

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
June 20, 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

MINUTES

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** - Board Members in attendance were Shelly Hayes, Bob Long, Keith Moosman, Tom Wardell, and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson.
3. **Approval of Agenda - June 20, 2022** – Keith Moosman made the motion to accept the agenda. Shelly Hayes seconded. **MOTION PASSED.**
4. **Review Meeting Minutes – May 16, 2022** – Shelly Hayes made the motion to accept the minutes as corrected. Keith Moosman seconded. **MOTION PASSED.**
5. **Public Comments** - None
6. **Old Business**

Zoning Resolution – Gun Range definition has been included. No other comments on what Bill sent out. Need to double check with Bill Harbert to finalize map. Jim Fischer confirmed with John Widmer, it is John’s responsibility to finalize. Patty Rupert will forward Bill Burkett’s latest draft to John Widmer, asking to forward back to zoning board for one last review before it goes back to the Lucas County Plan Commission.
7. **Correspondence – Patty Rupert** – Nothing to report.
8. **Zoning Inspectors Report – Jim Fischer**

Permit No. 008 – in-ground pool permit for
Brandon Smith
6360 Glen Stream Way, Lot 22, Plat 1 Coventry Glen
Waterville, Oh 43566
Issued 05-27-22
Collected \$300.00 Check No. 2870

Permit No. 009 – home alteration permit, patio cover and
Permit No. 010 - accessory building permit for Joseph Conte
6437 Coventry Way, Lot 33, Plat 1 Coventry Glen
Waterville, Oh 43566

Issued 05-27-22
Collected \$125.00 Check No. 854 (alteration)
Collected \$100.00 Check No. 855 (patio cover)

Permit No. 011 – new home permit for
Kaitlin May
8055 Hertzfeld Road
Waterville, Oh 43566
Issued 06-08-22
Collected \$250.00 Check No. 162

05-23-22 – I was in contact with Linda Sheets who lives on Waterville Swanton Road (St. Rt. 64) west of Whitehouse. She has a nuisance complaint for her neighbor's property at 11330 Waterville Swanton Road owned by Joseph and Shannon Buczko. I did a drive-by inspection and observed that the lawn/grass has not been mowed at all this calendar year. The grass is extremely tall and overgrown.

At the May trustee meeting, the trustees directed me to send a certified letter of violation to Mr. Buczko. The letter was sent on 05-02-22. The letter was never picked up by Mr. Buczko and returned to me on 06-14-22. Before any additional action could be taken by the township, Linda Sheets called on 06-17-22 to inform me that the owner is working on the property and the grass and weeds have been cut.

The weed issue on the Telluride property owned by Homes by Josh Doyle appears to possibly be a problem again this year. At the suggestion of the trustees, I sent a courtesy e-mail (06-01-22) to Mike Mallory reminding him his company was responsible for maintaining the property. I will see how the trustees want to proceed. No one has complained yet but the property needs attention.

06-07-22 – On this date I observed that the permitted and the non-permitted signs had been removed from the Mastin business (the former Peggy's Ceramics) just east of Sautter's Market. I spoke with Erin Kovacs Mastin who told me that their business has moved to a new location and a local landscaping company will be occupying the property. The permitted sign is being reformatted for the new business and will be reinstalled. No new permit is required as the physical size will not change, only the message. I do have a question. Is the property zoned correctly for a landscaping business? We need to review. *Results at the meeting: They can move a landscape business into the building, but it will require a Special Use Permit. They are currently zoned as M-1.*

06-08-22 – I spoke with Tom Wardell. He said that he had spoken to Rob Seeman who said his neighbor, Michael Horvath, 9249 South River Road, has been building a detached garage over the last four or five years. There currently is no home on the property. I am not sure if the township ever issued a zoning permit. (We need to research). I called the county building department to see what permits they may have issued. I was told that a building permit had been issued for a detached garage. I was also told that they were notified for a foundation inspection but had not been called for any further inspections such as plumbing or electrical etc. I drove past the property and my observation from the street was the construction is nearly completed and is in use. We need to find out if a home was on the property when the garage construction began and if a zoning permit was ever issued. *Results at the meeting: Permits were found issued in 2016 during the meeting. In violation of township regulations as well as county permits. (electric, etc.) Jim will bring up at trustee meeting. Permits are only good for one year. Board thinks John Borell needs to get involved with letter writing.*

06-10-22 – I spoke with Becky Delp (419-283-9420). She lives in Fallen Timber Fairways. She asked if the township had a noise ordinance as she is concerned that the noise for the JM plant on Dutch Road is too loud. I told her our current resolution does not address noise pollution except at compressor stations. *Results at the meeting: Has since been solved and issue no longer exists.*

06-13-22 – I spoke with Debra Reed who lives in Fallen Timbers Fairways. She had a complaint about fugitive dust coming from the golf cart path into their yard and house. I told her that this was not a zoning issue and suggested she contact the developer or the HOA.

06-15-22 – I spoke with Scott Saneholtz, 10907 Winslow Road (419-349-0088). He had a complaint about a long abandoned white cargo van with flat tires and covered with green mold located on the main curve on Winslow. I know the family, John and Mary McDermott. I spoke with Mary and was told that the van ownership is being transferred and the vehicle will be off their property by the end of the month.

9. **New Business** – Zoning fee schedule is still being worked on.
10. **Trustee Comments** - None
11. **Member Comments** – None
12. **Adjournment** – With no further business to discuss, Keith Moosman made the motion to adjourn. Shelly Hayes seconded. **MOTION PASSED.**

Next meeting July 18, 2022