

## WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

December 21, 2020 – 7:00 P.M.

### Zoom Meeting:

<https://us02web.zoom.us/j/87953156136?pwd=b0tBdjZxazhFRWhhUUVJQVpJYUFhZz09>

Meeting ID: 879 5315 6136 Passcode: 466323

#### 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  
Duke Wheeler  
Brett Warner

#### 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 joined in 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 Zoning Secretary Patty Rupert.
3. Approval of Agenda for December 21, 2020 – Shelly Hayes made the motion to accept the agenda as submitted with no revisions. Bill Burkett seconded. MOTION PASSED.
4. Public Comments – Tom Wardell will address outside meeting participants.

Tom Wardell explained this meeting is only our initial review of the Proposed Amendment to the previously approved PUD for Fallen Timbers. Public is welcome to make comments at this time or listen to our review and comments later in the meeting concerning the proposed amendments. Roger Fischer, 7765 Tournament Drive expressed his concerns. Mr. Fischer stated he believed this was never intended to have commercial development. Sold to residents as residential area. Now the storage facility provides light pollution. Additionally, now looking at more commercial development. Concerned about spoiling the tranquility of a quiet residential area.

5. Review of PFA Special Use Permit Amendment Public Hearing Minutes – October 19, 2020 – Bill Burkett made the motion to accept the minutes as submitted. Shelly Hayes seconded. MOTION PASSED.  
Review of Regular Meeting Minutes – October 19, 2020 – Bill Burkett made the motion to accept the minutes as submitted. Bob Long seconded. MOTION PASSED.
6. Correspondence – Patty Rupert – Final Action by the Trustees was recorded at their December 16, 2020 meeting agreeing with our recommendations for approval. I was able to submit to the county and copy Chris Ferrara, PFA. File is now complete.

7. Zoning Inspectors Report – Jim Fischer

Permit No. 044 – new home permit for  
Tracy and Ray Green  
8512 Valley Gate, Lot 66, Coventry Glen  
Waterville, Ohio 43566  
Agent – Tom Roehrs, West Rock Development  
Collected \$250.00 Ck. No. 2066

Permit No. 045 – new fence permit for  
Daniel Cook  
6358 Coventry Way  
Waterville, Ohio 43566  
Agent – American Fence and Supply  
Collected \$50.00 Ck. No. 10154

Permit No. 046 – new home permit for  
Seneca Builders (spec. home)  
8460 Glen Creek, Lot 47, Coventry Glen  
Waterville, Ohio 43566  
Agent – Karen Hensley  
Collected \$250.00 Ck. No. 10695

Permit No. 047 – new in-ground pool permit for  
Ruth Beeman  
8462 Valley Gate, Coventry Glen  
Waterville, Ohio 43566  
Agent – HP Pools, Inc.  
Collected \$300.00 Ck. No. 7818

I have written 47 total permits to date as follows;

- (10) Accessory Buildings
- (16) New Homes
- (5) Home Alterations
- (1) Sign
- (3) In-ground Pools
- (6) Residential Fence
- (1) Commercial Fence
- (1) Pond
- (1) Permit denied
- (1) Special Use
- (1) Amendment to PUD
- (1) Void

Since the November Trustee meeting, I have responded to numerous e-mails and phone calls from residents of Fallen Timbers Fairways, concerning a proposed amendment change to the current PUD. Those persons include, Michael Bockisch, Deborah Reed, Roger Fisher and Erica Ward (president of their HOA). I explained the process of the regular public meetings that the Zoning Board holds and the Special Public Hearing for the PUD amendment that the Zoning Board is required to hold. They understand that these meetings are open to the public.

11-30-2020 – I spoke with Richard Hayes who had a question about campaign sign removal.

12-09-2020 – I spoke with Ryan Eggers, agent for a property in Coventry Glen for an in-ground pool. I answered all his questions.

12-02-2020 – I spoke with Ron Hensley who has a property on Noward Road. He is building a new home and had questions regarding setbacks.

12-17-2020 – I spoke with Mark Glonenak about the property at 5960 Bucher Road. It is zoned Agriculture and has about 30 acres total. He wanted to know if horses would be allowed. Yes, as long as they were personal use and nothing commercial.

