.
12. Trustee Comments – Not present.
13. Member Comments – No new comments.
14. Rich Hertzfeld made the motion to adjourn. Keith Moosman seconded. All in attendance agreed. Meeting adjourned at 8:30 pm.

Next Meeting August 19, 2019