

## WATERVILLE TOWNSHIP ZONING BOARD MEETING

621 Farnsworth Road, Waterville, OH

December 20, 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

### Fiscal Officer

Catherine Vorst

### Township Zoning Inspector

Jim Fischer

## MINUTES

1. Meeting was called to order at 7:00 p.m. by Chair, Tom Wardell.
2. Board Members in attendance were Bill Burkett, Keith Moosman, and Tom Wardell. Also in attendance were Zoning Secretary Patty Rupert and John Widmer.
3. Approval of Agenda for December 20, 2021- Bill Burkett made the motion to approve the agenda, Keith Moosman seconded. **MOTION PASSED.**
4. Approve Meeting Minutes – October 18, 2021- Bill Burkett made the motion to approve the minutes, Keith Moosman seconded. **MOTION PASSED.**  
Approve Meeting Minutes – November 15, 2021 - Bill Burkett made the motion to approve the minutes, Keith Moosman seconded. **MOTION PASSED.**
5. Public Comments – None
6. Zoning Resolution Review w/John Widmer –

John referred to our questions regarding Mobile home parks and whether or not they can be prohibited from townships. Referring to Baldwin's Handbook Series for Ohio, they can be prohibited. Handout changes John mailed have been incorporated into December draft of the book.

Took out forfeiture of fee collected for permit applications. Up to Zoning Inspector whether or not to forfeit fee if application is withdrawn, or resubmitted.

John mentioned RV parks and campsites. Update definition to reflect State Definition? State Regulated (HIP Camp?). Lot of discussion. Would need to prepare regulations. Not listed in our use table. John will take manufactured home parks out of the code.

Bill Burkett asked is there's any type of conservation easements that could affect zoning regulations. Storm Water Management is one. Regulated by county. Ohio EPA has set up areas for storm water based on density.

Feds may be able to not restrict low income affordable housing in the townships. Govern and state of Ohio is very republican regulated. Current structure of government leads John to believe no changes will be made in the future. HUD housing and urban development.

7. Correspondence – Patty Rupert –

- Note header at the top of the page now lists Catherine Vorst as Fiscal Officer. Since she was an elected official, Board of Election vote has been certified, been bonded and sworn in, elected to start prior to January 1, or normal Fiscal Officer term beginning in April.
- Meeting Schedule for 2022, third Monday of every month will need to be posted.
- BZA will hold organization meeting 1/17/22 at 6:30 p.m. Have been asked to stay for review of Zoning Resolution.
- Public Notices will be submitted this week for zoning meetings. (January 6, 2022 publication of The Mirror). February 21 will be targeted as our first Public Meeting to present our proposed Zoning Resolution revisions.
- All meeting minutes for Zoning Board have been submitted for posting on website. Do not know when they will be up.

8. Zoning Inspectors Report – Jim Fischer

Permit No. 038 – new home permit for

Brian and Mariah Carroll

6021 Winslow Road

Whitehouse, Ohio 43571

Collected \$250.00 Check No. 1012

Permit No. 039 – new home permit for

Seneca Builders, spec home in Coventry Glen

8521 Valley Gate, Lot 51, Plat 3

Waterville, Ohio 43566

Collected \$250.00 Check No. 11524

Permit No. 040 – new Accessory Building permit for

J. Paul Wielinski

9748 South River Road

Waterville, Ohio 43566

Collected \$100.00 Check No. 1080

I have written (40) total permits to date as follows;

Homes	15
Fence	7
Accessory Buildings	8
Home Alterations	3
In-ground pool	3
Pond	2
Commercial Alteration	1
Bed and Breakfast	1

12-02-2021 – I spoke with Dee Keating a relater who is working with a client interested in the former Betty Schultz property. She had numerous questions because of the non-conforming structures on the property.

12-09-2021 – I spoke with Guy Brown about a property at 7325 Finzel Road. It currently does not have any structures on the property. He would like to build an accessory building before building a home. Our zoning resolution requires a home to be built first. We are trying to work through his options.

These were the only calls of interest. Any others calls were about zoning questions or scheduling appointments.

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, Keith Moosman seconded. **MOTION PASSED.**

Next meeting January 17, 2021