

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
December 19, 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 pm by Tom Wardell. Everyone in attendance joined in 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** - December 19, 2022 – Keith Moosman made the motion to approve the agenda as submitted. Jeanne Taylor seconded. **MOTION PASSED.**
4. **Review Meeting Minutes** – November 21, 2022 – Shelly Hayes made the motion to accept the meeting minutes as submitted. Keith Moosman seconded. **MOTION PASSED.**
5. **Public Comments** - None
6. **Old Business** – Zoning Fee Schedule changes have been updated and passed on for presentation to trustees.
7. **Correspondence – Patty Rupert** – Nothing to report.
8. **Zoning Inspectors Report – Jim Fischer**

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

Permit No. 028 – accessory building permit for
Mark Strayer
10010 South River Road
Waterville, Ohio 43566
Collected \$300.00 Check No. 3010

Permit No. 029 – accessory building permit for
Lial Catholic School
5700 Davis Road

Waterville, Ohio 43566
Collected \$100.00 Check No. 10352

Summary of permits written for the year;

New homes – 6
Accessory Buildings – 12
In-ground pools – 4
Fences – 2
Home Alterations – 5
Total permits for the year – 29 Last year 40 permits were written

I have had very few phone calls since the last meeting, none that I can report upon tonight.

December 12, 2022, the BZA granted a variance to Frank and Robin Lipinski, at 8422 Dutch Road, to allow a primary dwelling to be built behind the front face of existing accessory buildings.

I am working with the Trustees and John Borell in regards to the Mike Horvath property on South River Road, which has an accessory building without a primary dwelling. In speaking with the owner, they do not expect to build a dwelling for a few more years, due to children in school districts. John has suggested a letter be authored reviewing the zoning violations and possible penalties. The letter would be reviewed by him and the Trustees before being posted.

9. **New Business**

Zoning Resolution Review / Jim Fischer – Sections 9.5 Lighting & Section 9.6 Noise

Because of some recent issues in the township, Jim was looking to the board for some advice and interpretations. If he can't enter properties without owner permission, how is the best way to determine a light or noise nuisance? Do we have proper equipment available that is certified? Trustee Anderson will approach the police department and trustees to inquire about having proper equipment available if needed.

10. **Trustee Comments** – Trustee Anderson asked Keith Moosman if he would be willing to serve an additional 5 years on the zoning board as his term expires at the end of the month. He agreed.
11. **Member Comments** – General good wishes for the holiday season were exchanged. Tom Wardell announced he does not wish to remain as chair for the zoning board. He will not be at the next meeting due to his vacation.
12. **Adjournment** – With no further business to discuss Keith Moosman made the motion to adjourn, Shelley Hayes seconded. **MOTION PASSED.**

Next meeting January 23, 2023 (Will also be our 2023 Organization Meeting.)