

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**  
**621 Farnsworth Road, Waterville, OH**  
**November 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. 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 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 - November 21, 2022 – Keith Moosman made the motion to accept the agenda as presented. Bob Long seconded. **MOTION PASSED.**
4. Review Meeting Minutes – October 17, 2022 – Bob Long made the motion to accept the minutes as submitted. Keith Moosman seconded. **MOTION PASSED.**
5. Public Comments - None
6. Old Business - None
7. Correspondence – Patty Rupert - None
8. Zoning Inspectors Report – Jim Fischer

Permit No. 025 – fence permit for  
Kelly Meier  
11360 Neapolis Waterville Road  
Whitehouse, OH 43571  
Collected \$50.00 Check No. 298  
Issued 11-01-2022

Permit No. 026 – new home permit for  
Frank and Robin Lipinski  
8422 Dutch Road  
Waterville, OH 43566  
Collected \$250.00 Check No. 034

The permit was non-approved 11-15-2022. The property owner would like to locate the dwelling behind the front plane of the existing accessory buildings which does not meet the townships current zoning resolution. Mr. Lipinski would like to appeal and has started the process to meet with the Board of Zoning Appeals. The tentative date for that meeting is Monday, December 12, 2022.

Permit No. 027 – accessory building permit for  
Ryann Miller  
7242 Finzel Road  
Whitehouse, OH 43571  
Collected \$100.00 Check No. 1089

As it turns out, the sign permit request from Colonial Sign Company for Mercy Health Life Flight Network (the old Steve Rogers Ford property) is a non issue as the property was annexed into the Village before a permit was written.

Coventry Glen, Plat Four Title Sheet has been signed.

I have had a number of conversations with Kelly Meier, 11360 Neapolis Waterville Road over the last month. I granted a two week extension to November 14, 2022, to get the sheds moved to ten feet off the property line. On Tuesday, November 15, 2022, from the right of way I observed that the sheds had been moved. I also talked to Ms. Meier on the same day by phone and she confirmed that the shed had indeed been relocated. I advised the solicitor that any action on this matter from their office was no longer required. (Permit 025-2022)

11-21-2022 – I spoke with Corey Leroux who is interested in the property that is for sale at 9320 Waterville-Swanton Road (State Route 64). This is the five acre parcel that Lonnie Perry owns and is in the State Route 64 overlay district. Mr. Leoux would probably live on the property if the house is in livable condition. He and his wife would like to construct a new building as a recreational facility and operate a business from there. The building would be about 12,000 square feet on the low end and about 30,000 square feet on the high end. His was asking questions about the zoning change and/or conditional use process to allow for a recreational facility before he invests in purchasing the property. I wanted to review this with the Zoning Board before I return a call back to him. I will also need to check for any restrictions as this does fall into the overlay district.

9. New Business – Zoning Fee Schedule Review

Jim Fischer brought his recommendations for changes in fee schedule before the board. Fee schedules were compared between townships. The changes are comparative to what other townships are collecting. He will check with the county about Administrative Fees.

Keith Moosman made the motion to accept Jim's recommended changes to the zoning fee schedule. Jeanne Taylor seconded. **MOTION PASSED.**

Trustee Anderson will bring the recommended changes to the trustees at their next meeting.

10. Trustee Comments – Trustee Anderson asked Keith Moosman if wishes to continue on the Zoning commission board for a new 5 year term. He said he would.

11. Member Comments – None.

Adjournment – With no further business to discuss, Jeanne Taylor made the motion to adjourn. Bob Long seconded. **MOTION PASSED.**

Next meeting December 19, 2022