

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**  
**621 Farnsworth Road, Waterville, OH**  
**July 18, 2022 – 7:00 PM**

**Zoning Board Members**

William Burkett  
Shelly Hayes, Vice Chair-Absent  
Bob Long  
Keith Moosman-Absent  
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. **Call to Order** – 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** - Board Members in attendance were Bill Burkett, Tom Wardell and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson. Fiscal Officer Cathy Vorst also attended to familiarize herself with the Zoning Board.
3. **Approval of Agenda - July 18, 2022** – Bill Burkett made the motion to accept the agenda. Jeanne Taylor seconded. **MOTION PASSED.**
4. **Review Meeting Minutes – June 20, 2022** – Bill Burkett made the motion to accept the minutes as corrected. Jeanne Taylor seconded. **MOTION PASSED.**
5. **Public Comments** - None
6. **Old Business**  
**Zoning Resolution –**  
John Widmer has made all the changes to previous drafts of the zoning resolution. Word and PDF files were sent to zoning board members for their review. Tom Wardell asked if there is any place in the book besides definitions that lists Gun Ranges? Added in the use table as a recreational use. Requires site plan review.  
Bill Burkett made the motion to authorize John Widmer to submit our Waterville Township Zoning Resolution, June, 2022 draft edition, encompassing all additional changes and revisions, to the Lucas County Plan Commission for their review on our behalf. Jeanne Taylor seconded his motion. All those in attendance agreed, **MOTION PASSED.**  
It was agreed Patty will e:mail John Widmer with the motion that was passed at this evening's meeting.
7. **Correspondence – Patty Rupert**  
Work continues on fee schedule spread sheet. Should be completed next week. I'll get it to Jim first for his review.  
Setting up an appeal hearing for BZA.  
Have full boards for Zoning Commission and BZA. Five members and one alternate for each board.

## 8. Zoning Inspectors Report – Jim Fischer

Permit No. 012 – new accessory building permit for  
Josh and Jayne Bialecki  
9358 Noward Road  
Waterville, OH 43566  
Issued 06-28-22 (1560 sq. ft.)  
Collected \$300.00 Check No. 12030

Permit No. 013 – new accessory building permit for  
Brian Carroll  
6021 Winslow Road  
Whitehouse, OH 43571  
Issued 07-08-22 (over 1000sq. ft.)  
Collected \$300.00 Check No. 1025

Permit No. 014 – new accessory building permit for  
Guy Brown  
7325 Finzel Road  
Whitehouse, OH 43571  
Issued 07-08-22 (over 1000 sq. ft.)  
Collected \$300.00 Check No. 3257

The permit was disapproved as the property does not have a primary dwelling. Mr. Brown has begun the process to appeal to the Board of Zoning Appeals. I have his letter of request and the \$300.00 fee.

Permit No. 015 – new accessory building permit for  
Jim Robinson  
10240 Neapolis Waterville Road  
Waterville OH 43571  
Issued 07-16-22 (2000 total sq. ft.)  
Collected \$300.00 Check No. 9681  
Agent Gary Zachrich  
Mavillino Homes

Telluride update. My contact for Homes by Josh Doyle is now Michael Dean. We have had a number of conversations about the weed problem on the Telluride property. The current plan is to get an excavator on site to remove obstructions so the areas not yet platted can be farmed. I will be in contact this week for a progress report. The neighbors along the properties north boundary are getting inundated with thistle seed again this year.

McDermott abandoned van update. The vehicle was to be removed by the end of June but is still on the property. It has been power washed and the tire inflated. Mrs. McDermott's father was seriously ill the past few weeks and has passed away. She has requested additional time as it has not recently been a high priority.

Landscape business on the former Masten property on St. Rt. 64. I have stopped a few times to speak to the owners but have found no one there. Keith Moosman advised me that, one of the owners is named Trent Myers. I need to put more effort into making contact.

Accessory building without a dwelling on South River Road update. I have contacted John Borell and we reviewed the problem. He said that it is a clear violation to our zoning code. He is willing to author a letter to the property owner about the issue but the letter would need to be sent by the township. I then spoke to the Trustee Chairman who advised me to get more information from the owner for building a dwelling before we proceed.

06-27-22 – I spoke with Greg Moore, 6314 Coventry Glen. He had drainage questions regarding water runoff from the newly opened plat onto his back yard. I advised him this is not a zoning issue and he should contact the County Engineer. He is also interested in being on one of the zoning boards. Possibly need a review of who is on the Architectural Review Board. Currently, Shelly Hayes & Rich Hertrzfeld. Anyone else still active on this board? Jim can no longer be on this board because of his zoning inspector duties.

06-30-22 – I spoke with Cathy McLean, 5991 Bucher Road. She had zoning and permit questions about pools, ponds, accessory buildings, fences and animal population.

07-11-22 – I spoke with Larry Neyhart about the 63 acres for sale on Dutch Road. He has a client that may be interested in building condominiums or villas on the property. He had questions about zoning changes and the procedures to do so.

07-14-22 – I spoke with Walter Wilhoyle at 9760 Dutch Road. The lot next door (where Cliff Studer's barn once was) has a new owner who is not mowing the property. He wanted a nuisance declared. After observing the possible problem, my opinion is that it does not yet qualify as a nuisance, but I will need to monitor the property.

Potential weed problem behind the Greenlock storage facility. Jim will contact owners.

9. **New Business** – Nothing.
10. **Trustee Comments** – No new updates.
11. **Member Comments** – Fiscal Officer questioned why we do not allow accessory buildings on lots with no dwelling. She knows of other townships that allow this primarily as a source of revenue with fees collected (off-season storage for boats, RVs, etc.).

With no further business to discuss, Bill Burkett made the motion to adjourn. Jeanne Taylor seconded. **MOTION PASSED.**

Next meeting August 15, 2022