

# WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

April 19, 2021

## Zoom Meeting:

<https://us02web.zoom.us/j/88429939913?pwd=NURsODRnWTkwUWVnVDdEZUttNDgwUT09>

Meeting ID: 884 2993 9913      Passcode: 125049

### 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  
Julie Theroux  
Duke Wheeler

### Deputy Fiscal Officer

Peggy Michael

### Township Zoning Inspector

Jim Fischer

## MINUTES

1. **Call to Order** – Meeting was called to order by Chairman Tom Wardell at 7:00 p.m. Everyone in attendance joined in the Pledge of Allegiance.
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 Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, Trustee Theroux, and Guest John Widmer.
3. **Approval of Agenda for April 19, 2021 – Shelly Hayes** made the motion to approve the agenda as presented, **Keith Moosman** seconded. **MOTION PASSED.**
4. **Review Meeting Minutes – March 15, 2021 – Bill Burkett** made the motion to accept the minutes as presented, **Shelly Hayes** seconded. **MOTION PASSED.**
5. **Zoning Resolution Review** – John Widmer  
Sections 13 - 19 (Distributed October 19, 2020) – Reviewed remaining chapters with the board. Refer to John's 4-12-21 Loose Ends document for detailed discussion. John Widmer will mail marked up text to the board within the next three weeks.
6. **Public Comments** - None
7. **Correspondence** – Patty Rupert
  - a. Special Use Permits – Response letter was received from the new owners RLB Equestrian Center (11200 Neapolis-Waterville Road). Board feels review of conditions is still necessary rather than just obtaining contact information.
  - b. John Widmer – Sent John list of everyone's e:mails as requested.
  - c. Emails – Our solicitor, John Borell, thinks it's in the best interest of the township for everyone to be using their township e:mails. I know this is not everyone's preference, but with the amount of public records requests we are receiving, it's going to make it easier to retrieve. I will continue to send to township e:mails and use the CC option to continue to send to personal addresses as well. I will be working with Dan Lawrence in the coming weeks to see if we can resolve some issues we are having.
8. **Zoning Inspectors Report** – Jim Fischer  
Permit No. 009 – new home permit for  
West Rock Development (spec. home)  
8501 Valley Gate, Lot 53, Plat 2, Coventry Glen  
Waterville, Oh 43566  
Collected \$250.00 Ck. No. 2074  
Permit No. 010 – home alteration permit for  
David Kowalske

6064 Sweetgum Court, Crimson Hollow  
Monclova, Oh 43542

Agent – Elk Building Services

Collected \$125.00 Ck. No. 1227

Permit No. 011 – new home permit for

Seneca Builders (spec. home) Karen Hensley Agent

8532 Valley Gate, Lot 53, Plat 2, Coventry Glen

Waterville, Oh 43566

Collected \$250.00 Ck. No. 10697

03-16-2021 – I spoke with Jessie Winslow who lives on Neapolis Waterville Road. He has a 10 acre property that he wants to split into four, 2.5 acre properties and place a pond on each. I advised him that the county handles the property splits. I also reviewed the requirements for constructing a pond. I advised him that a minimum of 3 acres are required for pond construction so he could plan accordingly.

03-25-2021 – I spoke with Christen Largent who owns a five acre plus parcel on Finzel Road. We reviewed questions about having chickens on the property and building an accessory building to house them. He will contact me later if he moves forward with the project.

03-26-2021 – I spoke with Kyle from I Work Systems who was selling roads and road signage computer software. I suggested he call Kyle Hertzfeld.

03-06-2021 – I spoke with Joe Bublick. He wanted to know if receiving business mail at his home address required a permit of any kind. I told him it was probably fine but that I wanted input from Zoning Board before giving him a definite answer.

03-24-2021 – I spoke with Scott Clark who had a setback question for a new build at 9404 Noward Road.

04-08-2021 – I spoke with John Farley and on 04-12-2021 I spoke with Chris Ferrara on the same subject. They both wanted information about what permits were required for adding a 40 foot x 80 foot accessory. Would a simple permit be acceptable or would another amendment to the current special use permit be required? I conferred with Bill Harbert. We concluded that a simple permit would be fine. I returned a call to both men.

04-08-2021 – I spoke with Josh Byers about a property for sale at 9170 Neapolis Waterville Road currently zoned agriculture. He asked could he construct a self storage facility on the property as currently zoned? Self storage units require C-2 zoning which I explained and also explained how the re-zoning process works if he wished to move forward. He will contact me later.

04-09-2021 – I spoke with Chris Malezewski, 8901 Neowash Road, about expanding an existing accessory building. (he has a landscape business and is zoned C-2) We went over the information needed for a permit. He will contact me when he has his paperwork is in order.

04-15-2021 – I spoke with Bram Masterson, 6065 Sweetgum Drive. He had questions about a fence permit. When he has his paperwork ready, he will contact me for a permit.

9. **Old Business** - None

10. **New Business** - None

11. **Trustee Comments** – Julie Theroux

Trustee Theroux had no comments, other than she's happy to be working and involved in the township in her new capacity as trustee.

12. **Member Comments** – Nothing further.

**Adjournment** – With nothing further to discuss, Keith Moosman made the motion to adjourn. Shelly Hayes seconded. MOTION PASSED.

Next meeting May 17, 2021