

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
October 17, 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 / Pledge of Allegiance – The meeting was called to order at 7:00 p.m. by Chair, Tom Wardell. Those in attendance recited the Pledge of Allegiance.
2. Roll Call - Board Members in attendance were Shelly Hayes, Bob Long, Keith Moosman, Jeanne Taylor and Tom Wardell. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson.
3. Approval of Agenda - October 17, 2022 – Shelly Hayes made the motion to accept the agenda as submitted. Bob Long seconded. MOTION PASSED
4. Review Public Hearing Minutes – September 19, 2022 – Shelly Hayes made the motion to accept the minutes as submitted. Keith Moosman seconded. MOTION PASSED
Review Meeting Minutes – September 19, 2022 – Bob Long made the motion to accept the minutes as corrected. Jeanne Taylor seconded. MOTION PASSED
5. Public Comments – Not present.
6. Old Business - None
7. Correspondence – Patty Rupert - None
8. Zoning Inspectors Report – Jim Fischer

Permit No. 024 – accessory building permit for
Josh Prephan
9560 Bucher Road
Whitehouse, OH 43571
Collected \$300.00 Check No. 193
Issued 10-10-22

Discuss proposed plan with Daniel Stone from Van Horn Hoover Engineers and Surveyors from Findlay, Ohio, for the property at the southeast corner of Dutch and Hutchinson Roads to build a Taco Bell restaurant. Shortly before meeting, verified it is in the City of Waterville, not the township.

Review proposed plan for opening Coventry Glen Plat Four. One lot does not meet our specifications. Called Lucas County Plan Commission. Someone from the engineers office with have to make some wiggle room.

09-30-22 – I spoke with Toby Miller. He is adding some landscaping to his property. His neighbor was concerned about new trees as they mature affecting his solar panels. This would not be a zoning issue.

10-07-22 – Spoke with Jason Lewis about the old Betty Schultz property on Dutch Road. He would like to rent the main dwelling and possibly continue with boarding and training horses. He also inquired about storing commercial trucks, trailers and equipment. I advised he would probably need to rezone or store the vehicles in an enclosed building.

10-12-22 - I spoke with Joe from Colonial Sign. They have been hired to provide a sign for Mercy Health Life Flight Network (the old Steve Rogers Ford property). I received the proposed sign paperwork this past Friday. It will be a flat sign attached to the front of the building and appears to be within the allowed square footage. He will call for an appointment for a permit.

10-12-22 – I spoke Elizabeth McCartain. Her parents own the property at 5490 Whitehouse Spencer Road. The property is a rental. The question is can an R/V fifth wheel be stored in the side or back yards? Yes. No more than two units can be stored as long as they have current licenses.

10-12-22 – I spoke with Joe Kominek, 8950 South River Road. His neighbor has trespassed on his property and cut down a number of trees along the property line without permission as branches were overhanging onto his property. Apparently these branches were impeding farming this field. I advised him this was not a zoning issue but a civil issue.

Phone call from Shaun Komisarek. Son in law of Frank and Robin Lapinski on Dutch road. Dividing 5-acre parcel into two and three acre properties.

Zoning Fee Schedule – Jim Fischer passed out proposed fee schedule information for board members to review. Discussion at next month's meeting.

9. New Business - Nothing

10. Trustee Comments – Trustee hearing was held today for Zoning Resolution. No public was in attendance. Patty will notify Dan Lawrence to have only our new resolution posted on the website. New book is now in effect, 10-17-22.

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 November 21, 2022