

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
September 19, 2022 – 7:00 PM - Follows Public Hearing

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 / Pledge of Allegiance – The meeting was called to order at 7:20 p.m. by Chair, Tom Wardell. Pledge of Allegiance was waived due to reciting at public hearing.
2. Roll Call - Board Members in attendance were Bill Burkett, Shelly Hayes, Bob Long, and Tom Wardell. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson.
3. Approval of Agenda - September 19, 2022 – Bill Burkett made the motion to accept the agenda. Shelly Hayes seconded. MOTION PASSED.
4. Review Meeting Minutes – August 15, 2022 – Bill Burkett made the motion to approve the minutes as submitted. Shelly Hayes seconded. MOTION PASSED.
5. Public Comments

Daniel Dubilzig who lives at 7124 Finzel Road was present to discuss potentially denied permit. Neighbors on both sides have accessory buildings in front of the plane of the house.

Kathy Long spoke to the board about her continuing problems with their neighbor regarding property line setbacks and sizes of accessory buildings. Both parties are retaining attorneys, and both are getting surveys completed. Jim agreed to meet Kathy Long at 10 am tomorrow to check out building sizes and property set backs.
6. Old Business

Zoning Resolution – Upon successful acceptance by the Lucas County Plan commission, and our Zoning Board holding their public hearing for our new zoning resolution, Bill Burkett made a motion to present our September, 2022 draft resolution to the trustees for their approval. Bill Long seconded. MOTION PASSED
7. Correspondence – Patty Rupert – Completed Zoning Fee Schedule for Jim’s review.
8. Zoning Inspectors Report – Jim Fischer

Permit No. 019 – fence building permit for
Mike Meier
11360 Neapolis
Whitehouse, OH 43571
Issued 08-17-22
Collected \$50.00 Check No. 11452
Agent – American fence and Supply

Permit No. 020 – in-ground pool and fence building permit for
Joe Wielinski
11832 Stiles Road
Whitehouse, OH 43571
Issued 08-19-22
Collected \$300.00 Check No. 1265

Permit No. 021 – in-ground pool and fence building permit for
Tim Stolzenburg
5991 Bucher Road
Whitehouse, OH 43571
Collected \$300.00 Check No. 9479

09-06-2022 – I spoke again with Don Hertzfeld who owns the property on Dutch with tall grass next to the Kerschner's. He plans on the farmer leasing the farm to till the overgrown area. If the area is too small to accommodate the farm equipment, the plan is let it grow as a prairie area and add wild flowers. I will have to monitor the property for noxious weeds.

09-08-2022 – I received an e-mail from Bill Burkett asking if a tree house would need to be permitted. No.

09-08-2022 – I received an e-mail from Sue Sprouse who works for JM. They want to change the format on their sign on Dutch Road. Since the message is the only thing changing and not the size or configuration, a sign permit is not required.

09-13-2022 – I received a call from Danberry Realtors about the former Betty Schultz property on Dutch Road. They have a potential client with questions about razing the current main dwelling or adding on to the current main dwelling. Both can be done but with limitations. The current location of the house is nonconforming because of the setback requirements for Dutch Road. An entire rebuild would need to satisfy the current setback. An addition would be limited to 50 percent or less of the existing square footage.

08-23-2022 – I spoke with Jim Dubilzig who lives at 7124 Finzel Road. He is planning on building an accessory building (detached garage). He wants to locate the building in the side yard but forward of the plane of the front of the house. Our zoning resolution does not allow this. We are working through his options.

09-19-2022 – I received an e-mail today from Mr. Dubilzig with paperwork attached as needed to apply for a permit. He still would like to build an accessory building ahead of the extended front of house line. I will need to deny the permit and he will need to appear before the BZA if he chooses to proceed.

9. New Business - None

10. Trustee Comments – Trustee Anderson contacted Lucas County Plan Commission regarding printing of our Zoning Commission when approved. Their cost would be \$5/copy. Patty stated to cover all of our boards, the trustees, and other outside agencies we have joint agreements with, 40 copies will leave us with a few extras to have on hand. Trustee Anderson also stated the trustees will have their public hearing independent of a regular trustee meeting, however, she does not know when that will be.

11. Member Comments - None

Adjournment – With no further business to discuss, Shelly Hayes made the motion to adjourn. Bill Burkett seconded. MOTION PASSED.