

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
January 16, 2023 – 7:00 PM

*“If you can’t fly then run, if you can’t run then walk, if you can’t walk then crawl,
but whatever you do, you have to keep moving forward.”*
Dr. Martin Luther King, Jr.

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

2023 ORGANIZATION MEETING MINUTES
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1. **Call to Order / Pledge of Allegiance** – The meeting was called to order at 7:00 p.m. by Vice Chair, Shelly Hayes. Everyone in attendance joined in the Pledge of Allegiance.
2. **Roll Call** – Board members in attendance were Bill Burkett, Shelly Hayes, Bob Long, Keith Moosman, and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson.
3. **Organization of the 2023 Waterville Township Zoning Commission Board**
 - A. Call for a motion to appoint **2023 Chair** – Shelly Hayes nominated Keith Moosman. Keith declined and nominated Shelly Hayes. Bob Long seconded. After group discussion, Shelly accepted. **MOTION PASSED.**
 - B. Call for a motion to appoint **2023 Vice Chair** – Jeanne Taylor nominated Keith Moosman. Shelly Hayes seconded. **MOTION PASSED.**
4. **Adjourn** – With the organization portion of the meeting complete, Bill Burket made the motion to adjourn, Keith Moosman seconded. **MOTION PASSED.**

MINUTES

1. **Call to Order** - The first regular meeting of the Waterville Township Zoning Board for 2023 was called to order by our newly elected Chair, Shelly Hayes. The Pledge of Allegiance and Roll Call were waived due to the Organization Meeting.
2. **Approval of Agenda** - January 16, 2023 Regular Zoning Board Meeting – Keith Moosman made the motion to accept the agenda as submitted. Bill Burkett seconded. **MOTION PASSED.**
3. **Review Meeting Minutes** – December 19, 2022 – Keith Moosman made the motion to accept the minutes as submitted. Jeanne Taylor seconded. **MOTION PASSED**
4. **Public Comments** - None
5. **Old Business** – Zoning Fees have been adopted by the Trustees at the December meeting.

6. **Correspondence – Patty Rupert** – Asked for everyone to look over their information on the Waterville Township Contact sheet and let me know of any corrections.

7. **Zoning Inspectors Report – Jim Fischer**

Permit No. 001 – new home permit for

Seneca Builders

8559 Hocking Cove

Coventry Glen, Plat 4, Plot 74

Waterville, Ohio 43566

Agent – Karen Hensley 1st permit of the new plat. All 23 lots have been purchased by builders.

Collected \$250.00 Check No. 12330

01-03-2023 – I spoke with Doug Gillette who lives at 6969 North River Road. He may be building an accessory building in the near future and had questions about obtaining a zoning permit. He will contact me when he is ready.

01-13-2023 – I received an e-mail from Tia Waisner who owns the property at 7600 Dutch Road (former Betty Schultz property across from Wardell's Farm Market). She wanted to know if a demolition permit was required from the township to raze one of the smaller dwellings. The township does not regulate demolition.

Bill Burkett received a call entertaining the idea of zone change for the above property. Possible storage for Johns-Manville.

I have had numerous phone calls with Chief Humes and with Kelly Meier since the last zoning meeting. The noise has quieted down and sometimes is totally gone per Ms. Meier. At this time no action is required from a zoning standpoint unless I receive additional phone calls. Chief Humes and I are attempting to get trained on the meter to measure noise levels that the City of Waterville has agreed to loan us.

01-13-2023 – On this date the BZA met to hear a request from Daniel Dubilzig, 7124 Finzel Road, to allow an accessory building to be constructed in front of the front plane of the main dwelling. The BZA granted the request.

I have written a draft copy of a First Notice of Violation to Mr. Michael Horvath, 9249 South River Road for having built an accessory building without a main structure or dwelling. I forwarded it to solicitor John Borell for his review and comment. He has returned it to me with minor changes. The draft has been forwarded to each trustee for his or her comments. Discussion of needing a start and end date. The neighbor (Bob Seaman) has been concerned about the property owners hobby and running a potential business at that location.

Jim brought up the issue of demolition and properties being raised. Could be a source of revenue. Utilities, asbestos, debris control, soil erosion. More research needs to be done. Bring up under old business at next meeting.

8. **New Business** - None

9. **Trustee Comments** – Held organization meeting. Approved zoning fees.

10. **Member Comments** – Everyone wished Shelly good Luck as our new Zoning Chair. Bill Burkett is now representing Jobs Ohio, with economic development.

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

Next meeting February 20, 2023