

WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

January 20, 2020 – 7:00 p.m.

Zoning Board Members

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

Alternate Bob Long

Zoning Secretary

Patty Rupert

Township Trustees

Kyle Hertzfeld
Brett Warner
Duke Wheeler

Deputy Fiscal Officer

Peggy Michael

Township Zoning Inspector

Jim Fischer

MINUTES

1. Meeting was called to order at 7:00 p.m. by Chair **Tom Wardell**. All those in attendance recited the Pledge of Allegiance.
2. **Board Members** in attendance were Bill Burkett, Shelly Hayes, Rich Hertzfeld, Keith Moosman, Tom Wardell, and Bob Long. Also in attendance were Zoning Inspector Jim Fischer, Trustee Brett Warner and Secretary Patty Rupert.
3. Approval of Agenda – **Bill Burkett** addressed the chair that the reorganization of the board for the 2020 year was omitted from the agenda. **Shelly Hayes** made the motion to approve the agenda with the reorganization portion of the meeting added. **Rich Hertzfeld** seconded. **MOTION CARRIED.**
4. **2020 ORGANIZATION OF BOARD**
Chair – Bill Burkett made the motion to nominate **Tom Wardell** to continue as our **Chair**. Shelly Hayes seconded. **MOTION CARRIED.**
Vice Chair – Keith Moosman made the motion to nominate **Shelly Hayes** as our **Vice Chair** for 2020. Bill Burkett seconded. **MOTION CARRIED.**
4. Public Comments – Guests in attendance were Toby Miller (BZA Member) and John Widmer.

John Widmer's presentation of our zoning resolution update was moved up to this point on the agenda.

ZONING RESOLUTION REVIEW

John Widmer presented sections 5-7 with some key highlights being mentioned. **Jim Fischer** made reference that FFA is just that, reference to words has been removed. Solar language has been added in Section 4.2. Cleaning up language in terminology throughout for continuity, (i.e. percent's vs. percentages). Updated terms where necessary to agree with use table presented earlier. Section 5.3 US 24 scenic corridor overlay district to Anthony Wayne Trail. Discussed surface coverage regarding multiple accessory buildings, large sections of concrete or asphalt driveways, yards begin to look like car lots. Solar array section is meant for on-site consumption. Attached to a structure allowed. Expansion to ground coverage needs to be defined. Property aesthetics need to be considered. John will look to see what language is out there for us to consider. Main front yard is considered to be the portion that carries the address information. Secondary front yard is for addresses on a corner lot. Graphic on page 54 needs to be tied in with our text. **Shelly Hayes** indicated a minor typo in the category use table.

Toby Miller joined in the discussion on solar language. Questioned whether or not all ground solar panel arrays being Special Use Permits. Basically yes. Toby's concern was technology is moving faster than regulations. Several township residents are considering motorized solar panels. Would we require anti-glare or glare reducing? Then there is a question if sound and decibel limits need to be considered for motorized panels. Not just solar panels, but battery arrays. Battery arrays can create a potential hazard. Discussion on proper maintenance and serviceability.

5. **REVIEW OF MEETING MINUTES** – December 16, 2019 – **Keith Moosman** made the motion to approve the minutes as corrected, **Shelly Hayes** seconded. **MOTION CARRIED.**

6. **PATTY RUPERT - CORRESPONDENCE** – No correspondence regarding this board.
ADMINISTRATIVE UPDATES – No longer have Property Standards Officer position as these duties have been combined with those of the Zoning Inspector. **Eileen Sullivan** has resigned as Fiscal Officer, 12/18/19. Emergency Meeting held after Telluride Public Hearing on 12/23/19. Made motion to offer **Peggy Michael** (Swanton Township Fiscal Officer) Deputy Fiscal Officer position. I keep waiting for things to settle down to get back to Special Use Permit work, but this again has not been able to happen.

7. **ZONING INSPECTORS REPORT – JIM FISCHER**

One permit so far for this year.

001 – Brad Cymbola, 10960 Springbrook Court, Whitehouse, Ohio

30' x 40' x 18' Accessory Building - \$300 fee

Points of interest:

- 8724 Palermo Circle, Monclova – Appealing property line setback denial (Permit # JEF-024, dated 12-26-19). Addition for a family room. BZA met tonight and granted their request.
- Spoke with Allen Bowen, agent for Ray and Pam Brint, 9624 Dutch Road, Whitehouse, for a request for a solar panel permit for their residence. I told him a permit was not required as our current resolution does not cover solar panels.
- Spoke with Don Heilmann. They are currently in Florida. When they return, they plan on installing their pool fence.
- Responded to a message left on the Township Hall answering machine from Cindy Crawford, 567-202-0275, inquiring about shed permit. I returned her call and left my name and number. Have not heard back from her.
- The BZA had their organization meeting this evening. Johns Manville has not met their first milestone for their extension request that was granted for their construction trailer. Engineering plan was due by January 10, 2020. I will be following up with Lonnie Griffin at JM.
- A resident at 8015 Heller Rd. called wanting information on requirements for a dog boarding and breeding facility with possible retail.

8. **OLD BUSINESS**

Zoning Resolution Handbook Review – John Widmer/Jim Fischer, covered under public comments.

10. **NEW BUSINESS** - None

11. **TRUSTEE COMMENTS** - None

12. **MEMBER COMMENTS** - None

ADJOURNMENT - With no additional business to discuss, Chair **Tom Wardell** asked for a motion to adjourn. **Keith Moosman** made said motion, **Rich Hertzfeld** seconded. **MOTION CARRIED.**

Next Meeting February 17, 2020.