

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
February 20, 2023 – 7:00 PM

Zoning Board Members

William Burkett
Shelly Hayes, Chair
Bob Long
Keith Moosman, Vice Chair
Tom Wardell

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** - Meeting was called to order at 7:00 pm by Chair, Shelly Hayes.
2. **Roll Call** - Board members in attendance were Bill Burkett, Shelly Hayes, Bob Long, Keith Moosman, Tom Wardell and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson.
3. **Approval of Agenda** - February 20, 2023 Regular Zoning Board Meeting – Tom Wardell made the motion to accept the agenda as submitted. Keith Moosman seconded. **MOTION PASSED.**
4. **Review Meeting Minutes** – January 16, 2023 – Bill Burkett made the motion to accept the minutes as submitted. Keith Moosman seconded. **MOTION PASSED.**
5. **Public Comments** - None
6. **Correspondence – Patty Rupert**
Since the trustees have approved our fee schedule recommendations, I will make sure the correct version is posted on the website. Also, working on other updates for zoning membership and updating all minutes.
7. **Zoning Inspectors Report – Jim Fischer**
Permit No. 002 – permit for single family structure alteration (pool house addition)
Marcus and Nicole Keck
11115 Obee Road
Whitehouse, Ohio 43571
Agent – Kirk Wyle
Collected \$125.00 Check No. 1399
Permit No. 003 – permit for a new sign for Lial School
Sisters of Notre Dame
5900 Davis Road
Whitehouse, Ohio 43571
Agent – Jeff Clark of Easy Sign
9478 Ravenna Road
Twinsberg, OH 44807
Collected \$100.00 Check No. 1168
Permit No. 004 – new home permit for
Kirk and Devon Kramer
8560 Hocking Cove, Coventry Glen

Waterville, OH 43566
Agent – Austin Cordy, West Rock Development
Collected \$250.00 Check No. 7834
Permit No. 005 – new home permit for
Cotey Smith
8460 Hocking Cove, Coventry Glen
Waterville, OH 43566
Agent – Karen Hensley, Seneca Builders
Collected \$250.00 Check No. 12348

Permit No. 006

Wrote this afternoon for Thomas Corron who lives at the corner of Stiles Road and St. Rt. 295, for an accessory building. Details were not available at the time of writing my report. (I will update at the meeting)

A First Letter of Violation has been sent to Michael Horvath for not having a dwelling on his South River Road property but has an accessory. Trustee Anderson and I met with him this past afternoon to review this issue and also for operating a business out of the accessory building without a conditional use permit. Details were not available at the time of writing my report. Update - Plans are to build a dwelling within the timeframe he was given. February, 2025.

01-30-2023 – I spoke with Bridget Herrera, 10937 Jane Lynne Road which is a corner lot (Jane Lynne and Winslow). She would like to build an accessory building but because of the corner lot there are a number of additional requirements that must be met to issue a permit. These were reviewed with her. She said she would get back to me.

02-16-2023 – I spoke with an agent Hannah from Miller Realty about lot split procedures for her client, Mary Ann Rinehalt, 6226 Waterville Monclova Road. This property is across the road from the self storage facility.

8. Old Business

Demolition Fee - properties being raised. More research needs to be done to see if this needs to be added to our zoning resolution. Possible source of revenue. Make sure debris is properly handled and removed from site. Also ensures asbestos is handled properly, as well as utilities, and soil erosion issues. Jim Fischer stated in the last 12-18 months, 2 individuals asking about demolition permits. Washington Township is only one in Lucas county that collects a few. No regulations available online that supports it. Demolition permits are issued by the county. Board decided to back burner this unless the need arises.

9. New Business

Crypto Mining Operations – E:mail, handouts.

This subject came in front of the trustees from a concerned resident. Top concerns were the drain on the power grid, and the noise they generate. There are currently no specific regulations in our zoning language addressing Crypto Mines. Bill Harbert from the Lucas County Plan Commission will be at the Providence Township meeting March 8. Patty and Jim will bring up this subject and see what his thoughts are.

10. Trustee Comments – Waterville Township will be joining the appeal for the City of Waterville's amphitheater. Due to access being necessary to township roads, we have been asked to participate in administrative rather than legislative capacity.

11. Member Comments – Many discussions over zoning and development.

12. Adjournment – With no further business to discuss, Tom Wardell made the motion to adjourn. Keith Moosman seconded. **MOTION PASSED.**