

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**

621 Farnsworth Road, Waterville, OH

**August 17, 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

<b>MINUTES</b>
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1. Meeting was called to order at 7:00 p.m. by Chair **Tom Wardell**. All in attendance joined in the Pledge of Allegiance.
2. In attendance were Board Members **Bill Burkett, Shelly Hayes, Rich Hertzfeld, Keith Moosman (by phone)**, and **Tom Wardell**. Also in attendance were Zoning Inspector **Jim Fischer**, and Secretary **Patty Rupert**.
3. Approval of Agenda for August 17, 2020. **Shelly Hayes** made the motion to approve the agenda with no modifications. **Rich Hertzfeld** seconded. **MOTION CARRIED.**
4. Public Comments – None
5. Review of Meeting Minutes – July 20, 2020. **Bill Burkett** offered a few corrections. Discussion followed. With corrections being made, **Bill Burkett** made the motion to approve the minutes. **Shelly Hayes** seconded. **MOTION CARRIED.**
6. Correspondence – **Patty Rupert** - None
7. Zoning Inspectors Report – **Jim Fischer**

Permit No. 027 - home alteration permit for

Ricky and Elise Pacewicz  
6544 North River Road  
Waterville, Ohio 43566  
Collected \$125.00, Ck. No. 3103  
Agent – Seneca Builders

Permit No. 028 – fence permit for

Scott Beaverson  
6115 Sweet Gum (Crimson Hollow)  
Monclova, Ohio 43542 (419+450-1170)  
Collected \$50.00, Ck. No. 180

Permit No. 029 – in ground pool permit for

Matt and Lindsay Hundley  
8724 Palermo Circle  
Monclova, Ohio 43542

Crimson Hollow Lot No. 186

Permit denied. Only have 7'-0" back yard setback, 10'-0" required, they may appeal

Permit No. 030 – request for modification to existing special use permit for Progressive Fishing Association  
7675 Schadel Road  
Whitehouse, Ohio 43571

Check to be delivered. Currently the paperwork is at the County Planning Commission for their review and comment. (Wednesday, September 23, 2020).

Permit No. 031 – accessory building (30' x 40' garage) permit for Matt Ditzig (419-508-8752)  
10545 Neapolis Waterville Road  
Waterville, Ohio 43566  
Collected \$300.00, Ck. No. 101

Permit denied. On have 3'-0" side yard setback, 10'-0" required, Matt will appeal.

Permit No. 032 – accessory building alteration permit (23' x 8', 184 square feet) for Timothy Osstifin - Cell No. (419-276-1653)

6358 North River Road  
Waterville, Ohio 43566  
Collected \$50.00 Ck. No. 2223

Permit No. 033 – New home permit for David and Kathie Blair  
Current address is;

5624 Whitehouse Spencer Road  
Whitehouse, Ohio 43571  
Collected \$250.00, Ck. No. 1320

The new home is to build at the corner of Whitehouse Spencer and Obee Roads. The property is a recent split and does not yet have an address number assigned to it.

Note: Permit No. 021 has been voided and the fee refunded as the address 7757 Tournament Drive, Waterville, is in Monclova Township, not Waterville Township.

Phone Calls of interest:

07-28-2020 – I spoke with Lelle Wakefield about the property at 6256 Waterville Monclova Road about allowed horse population. No restriction as the property is not in a platted subdivision.

07-31-2020 – I spoke with Mark Foster about his property at 9310 Noward Road. He had questions about building an accessory building before a home was built. I explained that our zoning does not allow this. Also he is the owner of one of the five acre properties with overgrown grass and weeds that I had received a complaint about. He is making arrangements to have the property mowed or chopped.

08-02-2020 – I spoke with Andi and Richard Ryley about placing a political sign at the corner of Noward and St. Rt. 64. I met them at the site to discuss placement and setbacks.

08-03-2020 – I spoke with Ron Miller who lives on South River Road. He had questions about building a Mother-in-law addition. This is ok as long as it is connected to the main home in some fashion such as a breezeway. I confirmed this with Bill Harbert

08-07-2020 – I met with Chris Ferrara from the PFA and collected additional supporting paperwork for their special use permit modification as the zoning commission had requested. The entire package has been delivered to Bill Harbert at the Planning Commission for their review and comment.

08-10-2020 – I spoke with Sam Kunkle AIA. He had questions about obtaining a sign permit for the entrance to the Telluride subdivision.

08-17-2020 – I spoke with Jayne Bialecki about the second property on Noward Road that needed grass and weeds removed. She had just received the notice of violation that had been sent. She said the property would be mowed or chopped today.

Discussion arose regarding whether or not to return a fee if a permit is denied and not appealed. Should fee be returned? What is the fee for? Some fees are \$25.00 and some are for \$300. Property owners have access to regulations on line. Jim will take this issue to the trustees.

Jim spoke on the Matt Ditzig denied permit due to property line set back requirements. Being scheduled as an appeal with the BZA.

Tom Wardell mentioned an e:mail he just forwarded to Jim this morning regarding property rentals. If a property is purchased, then rented out, are there any regulations he needs to adhere to. We currently have no language preventing him from doing so.

#### 8. Old Business – Zoning Resolution Review

The Zoning Board reviewed sections 8 thru 11 of the proposed Zoning Resolution. The following includes changes to the previous Resolution and discussion points.

##### **Section 8 – Off-street Parking and Access Management**

Previous language for Handicapped Parking was replaced with references from the Ohio Building Code for Physically Disabled. Visibility at intersections was discussed. In order for the township to enforce any site visibility issues, reference to the Lucas County Engineer's office should be added for distances based on speed limits. It was noted that the table in proposed section 8.8 includes categories that are currently not permitted within the township.

##### **Section 9 – Environmental Standards**

Section 9.2 should recognize that there are multiple state and federal agencies that maintain environmental standards. Section 9.5 Lighting. The board discussed the additional language for lighting and suggested that the key was to cast light into the property from the property line, not allow light to be cast out toward surrounding properties from buildings. Section 9.6 Noise is new to the township zoning resolution.

##### **Section 10 Landscape Requirements**

There was discussion on Section 10.5 concerning the size of plant material. It was decided that reasonable effort needs to be made to meet the standard but it was recognized that market dictates plant material availability. Sections 10.8 and 10.9 are new and include language on detention and retention ponds. Definition is needed on the landscaping acceptable for these.

##### **Section 11 Architectural Design Review**

No changes to this section.

#### 9. New Business - None

#### 10. Trustee Comments - None

#### 11. Member Comments – **Bill Burkett** mentioned Klumm began garbage pick-up for Waterville Township. Rather than calls going to a corporate office somewhere in Michigan, residents are now speaking to a local office for their pickup and billing concerns. Obama rules regarding zoning, several articles. Keys comments focused on properties for multi-family housing.

Members were asked to review Section 12 for next month's meeting.

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

Next Meeting September 21, 2020