

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**

621 Farnsworth Road, Waterville, OH

**September 21, 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. Call to Order/Pledge of Allegiance – Tom Wardell called the meeting to order at 7:00 p.m. All in attendance joined in the Pledge of Allegiance.
2. In attendance were board members Bill Burkett, Shelly Hayes, Rich Hertzfeld, Keith Moosman, and Tom Wardell. Also in attendance were Zoning Inspector Jim Fischer, Trustee Brett Warner, and Secretary Patty Rupert.
3. Approval of Agenda for September 21, 2020 – Rich Hertzfeld made the motion to approve the agenda as submitted. Shelly Hayes seconded. Motion Carried.
4. Public Comments – None
5. Review of Meeting Minutes – August 17, 2020 – Bill Burkett made the motion to approve the meeting minutes as submitted. Rich Hertzfeld seconded. Motion Carried.
6. Correspondence – Patty Rupert

Thank you to Bill Burkett for the e:mail with the notes on the Zoning Resolution Review.

7. Zoning Inspectors Report – Jim Fischer

Permit No. 035 – 10' x 12' accessory building permit for

Paul DeCola

6352 North River Road

Waterville, Ohio 43566

Collected \$100.00, Ck. No. 119

Permit No. 036 – 40' x 40' accessory building permit for

Gabriel Buchman

10905 Winslow Road

Whitehouse, Ohio 43571

Spring Brook Farms

Collected \$300.00, Ck. No. 9711

Permit No. 037 – amendment requested to the PUD for Fallen Timbers Fairways submitted by Total Ground Solutions (Matt Gruber, 419-467-3357)

Ridge Stone Building

7015 Lighthouse Way

Perrysburg, Ohio 43502

Collected \$1000.00, Ck No. 3882

Permit No. 038 – new home permit for

Joe and Rachel Welinski

11832 Stiles Road

Whitehouse, Ohio 43571

Agent – Bankowski Builders

9265 Village Meadows Drive

Temperance, Michigan 48182

Collected \$250.00, Ck. No. 6765

Permit No. 039 – new home permit for

Seneca Builders (spec. home) Agent Karen Hensley

6336 Glen Gary Woods Lot No. 58

Coventry Glen, Plat Three

Waterville, Ohio 43566

Collected \$250.00 Ck. No. 10471

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.

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.

08-20-2020 – I spoke with a John Yeager, 10912 Lake View Drive about a tree trimming dispute with the neighbor. Told him it was a civil issue and not a zoning issue.

08-24-2020 – I spoke with Matt Gruber (419-467-3357). He has questions about the PUD development at Fallen Timbers. I will be meeting with him today, a.m.

08-25-2020 – I spoke with Paul Ducola, 6357 North River Road, (419-351-2629). He had questions about a new accessory building. I will be meeting with him on Friday of this week to write a permit.

08-24-2020 – I spoke with Barb and Rob Bruno, City of Waterville, (419-386-6763). They are interested in developing an RV park in Waterville Township. I told them RV parks are not allowed in the township. Commercial Recreational facility is the closest thing we have. It would need to be zoned as C-2. If they are going to proceed, they will need to go thru zone change request, involving the Lucas County Plan Commission. Still looking for property at this stage. Did specify through Jim's questioning, it is not a mobile home park. Do we or don't we? Do we want to go out and research what others have done? Shelly will inquire as to other language with neighboring townships for her own education. Looking at property on Noward Road, owned by Duke Wheeler. Language needs to be in our zoning book. Need to ask John Widmer if we didn't want to allow, what would be his suggestion for the language. Jim will call John to see what he can suggest and where in the book where it would go.

08-25-2020 – I received a text from Chief Bingham about an above ground pool installation at 5430 Whitehouse Spencer Road that appears to have been constructed without a permit and has no fence. I will need to investigate.

09-10-2020 – I attended two BZA meetings. One was for the Carroll's challenging being able to keep chickens on their one acre property. The BZA upheld their challenge and granted them a variance. The other was for Matt Ditzig who wanted a variance to build an accessory building with a three foot side yard offset instead of a ten foot offset as required. The BZA granted him a variance.

09-14-2020 – I spoke with Mike from Josh Doyle Homes about sign requirements. They are getting ready to place a new sign to the Telluride subdivision on Dutch Road. We discussed the requirements and they will contact me for a permit when they are ready.

09-17-2020 – I spoke with Scott Clark about a permit for a new home at 9402 Noward Road. He will contact me for a permit when his paperwork is ready.

Lou Lessor property is still unresolved. John Borell has put together a second letter to send out. In order for this to happen, the trustees have to pass a motion that this property is a nuisance.

Betty Schultz property – passed away. Property went to son and daughter. Son was in the process of enlarging one of the buildings. Non-conforming structure since zoning was initiated. Cannot be enlarged. Structures cannot be sub-parcelled. Family is free to maintain and use it as is. Once a property's title is transferred, it is no longer grandfathered.

PFA Staff Recommendations – Bill Burkett pointed out that condition number 10, Certificate from NRA continues to be a recurring issue. This can be approved with the condition of having #10 removed. Patty will issue public notice for hearing to be held prior to our regularly scheduled meeting as zoom to accommodate the public if there is any interest. If no interest, we will go forward with meeting at the hall. Chris Ferrar has not reached out to Jim regarding any of the conditions recommended by the Lucas County Plan Commission. Jim Fischer has been asked to participate in the Lucas County Plan Commission's hearing Wednesday, September 23, 2020. Shelly suggested to have interested parties request an invitation to the zoom meeting by the Friday prior to the meeting as a cutoff date, then we would know whether or not to hold it on zoom or at the hall.

8. Old Business – Zoning Resolution Review – Board decided to wait to review the section on signs until John Widmer is here to here to review it with us.

9. New Business

All members are asked to review sign language.

10. Trustee Comments – Brett Warner

Vincent Schmidt sold house on Waterville-Monclova and has resigned out of BZA. Eileen Sullivan has asked to return to the BZA.

11. Member Comments

Rumors are on the table that Josh Doyle want to put part of Waterville Township annexed to Monclova Township. Trying to convince homeowners to sign the petition.

Adjournment - With no further business to discuss, Bill Burkett made the motion to adjourn, Keith Moosman seconded. Motion Carried.

Next Meeting October 19, 2020