

WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

November 15, 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 called 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, Shelly Hayes, Rich Hertzfeld, Keith Moosman, Tom Wardell, and Bob Long. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, and John Widmer.
3. Approval of Agenda for November 15, 2021 – Shelly Hayes made the motion to approve the agenda as submitted. Rich Hertzfeld seconded. MOTION PASSED.
4. Review Meeting Minutes – October 18, 2021 – Tabled pending additional review of items discussed regarding zoning changes.
5. Public Comments – none.
6. Zoning Resolution Review – John Widmer
Passed out updated, Review draft dated November, 2021.

Did not have a chance to review Mobile Home Parks. Different than RV Parks.

(When going thru changes/corrections made, it is necessary to refer to text in draft resolution referenced by page number/item.)

Page 3, Item E. Added last sentence back in, because 2 family dwelling was removed from the agricultural district.

Page 12, use table change was made due to Page 3 item above.

Page 19, accessory building unit. Item C, added 50% of floor area. Keeps accessory unit in better size ration to main unit (not to exceed).

Page 22, item c. Changed male fowl to only stipulate roosters. (Noise)

Page 39, Item f. References Salvage and Junk yards. Changed Industrial to "Environmental" Standards. (Section 10 starts with Environmental).

Page 41, B. 1. Percent requirement. 2. Removed minimum depth of 17 feet.

Page 44. Short term rentals.B2. Tightened up language. Only in the Agricultural district where you can have an Air B&B. Only a conditional use in the A District. (Page 12 2/3 thirds of the way down). Leaves some wiggle room for Township to control any rentals over 60 days.

Page 45-46. Added graphics for roof mounted solar panels. Foot note 19. Gives better description of height and ratio requirements.

Page 47 – H. Abandonment and removal of solar panels. Reads for roof and ground mounted.

Page 86 - B. Changed Special Land Uses to Conditional Uses

Page 98 – Dimension Requirement Table changes.

Page 99 - Foot note 5 – Reference 2 family in A district, has been removed.

Page 121 – Editing change C.2. changed below to above.

Page 150 – Section 13.5 – C. Complete Application Determination – #4 – References forfeiture of fees. Need to make sure we do not have open applications out there. Need to cover details, length of time between incomplete and complete applications. John feels we need to keep language in just in case an application should be out there lingering 4-5 months.

Page 158 – Update terminology in 14.2.c.4. & 5. References Site Plan Review – remove PMT or velox print. Removed professional reference and changed to as required by the ORC.

Page 177 – Decision Making Boards – Alternates – 1 year each, reappointed annually.

Page 179 – Same as page 177.

Page i – Updated names on BZA listing.

Page 22 – Bed & Breakfast. Add application – show interior space floor plan to determine bedrooms being used does not exceed 50% of floor space of entire home. Lot of detailed discussion as to what should be included in the application process. Bedrooms/Guestrooms. Changed to 5 guest bedrooms.

Discussion of when to bring BZA. Patty suggested In January to coincide with Org meetings.

December we will review manufactured homes section.

7. Correspondence – Patty Rupert –
 - Zoning Commission Board Member Term Expiration
Rich Hertzfeld, December 31, 2021
Bob Long as alternate.
 - Meeting Schedule for 2022. Keep third Monday of every month at 7:00 p.m. January 17, 2022, will be zoning board organizational meeting prior to our regular board meeting. Patty will schedule BZA organization meeting for 6:30 p.m. that same evening and invite members to stay for the zoning resolution review.
8. Zoning Inspectors Report – Jim Fischer

Permit No. 034 – Permit for an addition (40,200 sq. ft.) to
Greenlock Self Storage
6250 Waterville Monclova Road
Waterville, Ohio 43566
Collected \$1750.00 Check No. 1374

Permit No. 035 – fence permit for
Cindy Killy
5984 Weckerly Road
Whitehouse, Ohio 43571

Collected \$50.00 Check No. 10755
Permit No. 036 – Bed and Breakfast permit for

Richard Wheeler
11266 Obee Road
Whitehouse, Ohio 43571
Collected \$550.00 Check No 9450

Permit No. 037 – fence permit for
Daniel Ard

8451 Glen Creek Road (Coventry Glen)
Waterville, Ohio 43566
Collected \$50.00 Check No. 41060

10-19-2021 – I spoke with Kelsey (no last name). She asked if Waterville Township had any zoning regulations or any resolutions against growing and/or distributing medical marijuana. I responded that there isn't anything currently in our zoning resolution addressing growth or distribution of marijuana but, a few years ago, the Trustee's passed a resolution forbidding the growing and distribution of marijuana in Waterville Township.

10-19-2021 through 10-25-21 – I spoke with Steve Hale, Dan Dubilzig and Mark Strayer. All had questions about getting a permit for an accessory building. Each will schedule appointments when they have their paper work ready.

10-25-21 – I spoke with Joe Steward who owns Muddy Water Outdoors gun shop, 10110 South River Road. He would like to add another shooting range for rifles. He is not in a hurry for an answer. I want to get advice from the Zoning Board about permitting.

We need to research what if any the original permitting states.

10-25-2021 – I spoke with Randy King who is on the Board of Directors for Anthony Wayne Community Food Bank. They currently work out of the Waterville Community Church at the corner of Dutch Road and Waterville Monclova Roads. They would like to place a storage pod on the churches property to store food supplies between distributions. The pod would be on site as long as they are working out of this location. I believe they would need an accessory building permit if the pod was allowed at all. I wanted to discuss the request with the Zoning Board.

Not permitted. Temporary basis?

11-10-2021 – I spoke with Doug Parrish, Lucas Co. Building Dept. He informed me that the County is reviewing the plan for the next plat to be opened in Coventry Glen on Dutch Road. He told me that the postal service will no longer deliver mail to individual homes. They now require cluster mail boxes on a pedestal. Monclova and Sylvania Townships have chosen to move theirs to behind the concrete walks. The Telluride subdivision is designed this way also. I would suggest staying consistent and stay behind the walk but wanted the Zoning Board's input.

Concensus was sidewalk

11-10-2021 – I spoke with Bruce Miller, who lives on Finzel Road. He had questions about property splits, new home permits and if building in the floodplain is acceptable.

11-11-2021 – I spoke with Kreg Moosman about his commercial trucking business being operated from his home which is zoned agriculture and not permitted. He has agreed to keep the vehicle off site during the construction season and will only have it on the home property when maintenance is required and for winter storage. The winter storage will be in an enclosed building and the vehicle will not be seen by the public. If this arrangement does not work out, I will pursue a conditional use permit.

11-11-2021 – I spoke with Tim Harris about a property at 10152 Eber Road. He would like to convert an existing single family dwelling into a duplex. I believe it can be done if he can meet the lot size and structure square footage requirements and change the zoning from agriculture to R3.

11-11-2021 – I spoke with Anthony Stidham who had questions about an open property on Hertzfeld and Neapolis Waterville Roads. He would like to build an accessory building containing living quarters. If he meets the minimum living area square footage requirement is this acceptable? I would like the Zoning Board's input.

9. Old Business –
 - Special Use Permit Review Questions – Patty mentioned Special Use Permit review had some questions regarding resuming this process. Consensus was to wait until we are closer to the end of the Zoning Resolution Update.
10. New Business – None
11. Trustee Comments - None
12. Member Comments - None

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

Next meeting December 20, 2021