

# WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

December 16, 2019 – 7:00 p.m.

## Zoning Board Members

William Burkett - Present  
Shelly Hayes - Present  
Rich Hertzfeld - Absent  
Keith Moosman, Vice Chair - Present  
Tom Wardell, Chair - Present

Alternate Bob Long - Present

## Zoning Secretary

Patty Rupert - Present

## Township Trustees

Kyle Hertzfeld - Absent  
Brett Warner - Present  
Duke Wheeler - Absent

## Fiscal Officer

Eileen Sullivan - Absent

## Township Zoning Inspector

Jim Fischer - Present

## MINUTES

1. **Tom Wardell** Called the meeting to order at 7:00 p.m. Everyone in attendance joined in reciting the Pledge of Allegiance.
2. Roll Call - Those in attendance were Zoning Board Members and Township officials as indicted above. Also in attendance was **John Widmer**.
3. Approval of Agenda - **Keith Moosman** made the motion to approve the agenda. **Shelly Hayes** seconded. **MOTION CARRIED**
4. Public Comments – None. At this time, the Zoning Resolution Handbook Update will be moved up so our guest, John Widmer will not have to wait to give his update.

### Zoning Resolution Handbook Review – John Widmer

Has completed his review of the first 4 chapters. Some highlights included, changes to some titles so permitted uses and special uses match and will be easier to find, ie. tennis courts, private vs. private tennis courts. Discussed adding zoning district to County Aires. Plan Commission sends to County Auditor. Verified legal determination on zoning needs to come from the township. Boiler plate language on solar panels. Came across wind turbines having a maximum of 60 dcb. Compressor stations is 50. Wind turbines have become quieter over time. This should be revisited. Agriculture (call it as what your regulating) see memo. Tried to rewrite to comply with what we were trying to say. Separate section as a definition. 4H and FFA. (Similar Youth Program). Doesn't like to name specific groups. County fair language. Chickens and livestock on 1-5 acres needs to have clear intent. U.S. 24 Scenic Corridor Overlay District. Definition of small animal has been written. Needs to be spelled out better. John will look for state county community fairs. Keep duration and market animal in language, or permit from the zoning inspector extending timeline. Bill Burkett gave John the most recent sign language available from Bill Harbert at the plan commission.

5. Review of Meeting Minutes – November 18, 2019 – **Bill Burkett** made the motion to approve the minutes. **Shelly Hayes** seconded. **MOTION CARRIED**
6. Correspondence/Communications/Activity – **Patty Rupert** . No correspondence, no activity for zoning. Telluride Plat 1 Lighting District petition received by the township. Making sure we follow all statues correctly has taken up a majority of my time this past month. Worked with Solicitor and Trustees very closely (e:mail chain of 25-30 communications). Met with Monclova Township.

On target to have minutes transferred to pdf format for uploading to website by year end. Then focus back on SUP's.

7. Zoning Inspectors Report – Jim Fischer  
David Varwig  
8726 Navonna Circle (Crimson Hollow)  
Monclova, Ohio 43542  
Agent/Builder – Ben Gittus  
Permit for an existing basement remodel. While this did not require a permit, the builder needed something to indicated no permit was required. No charge.

22 Permits YTD since taking over for Eric as follows:

New homes – 5

Accessory buildings – 5

Fence – 5

Pools (In Ground) – 3

Additions to existing homes – 1

Deck – 1

No permit requires – 1

Denials – 1 (JM Extension for construction trailer forwarded to BZA).

Other noteworthy items brought up for discussion. – Property at Stitt & Bucher, Fence on property line by tree farm (Mr. Hartz). Mounding heights other than around ponds, minimum distance from property lines to edge of driveways, number of licensed recreational vehicles in one yard allowed, retention (dry) or detention ponds (water all the time).

8. Old Business – None.
10. New Business
  - Reviewed meeting schedule for 2020. Keep third Monday at 7:00 p.m. for each month. If any conflicts arise as end of year holidays get closer, we'll review at that time.
  - **Shelly Hayes** reappointment. Shelly is willing to continue her appointment to this board and it will be communicated to the trustees for their organization meeting in January.
11. Trustee Comments –  
**Brett Warner** talked on a few key topics going on involving Waterville Township. Cemetery Board continues to move forward with their plans, 911 sounds like its going to happen, beginning talks regarding the start of a police district, JEDD met in Whitehouse and has decided to reach out to land owners to try and put land into the JEDD, Nexus has petitioned to devalue the pipeline.
12. Member Comments. Jim Fischer addressed the secretary stating he would be late to the trustees meeting this coming Wednesday, due to conflict with Providence Township Trustee meeting the same evening.

With no further business to discuss, **Shelly Hayes** made the motion to adjourn. **Keith Moosman** seconded. **MOTION CARRIED**

Meeting adjourned at 8:25 p.m. Next Meeting January 20, 2020