

WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

June 21, 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

1. **Call to Order** – Meeting was called to order by Chairman Tom Wardell at 7:00 p.m. Everyone in attendance joined in the Pledge of Allegiance.
2. **Roll Call** - Board members in attendance were Bill Burkett, Shelly Hayes, Rich Hertzfeld, Tom Wardell and Bob Long. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, and Guest John Widmer.
3. **Approval of Agenda for June 21, 2021** – **Shelly Hayes** made the motion to approve the agenda as presented, **Rich Hertzfeld** seconded. **MOTION PASSED.**
4. **Review Meeting Minutes – May 17, 2021** – **Bill Burkett** made the motion to accept the minutes as presented, **Shelly Hayes** seconded. **MOTION PASSED.**
5. **Zoning Resolution Review – John Widmer**
John Widmer present first draft of complete book. Has some additional items to review and verify. Jim Fischer thanked John very much for his efforts. Followed a format being used by many other townships, didn't reinvent the wheel. Pretty much a standardized format. Bill Burkett feels he is more familiar with the new format than he was with the old one. Paragraph headings are the key. The Board as a whole feels the same way.
Items to be aware of:
Page 13 – Use table. Large scale retail projects (C-2). Conditional use. Worked fine before, BZA, now commission or architectural review board will review site plans. Zoning board will recommend to BZA with conditions. Conditional use permits are unique by nature and have a potentially adverse effects to surrounding properties. BZA is to mitigate inherent uses. Most others uses (C4). John Widmer says our land use plan strives to provide a more rural community.
Page 20 – Change from Farm Markets to Agricultural Businesses. Kept Farm Market in definitions. Made equal to Agricultural Businesses. Kept farm markets in to mirror Ohio revised code. John Widmer has not seen language to address “township” owned farms. Keeps someone from bringing in some else's harvest? John will take a look at other townships to see if they addressed it. Bill Burkett brought up Swanton Township greenhouse. Grandson restarting Grandfather's business.
Page 37 – Manufactured Homes – Section 4.20.B.2 – increased to 1,200 Sq. Ft. for continuity in our code.
Page 45 – Section 4.27 – Solar Energy Systems – having difficulty regulating large scale residential solar panels for ground installation. Possibility of using 15 ft. Allowing 1 or 5 ft. set back for additional height not to exceed 20 ft.

Page 51 – Section 4.33.B7. Wind Turbine, Small – Would like to drop down to 45 dBA to the nearest property line. Should meet residential noise level.

Page 98 – Section 7.3.A – Table 7-1 – b) Two family needs to be added back in.

Page 120 – Environmental Standards – Section 9.5.4 – Lighting quality –

Page 121 – Environmental Standards – Noise – Applying current standards. C.Standards.2 remove below.

Page 139 – Section 12.7 – On-premise Electronic Message Center.

Page 72 – Section 5 – Overlay Districts 3.c.v. Change to comply with page 139.

Page 177 – discussion on alternates, being appointed for 5 year term. They are appointed annually. Architectural review board.

John will check to see if a wall is defined as a fence.

Suggest to invite to BZA to our next meeting.

6. **Public Comments** -None

7. **Correspondence – Patty Rupert**

a. BZA – New Members have been voted in by the trustees.

Roger Tucholski & Jason Sheidler

8. **Zoning Inspectors Report – Jim Fischer**

Permit No. 019 – new accessory permit for

Corey and Jamie Gladwell (115' x 50')

9081 Dutch Road

Waterville, Oh 43566

Collected \$300.00 Ck. No. 3754

Permit No. 020 – new home permit for

Dennis and Michelle Judy

8502 Valley Gate

Waterville, Oh 43566

Agent – West Rock Development

Collected \$250.00 Ck. No. 2092

Permit No. 021 – fence permit for

Telluride subdivision entrance

Dutch Road

Waterville, Oh 43566

Collected \$50.00 Ck. No. 5111

I would like to talk about this one.

Permit No. 022 – new home permit for

Mark and Lisa Foster

9310 Noward Road

Waterville, Oh 43566

Agent – Redfox Custom Homes

Collected \$250.00 Ck. No. 2401

05-10-2021 – I spoke with Kathryn Gifford, 7755 Noward Road. Her back yard abuts the quarry at the corner of Neapolis Waterville Road, 9340. She would like to place an accessory building on the quarry property. I would like to discuss this with the board also.

06-08-2021 – I spoke with Lisa Ziemkiewicz about a FEMA sponsored tornado shelter program.

The shelter is 8' x 10'. She lives at 5945 Berkey Southern Road (St. Rt. 295). Total square is fewer than 100 square feet. No permit required.

06-16-21 – I spoke with Randy Woodruff from the ATF. He had a question on zoning at 10110 South River Road, currently a gun shop. They will be adding making ammunition and reloading ammunition to their services.

Much discussion followed regarding the Telluride fence/wall entry to their subdivision. Jim has denied the permit due to height restrictions. Will more than likely go to the BZA for an appeal hearing.

9. **Old Business** – None
10. **New Business** – None
11. **Trustee Comments** - None
12. **Member Comments** - None
13. **Adjournment** – With no further business to discuss, **Bill Burkett** made the motion to adjourn. **Shell Hayes** seconded. **MOTION PASSED.**

Next meeting July 19, 2021