

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
February 21, 2022 – 7:00 PM

Zoning Board Members
William Burkett
Shelly Hayes, Vice Chair
Robert Long
Keith Moosman
Tom Wardell, Chair

Alternate Jeanne Taylor

Zoning Secretary
Patty Rupert

Township Trustees
Kim Anderson
Kyle Hertzfeld
Julie Theroux

Fiscal Officer
Catherine Vorst

Township Zoning Inspector
Jim Fischer

MINUTES

1. The meeting was called to order at 7:00 p.m. by Chair, Tom Wardell.
2. **Roll Call** - In attendance were Board Members Bill Burkett, Shelly Hayes, Keith Moosman, Tom Wardell, and Alternate Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, Trustee Kim Anderson, and Guest John Widmer.
3. **Approval of Agenda February 21, 2022 – Bill Burkett** made the motion to approve the agenda as submitted. **Shelly Hayes** seconded. **MOTION PASSED.**
4. **Meeting Minutes** – January 17, 2022 – **Bill Burkett** made the motion to approved the meeting minutes for January 17, 2022 as submitted. **Keith Moosman** seconded. **MOTION PASSED.**
5. **Public Comments** - None
6. **Old Business – Zoning Resolution Review –**
 - Article in The Mirror was discussed. No one from the public responded to the Zoning Secretary as interested in attending our next meeting. First Presbyterian Church was not needed as an alternate location. (Article attached to minutes).
 - Bill Burkett proactively sent our draft Zoning Resolution to Mike Pniewski, Lucas County Engineer. His comments on the zoning resolution were minimal and focused on Section 9, Environmental Standards as follows:
Section 9.3.B. – Building Materials Open Storage – include language of “construction materials stored indoors so as to prevent contact with stormwater, leading to possible non-point source pollution”.
Section 9.3.H. – Construction Debris and Mud – include “by the end of the work day” at the end of “to remove mud & dirt removal from streets”.
John Widmer will make revisions to reflect these suggestions. Enforcement can be by either county or Zoning Inspector.
 - Shelly Hayes asked Bill to share his communications and additional questions regarding the Swan Creek watershed with the board. (Copy of e:mail attached to minutes.)

Bill Burkett made the motion to authorize **John Widmer** to submit the zoning resolution to the Lucas County Plan Commission with the modifications suggested by the Lucas County Engineer on behalf of the Waterville Township Zoning Board. **Shelly Hayes** seconded. **MOTION PASSED.**

Patty will send an e:mail to Tom Gibbons and Bill Harbert at plan commission indicating John’s authorization to act as our agent. Bill Burkett will assist Patty with the language for this email.

If the Plan Commission receives our resolution by March 15, it will be heard April 27th. Zoning Board is expected to have a representative at the hearing. Meetings are at 9 AM, One Government Center. (45 min – 2 hours).

7. **Correspondence – Patty Rupert** – Contacts were made with Waterville First Presbyterian Church. They were willing to let us use their space. I did call them in advance of our meeting to let them know their facility was not needed.
8. **Zoning Inspectors Report – Jim Fischer** –

Permit No. 001 – new home permit for
Guy Brown
7325 Finzel Road
Whitehouse, Ohio 43571
Issued 01-24-2022
Collected \$250.00 Check No. 3254

Permit No. 002 – new accessory permit for
Eric Noss
6311 North River Road
Waterville, Ohio 43566
Issued 01-31-2022
Collected \$100.00 Check No. 5175

Permit No. 003 – new home permit for
Taylor Frenndt and Lucas Kervin
8051 Hertzfeld Road
Waterville Road 43566
Issued 02-07-2022
Collected \$250.00 Check No. 166

I received a call from Karen Hensley, Seneca Builders agent. She has had concerns from potential clients about the lots that are for sale in Coventry Glen that border the north property line of the John Bateman property at 8422 Dutch Road. This is the property that recently had the house fire. In addition to the fire-damaged home, the condition of the outbuildings and debris in the grass areas is bordering on a nuisance violation. This situation is apparently affecting sales. I called Mr. Bateman to check on what his plans were for the property. This spring he plans either to raze the house and sell, raze the house and build new and live there, or sell the property as is. This information was reported back to Ms. Hensley. I will watch the property for progress this spring. Jim will reach out to current owner to check status. Also reach out to Karen to see if she would be willing to file a complaint in writing.

I spoke to Kyle, 8606 Dutch Road (first property west of Coventry Glen). He wants to tap into the county sanitary sewer system. I advised him to call the County.

I spoke to Landon of Waterville Community Church. He wanted to know if recreational inflatables, used on an occasional basis, require a zoning permit. No.

I have exchanged a few emails with Joe Bublick about the three homes under construction on the west side of Noward Road near South River Road. He was concerned about blowing debris and other construction materials during high winds. I performed a “drive by” inspection and those properties look acceptable now.

I spoke with Victoria Luhring. She had numerous questions about the Betty Schultz property on Dutch Road. She wanted to know what she can and cannot do under the current zoning and special use permit.

Spoke with Dana Kleeberger from Construction Services. She was inquiring if a permit was required for interior remodeling. No.

9. **New Business** - None

10. **Trustee Comments** – Trustee Anderson indicated she will be unable to attend our March meeting.

11. **Member Comments** - None

Adjournment – With no further business to discuss, **Keith Moosman** made the motion to adjourn. **Shelly Hayes** seconded. **MOTION PASSED.**

Next meeting March 21, 2022