

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**

621 Farnsworth Road, Waterville, OH

**July 19, 2021**

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, 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 July 19, 2021** – **Shelly Hayes** made the motion to approve the agenda as presented, **Rich Hertzfeld** seconded. **MOTION PASSED.**
4. **Review Meeting Minutes – April 19, 2021** – **Bill Burkett** made the motion to accept the minutes as presented, **Shelly Hayes** seconded. **MOTION PASSED.**  
**Review Meeting Minutes – June 21, 2021** – **Bill Burkett** made the motion to accept the minutes as corrected, **Rich Hertzfeld** seconded. **MOTION PASSED.**
5. **Zoning Resolution Review** – John Widmer – Not present. Move to later in meeting.
6. **Public Comments** – None
7. **Correspondence** – Patty Rupert  
  
BZA – Alternate Justin Swiger resigned due to work schedule. Looking for a new alternate.  
BZA – Aware of zoning resolution changes. Invited to attend meetings.
8. **Zoning Inspectors Report** – Jim Fischer  
Permit No. 023 – new home permit for Seneca Custom Homes (spec. home)  
6324 Glen Gary Woods  
Lot No. 59, Plat 3, Coventry Glen  
Waterville, Oh 43566  
Collected \$250.00 Ck. No. 2401  
Permit No. 024 – new fence permit for Peter Turnbull  
8461 Glen Creek Road, Coventry Glen  
Waterville, Oh 43566  
Collected \$50.00 Ck. No. 40574

Permit No. 025 – new accessory building permit for Adam Hinton

11441 Stiles Road

Whitehouse, Oh 43571

Collected \$ 300.00 Ck. No. 2589

Permit No. 026 – new in ground pool permit for

Ken and Maureen Freeman

8533 Glen Gary Woods, Coventry Glen

Waterville, Oh 43566

Collected \$300.00 Ck. No. 8250

Permit No. 027 – new accessory building permit for

Jessica and Steven Myers (10 x 16 shed)

6348 Glen Gary Woods, Coventry Glen

Waterville, Oh 43566

Collected \$100.00, Ck. No. 5219

Permit No. 028 – new accessory building permit for

Gary Wise (24 x 32 garage)

11855 Neapolis Waterville Road

Whitehouse, Oh 43571

Collected \$100.00, Ck. No. 5219

06-28-21 – I spoke with Diane from Marleau Fence about a fence permit for a property in Coventry Glen. She would like to handle the permit by mail and will send the paperwork to my home address.

06-28-21 – I spoke with Tami from CC Pools about an in-ground pool permit for a property in Coventry Glen. She would like to handle the permit by mail and will send the paperwork to my home address.

06-29-21 – I spoke with Guy Brown about a property at 7325 Finzel Road that he owns. He would like to build an accessory building on the property but at this time it does not have a dwelling on it. He may put a kitchenette and restroom in the building and wanted to know if that would qualify as a dwelling. Currently, all paper work is on hold.

06-30-21 – I spoke with Doug McMahon who lives at 5754 Whitehouse Spenser Road. He wants to place a seven foot high fence on his property. I told him our code only allows a maximum six foot high fence in the back and side yards. He will call back at the end of July. He may want to appeal.

07-07-21 – I spoke with Lee Anne Column who lives in Crimson Hollow whose property is contiguous to the Telluride development. She is complaining about the overgrown weeds and thistle seed blowing onto their property and the neighboring properties and swimming pools. I am working with Homes by Josh Doyle to have the property mowed.

## 9. **Old Business**

### - **Zoning Resolution Review**

Section 1.1 Title Consistency – Zoning Resolution of Waterville Township vs. Waterville Township Zoning Resolution

Patty will update zoning resolution title of officials for John Widmer.

Section 1.5 Reference Land Use Plan. Question John to see is referencing Land Use Plan has been done as part of this process.

Section 3.1 – Table on page 12. Manufactured Home Park / development? Conditionally approved. As long as it's on a permanent foundation. Another question for John as to whether or not there should be "parks". Page 11 – Household living, move to next page to keep titles with description list.

Page 203 – Manufactured home strikeout section.

Section 4.2 – Accessory buildings. 100 sq. ft. requirements? Is it still in there? Shipping container language

Section 4.10 B. Appears to be missing the word "not".

Page 22, 4C, Unclear as to why we are eliminating other male fowl being permitted. Need to specify just Roosters. (Noise issue).

AIR B&B, Monclova township does not allow unless a commercial business.

Section 4.24 B.2. – Ponds – Ratio comment being eliminated.

Section 4.27 – Roof Mounted Solar Systems – Side yard, or back yard. East west houses may be a problem.

Lighting – pool lights. Do we regulate? Enforce when a complaint is received. Lights being left on all night long. We will need to confer with John Borell if we can regulate residential lighting. Page 119 – Preventing light pollution on surrounding properties. (See section 4.29, page 120.)

Page 113 – Manufactured Home Parks – Has mobile homes listed – take out please.

Section 8.8 Parking requirements – Manufactured Home Park listed again. Check agricultural business parking restrictions. Does it include building? Page 115, Letter E.

*We will start with section 9 next month.*

10. **New Business** - None
11. **Trustee Comments** – Trustee Theroux mentioned the Legends construction road off of Waterville/Monclova Rd. Developer responsibility to keep road blocked when no construction is taking place. Received complaints from residents regarding recreational 4 wheelers, and other residential traffic using it as a short cut.
12. **Member Comments** – Patty will work on township e:mail concerns.
13. **Adjournment** – With no further business to discuss, Bill Burkett made the motion to adjourn. Shell Hayes seconded. **MOTION PASSED.**

Next meeting August 16, 2021