

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**  
**621 Farnsworth Road, Waterville, OH**  
**April 4, 2022 – 7:00 PM**  
**SPECIAL MEETING**

Zoning Board Members  
William Burkett  
Shelly Hayes, Vice Chair  
Bob Long  
Keith Moosman  
Tom Wardell, Chair

Alternate Jeanne Taylor

Zoning Secretary  
Patty Rupert

Township Trustees  
Kim Anderson  
Kyle Hertzfeld  
Julie Theroux

Fiscal Officer  
Catherine Vorst

Township Zoning Inspector  
Jim Fischer

<b>SPECIAL MEETING MINUTES</b>
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1. **Call to Order** - Meeting was called to order at 7:00 p.m. by Chair Tom Wardell. Everyone in attendance joined in the Pledge of Allegiance.
2. **Roll Call** - Those in attendance were Bill Burkett, Shelly Hayes, Keith Moosman, Tom Wardell, and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, Trustee Anderson, and guest John Widmer.

3. **April 4, 2022 Special Meeting –**

The purpose is to discuss additional language for inclusion in our proposed Zoning Resolution revisions. Topics being discussed include gun ranges, skeet and trap shooting ranges, and sweepstakes/internet cafes.

Public Comments – None

Review of Documents

- Shooting Range Memo (John Widmer), 12 Pages
- Guns in Townships (Ohio Township Association Winter Conference 01/31/18), 7 pages
- County Advisory Bulletin (Oct. 1997), 4 Pages
- Chapter 1104 Use Regulations – Sec. 1104.2500 Sweepstakes Terminal Café, 1 Page
- M-9-18 Text Amendment Requiring Special Use Permits for Sweepstake Terminal Cafes, 5 Pages

Most of the information provided by John Widmer is Ohio Revised Code Boiler plate language. By being silent, gun ranges are not permitted in the township. Most jurisdictions handle ranges as Conditional Use. Lot of discussion as to whether or not we want to include language in our regs. Ranges are only mentioned in our flood plain as an example, as they would not significantly impact the flood plain. Bill Burkett suggested we do not add stipulations for regs in our zoning language. Easier to deny by omission. Currently shooting ranges are not defined as a special use in our zoning regulations. John Widmer feels long term, we would probably want to add shooting ranges as a conditional use in our use table. Any modifications to current uses would require a new site plan review, and a conditional use permit.

What is considered a shoot range? Financial gain? John Widmer says when in doubt, refer to the Ohio Revised Code. Privately owned, or a shooting club for benefit of members. How to define remains in question. If we want to make a change, Bill Burkett suggested to ask Bill

Harbert to have us make that change. We do not want to stall and restart the process. If the plan commission comes back and asks us to add a line of conditional use in our table, that would be no big deal.

The draft is scheduled to go before the plan commission on April 27, 2022 at 9 am. Bill Burkett suggested to discuss the speaking roll that needs to be done at our next meeting.

Sweepstakes Internet Café – Very little in our current regulations. 4 or more gaming machines defines what qualifies as an internet café. There are no restrictions in our current regs. It is listed as conditional use in C-2 in our draft use table. Are the current regulations in Section 4.28 on page 48 in our draft adequate? State of Ohio is the licensing agent. Jim Fischer suggested to leave it alone for now. Jim agrees if a use is not listed, it's not permitted. If internet cafes come in, they would go to the Zoning Board and plan commission for recommendations then to the BZA, under the draft regulations as conditional use.

There needs to be interaction with the applicant, plan commission, zoning board, and the BZA.

4. **Member Comments** – Meeting discussions cleared up a lot of questions.
5. **Adjournment** – With no further business to discuss, Shelly Hayes made the motion to adjourn. Keith Moosman seconded. **Motion Passed.**

Next meeting April 18, 2022 – Regular Zoning Board Meeting