

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**

621 Farnsworth Road, Waterville, OH

**August 16, 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 call to order by Vice-Chair Shelly Hayes at 7:00 p.m. Everyone in attendance joined in the Pledge of Allegiance.
2. **Roll Call** – Board members in attendance were Shelly Hayes, Rich Hertzfeld, Keith Moosman, and Bob Long. Also in attendance were Zoning Inspector Jim Fischer, and Zoning Secretary Patty Rupert.
3. **Approval of Agenda for August 16, 2021** – **Rich Hertzfeld** made the motion to approve the agenda as presented. **Keith Moosman** seconded. **MOTION PASSED.**
4. **Review Meeting Minutes - July 19, 2021** – **Bob Long** made the motion to accept the minutes as corrected. **Rich Hertzfeld** seconded. **MOTION PASSED.**
5. **Zoning Resolution Review – John Widmer** – Not present, moved to later in meeting.
6. **Public Comments** - None
7. **Correspondence – Patty Rupert**
  - Lucas County Health Department Advisory regarding masks.
  - E:mail to John Widmer, updated title page for Zoning Resolution.
  - Patty asked for a correction to the already June 21, 2021 already approved meeting minutes. Listed as March 15, when it should have been May 17. **Rich Hertzfeld** made the motion to make the correction. **Bob Long** seconded. **MOTION PASSED.**
8. **Zoning Inspectors Report** – Jim Fischer  
Permit No. 029 – new fence permit for  
Doug McMahan  
5754 Whitehouse Spenser Road  
Whitehouse, Oh 43571  
Collected \$50.00, No check. Paid \$50.00 cash

*06-29-21 – I spoke with Guy Brown about a property at 7325 Finzel Road that he owns. He would like to build an accessory building on the property but at this time it does not have a dwelling on it. He may put a kitchenette and restroom in the building and wanted to know if that would qualify as a dwelling. Currently, all paper work is on hold.*

*07-07-21 – I spoke with Lee Anne Column who lives in Crimson Hollow whose property is contiguous to the Telluride development. She is complaining about the overgrown weeds and*

*thistle seed blowing onto their property and the neighboring properties and swimming pools. I am working with Homes by Josh Doyle to have the property mowed.*

07-27-2021 – I spoke with Guy Brown and also Joe Bublick, who will be the contractor for Mr. Brown. He is still considering his options.

07-26-21 – I spoke, in person, to Mike Mallery of Homes by Josh Doyle, about the weed problem on the Telluride property located on Dutch Road. We agreed that he would have his maintenance personal take care of the problem by 08-13-21, which was a few days over two weeks. This was the second time we have met in person and the second time I was told two weeks was adequate to get the property mowed or chopped. The first time were talked about the problem was after the BZA meeting for the Telluride fence. Currently I have left two phone messages to return my call, but he has not. I will make one more phone attempt and if I am not successful, I will be sending a certified letter to him as long as I have support from the Trustees and the Solicitor.

08-03-21 – I spoke with Mike Schroeder from Lial School about an accessory building to be placed on the property. When he has his paperwork in place he will call for a permit appointment.

08-04-21 – I spoke with Dale Largent, 7850 Finzel Road about a neighbor possibly running a landscape business or a trucking or construction business from the adjacent property which is zoned, Agriculture, without the proper permits. I am looking into this issue.

08-11-21 – I spoke with Tom Birsen, 6661 Waterville Monclova Road. He wants to construct an accessory building and wanted to know if there are any zoning issues to be fulfilled. When he has his paperwork ready, he will call for an appointment.

08-12-21 – I spoke with Jack Trail about a property at the corner of Noward Road and St. Rt. 64 (33.11 acres). He would like to change the zoning from Agriculture to Commercial. I need to review the process, get the correct forms, and get back to him.

08-16-21 – I have to speak with Roger Fisher, from Fallen Timbers Fairways. He would like the name and number of the developer who will be constructing the plat. I have that information and will pass it along to him.

Much discussion ensued with 08-04-21 call from Dale Largent, complaining about potential commercial business. Jim will investigate.

Discussing Jack Trails property to be zoned commercial, discussion came up as to whether or not we need an Architectural Review Board.

9. Old Business -

**Zoning Resolution Review** – John Widmer – John was not present, but some questions and comments the board discussed are as follows:

Labeling on township maps need to reflect the new bypass being labelled correctly. (US24) References to old US24, need to be labelled River Rd., Anthony Wayne Trail, South River Rd. as appropriate. Plan commission needs to be notified and we need to make sure the maps/map is correct for new resolution.

Section 9

Page 121 – Sentence #2. Level specified below (should be above).

Section 10

10.8.C – Remove “in” after within.

Section 11 - Nothing

Section 12 - Nothing

Section 13 – Nothing

Section 14 – PMT? Outdated terminology? We're not clear. Also, velox reduction? Not clear on this.

14.1.D – Written application versus zoning certificate, some confusion on interpretation.

14.2.C.5 – Reference to detailed site plan – take out “recommended”. We feel the need for professional expertise could be contested.

Section 15 – Next meeting.

10. **New Business** - None
11. **Trustee Comments** - None
12. **Member Comments** - None
13. **Adjournment** – With no further business to discuss, **Rich Hertzfeld** made the motion to adjourn. **Keith Moosman** seconded. **MOTION PASSED.**

Next meeting September 20, 2021