

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**  
**621 Farnsworth Road, Waterville, OH**  
**April 18, 2022 – 7:00 PM**

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>MINUTES</b>
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1. 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, Bob Long, Keith Moosman, Tom Wardell, and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, Trustee Anderson, and Bill Harbert from Lucas County Plan Commission.
3. Approval of Agenda for April 18, 2022 – Keith Moosman made the motion to accept the agenda. Bob Long seconded. **Motion Passed.**
4. Review Meeting Minutes – March 21, 2022 – Keith Moosman made the motion to accept the minutes as corrected. Bob Long seconded. **Motion Passed.**  
  
Review Meeting Minutes – Special Meeting April 4, 2022 – Bill Burkett made the motion to accept the minutes as corrected. Shelly Hayes seconded. **Motion Passed.**
5. Public Comments - None
6. Old Business

**Zoning Resolution Review**

Received the list from Plan Commission with their comments last week. Tom Wardell, Bill Burkett and Jim Fischer met to take care of some smaller items they felt did not need a group discussion. It was decided to defer the hearing before the Plan Commission due to some housekeeping issues. Bill Harbert from the plan commission joined us this evening.

Leading off with questions in our code relating to Ag Exempt / Ag Businesses – references to ORC 519.21.

Concerned about farm markets specifically. 50% grown on site. Why have regulations in there when you can't regulate Ag-Exempt.

1-5 Acres – proximity to platted sub divisions. Contiguous to sub-divisions, can be regulated.

Discussion on Christmas Tree Farms and Greenhouse Operations also came up. Bill Burkett is willing to come up with some changes and be more compliant. We do not want Jim to try and

enforce regulations that are not enforceable. Bill Harbert will also try to help with some language based on what other townships have done. One concern is changing Farm Markets to Agricultural Businesses. Not consistent with ORC.

Do we have a temporary use permit? (Pumpkin Stands, Christmas Tree Stands)  
Bill Harbert will put together some language to help clarify.

#### 4.14 – Planting / Fencing?

Clear site distance on a corner lot. The township is not opposed to planting in the Traffic safety visibility triangle, as long as safe visibility is maintained.

4.19 – Manufactured Home Park – (Section removed per our December, 2021 meeting.) Left blank. John Widmer left this section intentionally blank for the convenience of formatting purposes. We need to add in “This section left intentionally blank.”

#### 4.27 – Solar Energy Systems - We spent zero time discussing commercial solar arrays.

Richfield township addressed commercial solar arrays, Bill Harbert can get us their language. Many questions came up on commercial versus private use on large solar fields. We should have something in our book to address site plan review requirements. Permitted in the use table. Needs to be connected to a building use. Does not cover a field of panels not connected to a building. Shelly Hayes will get information to Bill Burkett.

8.8 – References number of parking spaces. Bill H. did not understand why we indicated Health Care Clinics. Medical and dental already defined. Includes Urgent Care. Different definitions are confusing. Parking spaces are determined by square footage of the building. Was suggested that the size of these commercial buildings and the size of the commercial districts was the determining factor of how they were labeled (reference use table.) Needs more review.

Section 12 – Signs. Thought John did a nice job in making this section compliant. Type of sign, not what’s on the sign. Maybe needs more clarification in the future to be compliant with Gilbert Vs. Reed.

14.2 & 14.3 – Flood Plain Language. Overlay district.

New version dated April, 2022 received by John Widmer and posted online. Includes 295 overlay district.

Patty was asked to contact John Widmer to get a digital word copy of our Zoning Resolution (April, 2022 edition).

7. Correspondence – Patty Rupert – None

8. Zoning Inspectors Report – Jim Fischer

Permit No. 005 – new home (spec) permit for  
Seneca Builders (agent, Karen Hensley)  
8441 Glen Creek, Coventry Glen  
Waterville, Oh 43566  
Issued 03-24-2022  
Collected \$250.00 Check No. 11788

Permit No. 006 – home alteration permit (covered patio) for  
Ross Rector  
8471 Glen Creek, Coventry Glen  
Waterville, Oh 43566  
Issued 04-05-2022  
Collected \$125.00 Check No. 6404

Note: I do have an appointment on Wednesday, April 20, 2022, to write permit for a home alteration in Coventry Glen.

03-29-2022 – I spoke with Chris Waters of Waters and Dudley (contractor) about placing a new concrete driveway for Tony Collingsworth, 6700, North River Road. No permit required.

03-29-2022 – I spoke with Joe Conte, 6437, Coventry Way, Coventry Glen about an accessory building permit. He will contact me when he has his paperwork ready.

03-29-2022 – I spoke with Brandon (Kyle) Hamilton, 8606 Dutch Road, Waterville. He had questions about the existing accessory building in his rear yard. A portion of the building may be on the Holliker property and not entirely on his lot. I advised him to contact Tim Holliker.

03-28-2022 – I spoke with Meg Malczewski from Signature Associates Realty about a seven (plus/minus) acre property on Waterville Monclova Road just north of Kay Drive and south of the self storage facility. There were questions about possibly splitting the property and rezoning the property. Proposed use would be warehousing.

04-05-2022 – I spoke with Frankie Pallitta (Outdoor Living Design and Products) about a possible covered patio for a customer on Valley Gate in Coventry Glen. A permit is required. He will contact me again when he all his paperwork in order.

Old Fischer property has been sold. (Frank and Robin Lapinski).

9. New Business –

Zoning Fee Schedule – Table until next month. Jim will give recommendations.

10. Trustee Comments - None

11. Member Comments - None

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

Next meeting May 16, 2022