12-14-2020 – I spoke with Roger Fisher (Legends at Fallen Timbers resident) and explained the PUD amendment process.

12-15-2020 – I spoke with Scott Garharter, a Zoning Appraiser, who had questions about the PUD amendment at the Legends at Fallen Timbers.

Since we are adding a Solar Panel section to our zoning resolution, the board needs to establish a fee recommendation to add to the fee schedule. Also, the fee for a new home build in \$250.00 dollars and the fee for an in-ground pool is \$300.00 dollars. It seems to me that is disproportional. What does the board think?

8. Old Business – Zoning Resolution Review – Further review postponed until early next year. However, Jim Fischer did bring up the need to discuss reviewing the fee schedule. Some of our fees seem to be disproportional. For example, a new home if \$250.00 while an in-ground pool is \$300.00. Also, with addition of solar panel section to our zoning resolution, the board needs to recommend a fee to add to the schedule. These items will be added to a future meeting agenda as we move closer to completing our review of our resolution. Bill Burkett added we also need to make sure we continue discussions on conditional use permits not requiring county approval versus special use permits in our language.
9. New Business –

### **Review of the Proposed Amendments to the Previously Approved Planned Unit Development - Z22-C133**

The PUD Amendment was reviewed at the December 21, 2020 Waterville Township Zoning Board Meeting.

On November 18, 2020 the TLCPC reviewed the proposed changes:

- Modification of the road layout
- Change in the number of lots from 85 to 116
- Five buildings added to the “Transitional” area for office and/or light industrial

The TLCPC approved the amendment with 44 recommendations.

The Waterville Township Zoning Board has the following changes for the recommendations as they proceed for consideration by the Board and Trustees:

- #32 – The Township needs to be free of financial liability associated with the cost of street lighting.
- #33 – The Township prefers to have the words “shall make arrangements with the Township” deleted so that the recommendation reads, “The Developer is responsible for removal of mud and dirt....”.

- #42 – To clarify responsibility, the Board recommends adding the property owner to the responsibility by adding “/ property owner” to read, “...it is the duty of the developer/property owner, at their own expense...”.
- An additional recommendation needs to be added to address properties that straddle the Monclova Township / Waterville Township jurisdictional boundary. The developer shall be responsible for clarifying the jurisdiction, either Monclova Township or Waterville Township, for tax and service purposes and shall take all necessary actions toward this determination.

Action Items:

- Jim Fischer and Patty Rupert will pull the 2014 PUD amendment and look specifically at the amendments approved and proposed for commercial development.
- Jim Fischer will follow up with Bill Harbert, TCLPC, and discuss the acreage calculations for the Transitional area and the township percentage allowance for “uses that are not identified as allowable uses in the underlying zoning district”. Jim will also ask Bill about the Open Space Requirements to verify no changes to the proposed plan.

It was noted that the approval of this amendment must be followed by submission of detailed site plans pursuant to recommendations #24 and #39, along with the opportunity for public input before any commercial development can occur in the transitional area.

A public hearing will be scheduled for Monday, January 18, 2021, 7:00 p.m. prior to the regular meeting of the Zoning Board. A Zoom notice will be issued, and required 10 day notice will be followed.

10. Trustee Comments – Brett Warner

Speaking from personal experience when doing his homework in buying his home in the township, he requested any public joining this meeting to remember one thing, things change. He was also under the impression he was going to be living a quiet life of peace and tranquility surrounded by farm land. Then along came the 24 by-pass and Nexus. He is convinced this current Zoning Board of appeals, does their homework, communicates extremely well, educates themselves if they don't know, and will do the right thing for the township following current zoning regulations and legalities.

Tom Wardell thanked outgoing Trustee Warner for his involvement and giving us a long awaited connection to the Board of Trustees.

11. Member Comments

Final comments by everyone were well wishes to stay safe and enjoy the holiday season.

Adjournment – With no further business to discuss, Bill Burkett made the motion to adjourn. Shelly Hayes seconded. MOTION PASSED.