

**WATERVILLE TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING  
OCTOBER 26, 2022 – 7:00 PM  
MINUTES**

**Guests:** Karen Gerhardinger (The Mirror), Mary Duncan

1. **Call to Order / Pledge of Allegiance** - The meeting was called to order at 7:00 pm by Trustee Hertzfeld. Those present recited the Pledge of Allegiance.
2. **Roll Call** – Fiscal Officer Vorst called the roll call. Present were Trustees: Anderson, Hertzfeld and Theroux. Police Chief Humes and Zoning Inspector Jim Fischer present.
3. **Approve Agenda for October 26, 2022 Meeting.** Trustee Theroux made the motion for approval with Trustee Anderson seconding.
4. **Minutes for review:**
  - a. **Minutes of the Regular Meeting held September 28, 2022** – Minutes reviewed. Add wording within Zoning Inspector Report to aid in clarification. Trustee Anderson made motion for approval with the changes. Trustee Theroux seconding motion.
  - b. **Minutes for October 17, 2022 Public Hearing** – Moved to the November meeting.
5. **Fiscal Officer Report:**
  - a. **Warrants/Payments** were reviewed. Trustee Hertzfeld made a motion for approval with Trustee Theroux seconding.
  - b. **Monthly signature page** and reports presented – Trustees reviewed and signed
  - c. **Fire Department Quarterly Reports** – City of Waterville reported 13 incidents for Quarter 3. Village of Whitehouse reported 16 incidents for Quarter 2 and 20 incidents for Quarter 3.
  - d. **BWC Audit for Year 2021** – BWC forms were returned as requested. There is a list of items to be available at the audit. No date for the audit at this time.
  - e. **Other Business** – Asking for a list of Projects from the Trustees to begin the Budget for year 2023.
6. **Old Business**
  - a. **Approval of the Zoning Regulations** – Public Hearing was held October 17, 2022 to discuss zoning changes. Trustee Anderson made a motion for approval. Trustee Theroux seconded. Fiscal Officer Vorst called the roll call. Trustees Anderson, Hertzfeld and Theroux with a vote of 3 yeas and 0 nays. **Motion passed.** Some of the changes deal with short-term rentals, lighting, noise, accessory dwelling units and mobile homes.
7. **New Business**
  - a. **Lucas Soil and Water Conservation District** – Request for \$150 contribution denied. Projects are usually funded by the county.
8. **Department Reports**

**a. Police** – As presented in the September meeting, the Police Department passed its on-site assessment of polices and best practices. Chief Humes brought copies of the Final Certifications. A background check is being done at this time on a new officer candidate. The Department is starting an Emergency Contact Book for businesses. A request to transition to blue uniforms was made. All officers would receive pants, shirts, vest carriers, and coats. Trustee Anderson brought up outdated badges. Estimated costs for this transaction would be around \$8,500. Monies would be reallocated in the budget for this. A motion to purchase new uniforms and badges was made by Trustee Theroux. Trustee Anderson seconding. Fiscal Officer Vorst called the roll call. Trustees Anderson, Hertzfeld and Theroux with a vote of 3 yeas and 0 nays. **Motion passed.**

**b. Zoning Inspector Report** – Jim Fischer presented his written report as follows:

**Report starts...**

Permit No. 024 – accessory building permit for  
Josh Prephan  
9560 Bucher Road  
Whitehouse, OH 43571  
Collected \$300.00 Check No. 193  
Issued 10-10-22

Permit No. 025 – sign permit pending for  
Mercy Health Life Flight Network (the old Steve Rogers Ford property).

After further research, the property at the corner of Hutchinson and Dutch Roads has already been annexed into the City of Waterville. Van Horn Hoover and Taco Bell will need to deal with them.

Coventry Glen, Plat Four lots are now available.

09-30-22 – I spoke with Toby Miller. He is adding some landscaping to his property. His neighbor was concerned about new trees as they mature affecting his solar panels. This would not be a zoning issue.

10-07-22 – Spoke with Jason Lewis about the old Betty Schultz property on Dutch Road. He would like to rent the main dwelling and possibly continue with boarding and training horses. He also inquired about storing commercial trucks, trailers and equipment. I advised he would probably need to rezone or store the vehicles in an enclosed building.

10-12-22 – I spoke Elizabeth McCartain. Her parents own the property at 5490 Whitehouse Spencer Road. The property is a rental. The question is can an R/V fifth wheel be stored in the side or back yards? Yes. No more than two units can be stored as long as they have current licenses.

10-12-22 – I spoke with Joe Kominek, 8950 South River Road. His neighbor has trespassed on his property and cut down a number of trees along the property line without permission as

branches were overhanging onto his property. Apparently, these branches were impeding farming this field. I advised him this was not a zoning issue but a civil issue.

10-26-3022 – I spoke with Frank Lipinske about main dwelling setback requirements from the road centerline and/or behind existing buildings at 8422 Dutch Road.

## **Report Ends**

### **9. Correspondence/Administrative**

a. Received letters from Lucas County Board of Commissioners and Kevin Heban, Solicitor, Village of Whitehouse with regarding Annexation Petition of the old Steve Rogers property from Waterville Township to the Village of Whitehouse. Trustees questioned the dates of the mailings which may have prevented them from filing an objection to the annexation.

### **10. Trustee Reports –**

- a. Kyle Hertzfeld – Leaf pick up will be done by Bauer Lawn Maintenance. Trustee Theroux had the specifics. Fiscal Officer Vorst will post a Notice at town hall and on the website. Bauer Lawn Maintenance asked to handle roadside mowing. Trustee Hertzfeld made a motion for approval. Trustee Theroux seconded. Trustee Hertzfeld will not be able to attend an early January 2023 meeting. He is asking to move the Organizational Meeting to December with the Regular Trustee Meeting. Will discuss time of this meeting for posting at the December meeting. He also attended the W3 Fire meeting. A Chair was elected at this meeting.
- b. Julie Theroux – Attended the City of Waterville meeting regarding the proposed amphitheater. She had a copy of the sound study and questioned the study. There are no buffers in place for Noward Road residents and others. She also looked at Zoning Regulations and decibels. It is believed the amphitheater would violate the sound limits that are in place. She questions if the local ordinances were looked at when the study was done. Next City of Waterville Meeting is Monday, November 28<sup>th</sup>.
- c. Kim Anderson – The Zoning Resolution books are \$10 and 20 copies were ordered. The Zoning Regulations are online. She attended an EPA meeting. There were discussions on lead pipes, grants and low interest loans. Klumm Brothers were contacted. They need an updated list of residents.

### **11. Executive Session**

**12. Adjournment** - With no further business to discuss, Trustee Hertzfeld made the motion to adjourn and Trustee Theroux seconded. Meeting ended at 7:49 p.m.

The adoption of all resolutions or motions were in an open meeting of this Board and action by this Board of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**Next Meeting: November 16, 2022**