

WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

October 21, 2019 – 7:00 p.m.

Zoning Board Members

William Burkett
Shelly Hayes
Rich Hertzfeld
Thomas Wardell, Chair
Keith Moosman, Vice Chair

Township Trustees

Kyle Hertzfeld
Brett Warner
Duke Wheeler

Fiscal Officer

Eileen Sullivan

Alternate Bob Long

Township Zoning Inspector

Jim Fischer

Zoning Secretary

Patty Rupert

MINUTES

1. Tom Wardell called the meeting to order at 7:00 pm. Those in attendance joined in reciting the Pledge of Allegiance.
2. Roll was taken. In attendance were Bill Burkett, Shelly Hayes, Tom Wardell, Keith Moosman, and Bob Long. Also in attendance was Zoning Inspector Jim Fischer.
3. Approval of Agenda – Bill Burkett made the motion to accept the agenda, Keith Moosman seconded. **Motion Carried**
4. Public Comments - None
5. Review of Meeting Minutes – September 16, 2019. Bill Burkett made the motion to accept the minutes as corrected. Shelly Hayes seconded. **Motion Carried**
6. Correspondence/Communications – No correspondence to report.
7. Zoning Inspectors Report/Jim Fischer –
 - No new permits issued. One phone call regarding Noward Road.
 - Tom has requested key to building.
 - Met with group from Vision Church on (Add address) Noward Road. They are working on a sign.
 - Eileen Sullivan called property at 5646 Eber. (A New garage going up – no zoning permit was applied for. Jim will investigate.
 - Mr. Gothke (11230 Stiles Rd. add Address, parcel) was sent a zoning violation letter October, 2018. He informed Jim that he had no plans to build a fence! Now going to trustees. John Borell will handle and decide what to do.
 - Nothing new on Heilman property.7645 Finzel Rd.
 - Tom Wardell asked Jim is he has check on the lighting issues? (Green lock) Resident did share with Tom that weeds are helping issue but when weeds are gone – light will continue to be a problem. Jim will call her back.
8. Old Business
 - Zoning Resolution Handbook Review – John Widmer
 - Began with table of contents. Discussed how new book would be outlined and provided proposal of outline for our review.
 - John will look into Air B&B versus just B&B under Section 4.
 - Suggested addition would be a new item in Section 13 (Zoning Verification letter). Banks may require for mortgage. We can charge to do, possibly \$25-30. Toledo Lucas County Plan Commission can help. (Ex.: Checking on Special Use Permits, etc.)
 - New Section on Use Categories / questions follow:
 - Should we add computation of time?
 - Should we charge for examination and copying of records?
 - Incorporate withdrawal of application?
 - Should we remove building occupancy permit

- John will check to see if we can place map online
 - Zoning Book online? Several methods were discussed.
 - Bill Burkett described what the County Auditor website includes.
 - Jim Fischer confirmed livestock – new – that has been included.
 - Bill Burkett likes how new book is organized. Can we have a listing of changes to provide to trustees? John Widmer will provide.
 - Tom Wardell asked how long does this process take from start to finish to make changes to the book? John explained it depends on how old the book is.
 - Bill Burkett asked if some communities open these changes up to public comments. John responded if you do that develop a land use plan first, then develop regs.
9. New Business - None
10. Trustee Comments – Tom mentioned to Brett a zoning change letter came to his neighbor. Brett informed him a citizens group came to Waterville Township Trustee meeting about their concerns for a change of Agricultural to Industrial. Brett said they could come to the meeting, but the trustees had no ability to do anything. (Tehya C. leading group.)
11. Member Comments
- Shelly mentioned sign at 64 @ Noward Rd. had been moved back to increase visibility at that intersection.
 - Keith asked if we have a map that would show Dana Lane.
12. Adjournment – With no other business for discussion, Keith Moosman made the motion to adjourn, Bob Long seconded. **Motion Carried**

Next Meeting November 18, 2019