

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**

621 Farnsworth Road, Waterville, OH

**September 20, 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 / Pledge of Allegiance** – Meeting was call to order by Chair 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, Rich Hertzfeld, Keith Moosman, Tom Wardell and Bob Long. Also in attendance were Zoning Inspector Jim Fischer and Zoning Secretary Patty Rupert.
3. **Approval of Agenda for September 20, 2021** – **Keith Moosman** made the motion to approve the agenda as submitted. **Bill Burkett** seconded. **MOTION CARRIED.**
4. **Review Meeting Minutes - August 16, 2021** – **Rich Hertzfeld** made the motion to approve the minutes as submitted. **Keith Moosman** seconded. **MOTION CARRIED.**
5. **Public Comments** - None
6. **Correspondence – Patty Rupert** - None
7. **Zoning Inspectors Report – Jim Fischer**

Permit No. 030 – home addition permit for

Tyler Fargo

7710 Noward Road

Waterville, Ohio 43566

Collected \$125.00 Check No. 144

Permit No. 031 – new home permit for

Chase and Kim Mair

6311 Glen Gary Woods in Coventry Glen

Waterville, Ohio 43566

Agent – West Rock Development

Collected \$250.00 Check No. 6492

*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.*

*07-26-21 – I spoke, in person, to Mike Mallery of Homes by Josh Doyle, about the weed problem on the Telluride property located on Dutch Road. We agreed that he would have his maintenance personal take care of the problem by 08-13-21, which was a few days over two*

*weeks. This was the second time we have met in person and the second time I was told two weeks was adequate to get the property mowed or chopped. The first time we were talked about the problem was after the BZA meeting for the Telluride fence. Currently I have left two phone messages to return my call, but he has not. Mr. Mallery has responded to a text from me on 08-16-21, stating his maintenance man has been in the hospital, and they were looking into other options for weed removal. He also responded to a text on 08-24-21, stating that they are trying to get quotes and hire the work done. I cannot get him to give me a hard date to perform the work.*

08-30-21 – The trustee’s authorized me to send a certified letter to Mike Mallery of Homes by Josh Doyle in regards to the ongoing overgrown weed problem on the Telluride property. He called the next day. We spoke about a schedule which was satisfactory to both of us. He did not meet the agreed upon deadline. I have texted him each week since and he has had an excuse each time. I am quite tired of him not responding. I will discuss the problem with the Trustee’s at their next meeting.

09-07-2021 – I received a call from Doreen and Raymond Verdin about the property for sale at 9700 Dutch Road (the old gray barn that was the Studer property). They wanted to know if it could be demolished and build a home there.

I have had a request from Mr. Jack Trail for a zoning change on a 33.11 acre parcel from agriculture to commercial. It is located on the north side of St. Rt. 64 at the Noward Road intersection. He has filled out the Request for Zoning Change form. He has since retracted his request and his paperwork and fee has been returned to him.

Craig Moosman – Appears to be running a trucking business out of his home. Need to keep an eye on this situation. Proper permitting may need to be enforced.

8. **Old Business**

**Zoning Resolution Review** – Resume with Section 15.

Section 15 – Nothing

Section 16 – Are we using calendar days or business days, when discussing time deadlines.

ORC 4901107 states calendar days.

Section 17 – Nothing

Section 18 – Nothing

Section 19 – Nothing

Section 20 – Accessory dwelling unit. 4.3.A Needs to be attached. Lots of discussion.

Subordinate to the primary structure, but no minimum. A lot of discussion regarding tiny houses, manufactured homes, mobile homes (double wide). May need to be spelled out better. Section 4.20 – why 1995.

Maps – 217 & 218 – Maps need to reflect correct boundaries. Overlay district also needs to be addressed, as well as new boundaries.

9. **New Business** - None

10. **Trustee Comments** - None

11. **Member Comments** - None

12. **Adjournment** – With no further business to discuss, **Keith Moosman** made the motion to adjourn. **Rich Hertzfeld** seconded. **MOTION PASSED.**

Next meeting October 18, 2021