

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

Zoning Board Members  
William Burkett  
Shelly Hayes, Vice Chair  
Bob 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

<b>MINUTES</b>
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1. Meeting was called to order at 7:00 p.m. by Chair Tom Wardell. Everyone in attendance joined in the Pledge of Allegiance.
2. Roll Call - Those in attendance were Shelly Hayes, Keith Moosman, Tom Wardell, and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, Trustee Anderson, and guest John Widmer.
3. Approval of Agenda March 21, 2022 – Shelly Hayes made the motion to accept the agenda. Keith Moosman seconded. **Motion Passed.**
4. Review Meeting Minutes – February 21, 2022 – Keith Moosman made the motion to accept the minutes as corrected. Shelly Hayes seconded. **Motion Passed.**
5. Public Comments - None
6. Old Business – Zoning Resolution Review –  
  
Has been submitted to the Lucas County Plan Commission. Most likely will be on their agenda for Wednesday, April 27, 2022. So we still have one regular board meeting prior to their review.
7. Correspondence – Patty Rupert –  
Sent e:mail to Chairman/Director Gibbons. Copied Bill Harbert, Tom, Jim, and John.  
Updated cover sheet for Zoning Resolution to reflect all new board appointments and forwarded on to John Widmer.
8. Zoning Inspectors Report – Jim Fischer –  
  
Permit No. 004 – home alteration permit for 3 season sunroom  
Dan Schiffer  
6341 Sweetgum Drive  
Monclova, Oh 43542  
Issued 03-10-2022  
Collected \$125.00 Check No. 7973  
  
02-28-2022 – I spoke and emailed with Steve McNutt about a property at 9125 South River Road that he is interested in purchasing. If he purchases the property, he wants to build an

addition. We discussed the property line setback requirements and the distance requirements from any water source and the septic system.

03-04-2022 and 03-07-2022 – I spoke with Sam McGilvery who is interested in leasing the former Steve Rodgers property. He would be using the property for warehousing and small parts manufacturing. He asked about the zoning change process. Currently the property is zoned commercial. The property would have to be re-zoned to “M1” Industrial/Office Research.

03-09-2022 – I spoke with C.J. from Lewandowski Engineering. We verified setback requirements for a new home to be built at 8051 Hertzfeld Road.

03-17-2022 and 03-17-2022 – Our Township Clerk (Cathy Vorst) forwarded a question to me from “Jackie” about placing a manufactured home on a property near Neapolis Waterville Road and Hertzfeld Road. I called twice on the dates listed but did not make contact. I left voice mails each time. She has not returned a call.

03-17-2022 and 03-17-2022 – Our Township Clerk (Cathy Vorst) forwarded a question to me from “unknown” about Internet Sweepstakes Cafes. I called twice on the dates listed but did not make contact. I left voice mails each time. I have not received a returned call.

Note. I would like to discuss a request from Joe Steward, owner of Muddy Waters Outdoors. He asked about what he would have to do to add a dirt “rifle range” back stop to his property. His current back stop is only for hand guns.

*Our current regulations do not have any language for gun ranges. There is a scenic overlay district. More research needs to be done on this. We think it would be in the best interest of the township to move target, trap & skeet from 5.1H2-c to cover the entire township. Question for John Widmer? Jim Fischer will contact John Widmer.*

9. New Business – Karen Henzley (Realtor) had a question about the old Fischer property on Dutch where there was a fire (Mr. Bateman current owner). Talked with Doug Meyer. Was power cut-off? House was not livable. State Fire Marshall came out to look at cause and origin. Not sure if insurance company settled with Mr. Bateman. Some activity has taken place with moving things out of the house. But nothing on the outside.
10. Trustee Comments – Not present.
11. Member Comments – None.
12. Adjournment – With no further business to discuss, Keith Moosman made the motion to adjourn. Jeanne Taylor seconded. **Motion Passed.**

Next meeting April 18, 2022