

## WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

May 17, 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

In the absence of the board secretary, William Burkett submitted the following minutes from the meeting:

1. Meeting was called to order at 7:00 P.M. by Chair, Tom Wardell. All those in attendance joined in the Pledge of Allegiance.
2. Board members in attendance were: William Burkett, Shelly Hayes, Rich Hertzfeld, Keith Moosman, Tom Wardell, and alternate Bob Long. Also in attendance was Zoning Inspector Jim Fischer.
3. There was no agenda available for review and approval for the meeting.
4. There were no minutes available for review and approval.
5. Zoning Resolution Review – John Widmer, consultant, provided a review of the revised Land Use Table in the new Section 3, a review of Definitions in new Section 20 and lead a discussion on Accessory Dwelling Units.

Revisions in the Land Use Table will reduce confusion over permitted uses per zoning category. For example, community centers are conditionally permitted in C-4 zoning (Mixed Use Business), but the current Land Use Table does not address C-2 zoning (General Commercial) and community centers should be considered permitted for that category.

Several new definitions were added, including large and small animals, assisted living and composting.

A new Section 4.3 will address the trending issue of Accessory Dwelling Units. The goal of the new code is to permit home health aide, but discourage non-health related rental.

A complete draft of the zoning code revisions should be available in the next few months for presentation to the Board of Zoning Appeals, the public and the Township Trustees. The code revisions are being completed to protect property values, simplify rules and procedures, reflect current federal and state requirements and address new zoning issues such as solar panels and wind turbines. William Burkett will work with John Widmer to summarize the organizational changes to the sections and summarize the significant changes to the actual code.

6. Zoning Report – Jim Fischer
  - a. Permit No. 012 – new home permit for West Rock Development 8511 Valley Gate, Lot 52, Plat 3 Coventry Glen, Agent Austin Cordy, Collected \$250 Ck No 10697

- b. Permit No. 013 – new accessory building permit for Tony Draper 11450 Waterville Swanton Road, Whitehouse OH Collected \$50 Ck No 4709
- c. Permit No. 014 – new accessory building permit for Jessica and Derek Price, 11004 Winslow Road, Whitehouse, Oh, Agent Dave Studenka, Studenka and Son Construction, Collected \$100 cash
- d. Permit No. 015 – new home permit for Seneca Builders, 6323 Glen Gary Woods, Lot 56, Plat 3 Covernry Glen, Waterville, OH 43566, Agent Karen Hensley, Collected \$250 Ck No. 10834
- e. Permit No. 016 – new in-ground pool permit for Matt Smith, 8470 Valley Gate, Coventry Glen, Waterville, Oh, Agent Jack Mercuro, Preferred Polls. Approved with Conditions (offset) Collected \$300.
- f. Permit No. 017 – new fence permit for Bram Maserton, 6065 Sweetgum Drive, Crimson Hollow, Monclova, Collected \$50 Ck No. 617
- g. Permit No. 018 – new accessory building permit for Jon Tiller, 10940 Lakeview Drive, Springbook Farms, Whitehouse Oh Collected \$100.
- h. Jim discussed three code issues that came up in the past month – a pavilion is a accessory building, the conditional pool permit was based on a property set back requirement which may go to the Board of Zoning Appeals, and accessory structures cannot be constructed on a vacant parcels.

- 7. Public Comments – there were no public comments.
- 8. Correspondence – there was no correspondence.
- 9. Old Business – there was no old business.
- 10. New Business – there was no new business.
- 11. Trustee Comments – there was no Trustee Comment
- 12. Member Comments – there were no member comments.

Adjournment – William Burkett made a motion to adjourn the meeting. Seconded by Keith Moosman.

Next meeting June 21, 2021