

# WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

August 19, 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 Chair, Tom Wardell. All those in attendance recited the Pledge of Allegiance.
2. Zoning Secretary Patty Rupert called roll. Zoning Board members in attendance were Shelly Hayes, Rich Hertzfeld, and Tom Wardell. Also in attendance were Property Standards Officer Bob Long, Interim Zoning Inspector Jim Fischer, and Township Trustee Brett Warner.
3. Approval of Agenda – Shelly Hayes made the motion to approve the agenda. Rich Hertzfeld seconded. **MOTION CARRIED**
4. Public Comments – David & Melissa Noe of 8930 S. River Rd. were present to discuss plans for a building on their property for a dance studio. A special use permit may be required. Property is adjacent to an already operating commercial business. Property owner made a brief presentation, including site plan, building plan. Bob Long mentioned sanitary. Jim Fischer mentioned handicap accessibility. Patty mentioned signage. Bob Long mentioned electrical feed. This property is in the overlay district. Rich Hertzfeld asked Mr. Noe if he talked to county building department. He had not done so. Hours of operation would be limited from Monday-Friday, 5pm-9pm. Occasionally some Saturdays possible for special rehearsals. SUP would be for operation of business, not the building. Recommendation was made to contact Bill Harbert at Lucas County Plan Commission. Jim Fischer will work with property owner. Basic need of restroom, fire suppression, etc.
5. Review of Meeting Minutes – July 15, 2019 – Correct spelling of John Widmer's name. Rich Hertzfeld made the motion to accept the minutes as corrected. Shelly Hayes seconded. **MOTION CARRIED**
6. Correspondence/Communications – None
7. Zoning Inspectors Report 2 permits – 12 Permits for Jim, 16 YTD for the township.

JEF-011 – request for new home permit by Seneca Buildings  
6872 Glen Gary Woods  
Lot 41 Plant Two Coventry Glen  
Waterville, Ohio 43566  
Fee - \$250.00 Check No. 9612

JEF-012 – request for a pool permit  
Jill and Kurt Frankart  
6408 Coventry Way  
Waterville, Ohio 43566  
Fee for pool - \$300.00 Check No. 112

Looking at the above two permits, it would appear our current fee schedule needs to be reviewed. A new home fee being \$250, and a pool permit being \$300 seems to be a bit out of balance. Jim will copy fee schedule for next months meeting to be reviewed at October's meeting.

Rich Hertzfeld mentioned realtor sign at Noward and 64. Seems to be infringing on line of sight. Larger than smaller temporary signs. Not to exceed 32 sq. ft. Not zoned C or M. Section 11-7. Right of way on both roads needs to be adhered to. Should be checked out for safety reasons.

The Josh Doyle Homes realtor signs for the Telluride subdivision that are in the right of way remains unresolved.

Permit for a new barn on the Matt Richy property (torn down and rebuilt rather than reburish without a permit for rebuild) is unresolved.

Requirement for a fence around an in-ground pool on the Don Heilman property is unresolved.

Wednesday, August 14, 2019, I spoke with Sharon Turner from EAS and Associates (Engineers, Architects, Surveyors and Associates) about getting the plans for Coventry Glen Plat #10 cover sheet signed. We should review tonight.

Received a complaint from Robin Buffy who lives in the Waterville Township area of Crimson Hollow. Tall, mature weeds on the future Telluride property, are going to see and contaminating hers and other adjacent properties. I drove past the affected area and she has a valid issue. I spoke with Mike Mallery from Josh Doyle Home who said he would look into the weed problem as well as the signs in the right of way problem.

I spoke with an agent from Marleau Fence asking if a permit is required if an existing fence is in place (properly permitted) and being replaced with an in kind one. I told her no, but thought we should discuss my answer tonight as this was a new circumstance for me.

8. Property Standards Officer Report – Keith Hannewald will talk to Lois Haberstock regarding the construction debris left from the barn teardown. If unable to reach her, he will call me back.

Realtor sign on Neapolis Waterville Rd. between Heller and St. Rt. 295 were 4 ft. from brim. After a phone call, they were moved the next day.

9. Old Business
  - Zoning Resolution Handbook Review – John Widmer will not be in attendance. Next review will be at September's meeting.
  - Special Use Permits Review - No progress.
10. New Business - None

11. Trustee Comments – Interviews for Zoning Inspect next week during executive session of Trustees Meeting. Still waiting for candidates for Fiscal Officer or appointment from Judge Puffenberger.

Joint Economic Development (JED) – Steve Rogers and Bob Bryce have been appointed. Setting up meeting. Landowners are starting to show interest.

12. Member Comments - None

Adjournment – Shelly Hayes made the motion to adjourn. Rich Hertzfeld seconded. **MOTION CARRIED**

Meeting adjourned at 8:30 p.m.

Next Meeting September 16, 2019