

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**  
**621 Farnsworth Road, Waterville, OH**  
**March 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

<b>MINUTES</b>
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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, and Tom Wardell. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson.
3. **Approval of Agenda** - March 20, 2023 Regular Zoning Board Meeting – Bill Burkett made the motion to accept the agenda as submitted. Keith Moosman seconded. **MOTION PASSED.**
4. **Review Meeting Minutes** – February 20, 2023 – Bill Burkett made the motion to accept the minutes as submitted. Keith Moosman seconded. **MOTION PASSED.**
5. **Public Comments** – Daniel Dubilzig attended as a guest to get more background on the Township’s zoning practices. He may be interested in a future appointment to one of our boards.
6. **Correspondence – Patty Rupert**  
Have recently been receiving Grass Roots clippings and articles from Ohio Township Association Risk Management Authority as they pertain to zoning (thru the Fiscal Officer). So far they refer to solar panels/field.
7. **Zoning Inspectors Report – Jim Fischer**  
Permit No. 006 – accessory building permit for  
Thomas Corron  
11860 Stiles Road  
Whitehouse, OH 43571  
Collected \$200.00 Check No. 1060  
  
Permit No. 007 – new home permit for  
Deion and Melanie Tansel  
8045 Hertzfeld Road  
Waterville, Oh 43566  
Agent: Jim Thomas Signature Builders  
Collected \$250.00 Check No. 4449

Permit No. 008 – new home permit for  
Seneca Builders (spec home)  
7542 Hocking Cove, Lot 68 Coventry Glen  
Waterville, Oh 43566  
Agent: Karen Hensley  
Collected \$250.00 Check No. 12371

Permit No. 009 – accessory building permit for  
Joe Wielinski  
11832 Stiles Road  
Whitehouse, OH 43571  
Collected \$100.00 Check No. 1088

02-20-23 - A First Letter of Violation has been sent to Michael Horvath for not having a dwelling on his South River Road property but does have an accessory. Trustee Anderson and I met with him on Monday of this week. Mr. Horvath was very cooperative. He said he has hired an architect and is moving forward to build a permanent dwelling and said that he was comfortable with the time line that was stated in the letter. We also discussed his not for profit business that he appears to be operating out of his accessory building. We reviewed the process required to possibly obtain a conditional use permit to satisfy our zoning.

02-27-23 – I spoke with Chris Malczewski who owns Malczewski Lawn Care at the corner of old State Route 24 and Neowash Road. This location is in the scenic overlay district. He would like to bring on site a pre-built accessory building to be used for office space. I advised him to contact the county to make sure a pre-build accessory building would meet code. I also reviewed with him the overlay district requirements to obtain a zoning permit if he wants to move forward.

03-10-23 – I spoke with Amos Schwartz of Eastman Schwartz Company. He has a client who lives at 9081 Dutch Road that wants to build a second dwelling mother-in-laws suite on a property zoned for single family. The structure would be over 1700 square feet. I told him that the property was not zoned for this request.

03-18-23 – I spoke with Robert Pesa about a property on Finzel Road (exact address unknown but it is next door to Bruce Miller and is part of the former Paul Miller farm). He has contacted the county about a driveway cut but cannot meet the 200 feet between driveways county requirement. The county has suggested that a “shared access with an easement” be requested or appeal the county 200 feet requirement. He was asking if the township could help in this matter. I advised him it is a county issue and he needs to work with the Lucas County Engineers Office. Jim will keep watch.

Received a phone call from a resident on Hertzfeld Rd. near Old 24. Concerned about someone digging on the property at night. Upon investigating the site, I could see where some digging had been done near the entrance of the door. Currently blocked off with caution tape. Most likely looking for utility runs.

Josh Doyle has not been cooperating getting weeds under control on his properties. Trustees asked Jim to keep up on this.

PUD portion of Fallen Timbers - NW corner of Bev Fischer’s property, triangular shaped piece of property wants to be acquired by Green Locke Storage for expansion. Possible annexation to PUD, and zoning change would be required. Will keep an eye on this one.

8. **Old Business**

- **Crypto Mining Operations** –The Lucas County Plan Commission really had no information on this subject when Providence Township Zoning Board brought it up to Bill Harbert at a recent meeting of theirs. While there are concerns of noise and drains on power grids, it's a back burner issue for now. Trustee Anderson will get a response to the concerned resident, indicating we are reviewing our township's land use plan to see if this is even a viable option or concern for the township.

9. **New Business** – None

10. **Trustee Comments** – Nothing further.

11. **Member Comments** – None

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