

WATERVILLE TOWNSHIP ZONING BOARD

621 Farnsworth Road, Waterville, OH

January 18, 2021 – 7:00 p.m.

Zoom Meeting

<https://us02web.zoom.us/j/87836799773?pwd=ZXA0QUo2d2QvWUJtcVdEcFM3dWU1dz09>

Meeting ID: 878 3679 9773 **Passcode:** 450511

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
Vacancy

Deputy Fiscal Officer

Peggy Michael

Township Zoning Inspector

Jim Fischer

PUBLIC HEARING MINUTES

1. **Call to Order** – Meeting was called to order at 7:00 p.m. by **Chair, Tom Wardell**.
2. **Roll Call – Board Members** in attendance were Bill Burkett, Shelly Hayes, Rich Hertzfeld, Keith Moosman, Tom Wardell, and Bob Long. Also in attendance were Jim Fischer, Zoning Inspector, Patty Rupert, Zoning Secretary, and Solicitor, John Borell.
3. **PUBLIC HEARING – Amendment to Previous Approved Planned Unit Development, 6225 Waterville-Monclova Rd., Waterville Township – Z22-C133**

Jim Fischer gave an overview of the amendment process to date. On 9-2-2020, he received an application from Ridge Stone Builders represented by Matt Gruber. Jim sent this application on to the Lucas County Plan Commission to obtain input from the various county agencies involved. The Lucas County Plan Commission reviewed in a public hearing on November 18, 2020, and approved the amendment application with 44 conditions, siting the following reasons:

- 1) The request is compatible with the surrounding residential and commercial uses in terms of density and zoning.
- 2) The density is consistent with previously approved plans and within the maximum allowed for an R-A PUD.
- 3) The request is consistent with the Waterville Township Zoning Resolution and Land Use Plan; and
- 4) The request is consistent with the Lucas County Subdivision Rules and Regulations.

This amendment and all 44 conditions were then reviewed for the first time by the Waterville Township Zoning Board on December 21, 2020. The board then decided to schedule a public hearing which brings us to this point.

4. **Member Comments** – Jim Fischer stated he has received numerous phone calls/e:mails from concerned residents who believe they will be affected in some way as part of the Fallen Timbers PUD footprint.
5. **Public Comments** – Many residents joined the zoom meeting to voice their concerns. Those making comments included:

Mark Humphrey, 6224 Waterville Monclova Rd.
Michael Bockisch, 6118 Double Eagle Ct.
Lynn Lipton, 6053 Double Eagle Ct.
Terri Detano 7764 Tournament Dr.
Ben Humann, 6256 Waterville Monclova Rd.

Fred LaPlante, 6119 Double Eagle Ct.
John Michael, 6060 Double Eagle Ct.
Melani Humphrey, 6224 Waterville Monclova Rd.

Similar to the e:mails received by Jim Fischer and reviewed by the board, the concerns were consistent. Decrease in property values, increase in density, additional light pollution (ie. Storage facility), increase in traffic thru development, price point of new residential properties, multiple family units, rental properties, were all areas of concern. Developer assured current property owners this all falls in with the previously approved plans for development. Residents on Waterville-Monclova Rd. are concerned with traffic speeds north of the roundabouts coming into this area. Residents feel as though they knew nothing of this development, specifically potential commercial development. One resident asked, for future information, who should someone contact before buying to find out what development is planned for the area. Jim Fischer suggested contacting the zoning inspector or city/county planner.

6. **Member Actions –**

Bill Burkett asked Jim Fischer to reinforce the density is consistent with the previously approved plans. Jim Fischer stated that these numbers were reflected in the staff analysis provided to us by the plan commission. Bob Long stated he feels a number of these problems being with realtors or previous home owners/developers not providing full disclosure on future development plans.

Bill Burkett made the motion the PUD Amendment be approved by this board as approved by the Lucas County Plan Commission with their recommendations. This should also include the recommendations made by this board at our December 21,2020 meeting as follows:

The Waterville Township Zoning Board has the following changes for the recommendations as they proceed for consideration by the Waterville Township Board of 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.

Rich Hertzfeld seconded this motion. **MOTION PASSED** with roll being called as follows:

Bill Burkett – Yes
Shelly Hayes – Yes
Rich Hertzfeld – Yes
Keith Moosman – Yes
Tom Wardell - Yes

7. **Adjournment – Bill Burkett** made the motion to adjourn. **Shelly Hayes** seconded. **MOTION PASSED.**