

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
August 15, 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

MINUTES

1. Call to Order
2. Roll Call - Board members in attendance were Bill Burkett, Shelly Hayes, Bob Long, Keith Moosman, Tom Wardell and Alternate Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, Trustee Anderson, and Guest Cathy Long.
3. Approval of Agenda - August 15, 2022 – Modification to move Cathy Long from Zoning Inspectors report to public comments. Bill Burkett made the motion to accept the agenda as modified, Shelly Hayes seconded. MOTION PASSED.
4. Review Meeting Minutes – July 18, 2022 – Bill Burkett made the motion to accept the minutes as submitted, Shelly Hayes seconded. MOTION PASSED
5. Public Comments - Bob & Kathy Long spoke about continuing problems they are having with a neighbor (Mike Meijer, 11360 Neapolis Waterville Rd.). Although the neighbor has applied for a fence permit, there are ongoing disputes about how close to, or over, the property line he is putting up sheds. The neighbor is threatening, and police have been out numerous times. The zoning board suggested they get the County Engineer’s office involved to better determine where the stakes are, and possibly to get a survey done.
6. Old Business

Zoning Resolution – We are on the agenda for the Lucas County Plan Commission Hearing on Wednesday, August 24, 2022. Bill Burkett and Jim Fischer are planning to attend on behalf of Waterville Township. Patty asked for a motion to go forward with our public hearing to coincide with our next zoning meeting as soon as we know the outcome of the plan commission hearing. Keith Moosman made said motion, Bill Burkett seconded. MOTION PASSED
7. Correspondence – Patty Rupert - None
8. Zoning Inspectors Report – Jim Fischer

Permit No. 016 – new home permit for
Derek and Jordyn Hafner
6335 Glen Gary Woods
Waterville, OH 43566

Collected \$250.00 Check No. 7355
Agent Austin, West Rock Development
Issued 07-21-22

Permit No. 017 – new accessory building permit for
Marcus and Nicole Keck
11115 Obee Road
Whitehouse, OH 43571
Issued 07-25-22
Collected \$100.00 Check No. 1376

Permit No. 018 – in-ground pool and fence building permit for
Marcus and Nicole Keck
11115 Obee Road
Whitehouse, OH 43571
Issued 08-10-22
Collected \$300.00 Check No. 9366

08-05-2022 – The BZA met on Friday, August 5th, 2022 at the request of Guy Brown who was requesting a variance to construct an accessory building on his property on Finzel Road which does not have a primary dwelling. The BZA overturned the original permit denial and choose to grant the variance.

Telluride update. Since the last zoning board meeting, I have had three or four phone conversations with Michael Dean, my contact for HBJD. An excavator has been on site and has leveled some areas so the farmer (Rob Burkett) can reach additional areas to disk or chop to help with weed control. As far as I can see, the weed control part has not yet been started. The excavator was moved to the front of the property and did some work behind the entrance wall off Dutch Road and refilled in areas of the dirt mound. The dirt mounds should now be able to be mowed. The flat area between the base of the dirt mounds to the road right of way has been mowed. The dirt mounds on the along the north property lines have not received any attention for weed control to date. Three different home owners boarding the north property line have complained again this month. Any suggestions besides keeping the trustees informed? Will the trustees support having the property mowed and assess the property?

McDermott abandoned van update. The day after our last zoning meeting, the vehicle was reported removed from the property.

Landscape business on the former Masten property on St. Rt. 64. The current person leasing the property is Trent Meir. (419-460-5296) I visited him on 07-21-22. He said he is operating a construction business (ok in an M-1 district) and commercial mowing service. I want to review this with the zoning board to get their opinion if a special use permit is required. Who is the property owner, is Trent leasing?

Accessory building without a dwelling on South River Road update. I have not yet reached the property owners. I plan on working on contacting them this month.

Waterville Community Church located at the corner of Dutch and Waterville Monclova Roads have plans for expansion of their current building. They are operating under a special use permit. My opinion is that a commercial zoning certificate for alteration construction is required

and not a revision to the special use permit. What does the board think? Agree or disagree. Okay to issue a commercial permit for modification.

07-14-22 – I spoke with Walter Wilhoyte 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.

Walter Wilhoyte update. I reached out to the owner of the lot and he has hired Walter to mow his property.

07-23-22 – I received an e-mail from Melissa Granger who lives in Coventry Glen. She wanted to know if the township regulated working hours for construction/contractors (start/stop times). I advised her, we do not.

08-08-2022 - Melissa Granger called again and asked if our zoning resolution regulated noise levels or had a noise nuisance clause. I told her the township only regulates noise levels at compressor station locations.

08-08-2022 – I received a call from Barbra Kerschner on Dutch Road. There is an adjacent property with uncut grass for the season. My research found that Don Hertzfeld is the owner who lives in Wood County and leases the property to a farmer. He said he will look into the issue and take care of it. I will keep it under observation.

9. New Business - None
10. Trustee Comments – New businesses in the township are encouraged to join the JED. Resolution was made by the trustees. Discussions followed with where are with annexations and JEDD resolutions.
11. Member Comments – None
12. Adjournment – With no further business to discuss, Bill Burkett made the motion to adjourn, Keith Moosman seconded. MOTION PASSED

Next meeting September 19, 2022