

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
April 17, 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 7pm by Keith Moosman. All those present joined in the Pledge of Allegiance.
2. Roll Call – Board Members present were Keith Moosman, Tom Wardell, and Jeanne Taylor. Also present were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, Trustee Anderson, and guest Kayleigh Ryley.
3. Approval of Agenda - April 17, 2023 Regular Zoning Board Meeting – Tom Wardell made the motion to accept the agenda, Jeanne Taylor seconded. **MOTION PASSED.**
4. Review Meeting Minutes – March 20, 2023 – Keith Moosman made the motion to accept the minutes as submitted. Tom Wardell seconded. **MOTION PASSED.**
5. Public Comments

Kayleigh Ryley – 13 Acres on Stiles Rd. near 295 – Possible site for Agritourism (Involves any agriculturally based operation or activity that brings visitors to a farm or ranch.

Kayleigh presented her plans for a lavender farm at above property. Wants to do a pick your own business, coupled with classes on how to use, possible baked goods, and a drying facility. This would entail having an accessory building. Board explained an accessory building would not be permitted without a dwelling. Discussion on whether or not a permit for an accessory building is necessary for an Ag-Exempt business. Discussed options for home occupation, health department issues, parking, egress, licensing. Jim will try to get some questions answered and get back to Kayleigh.

6. Correspondence – Patty Rupert - None
7. Zoning Inspectors Report – Jim Fischer

Permit No. 010 – accessory building permit for
Corey and Jamie Gladwell
9801 Dutch Road
Waterville, OH 46566
Collected \$300.00 Check No. 2048
Agent Amos Schwartz, Toledo Pole Barns

Permit No. 011 – new home permit for
Michael Horvath
9249 South River Road
Waterville, Oh 43566
Collected \$250.00 Check No. 5453

Permit No. 012 – new home permit for
West Rock Development (spec home)
8510 Hocking Cove
Waterville, Oh 43566
Collected \$250.00 Check No. 7989
Agent Austin Cordy

03-20-23 – per the request of the trustee's, I called Michael Dean who works for HBJD. I was to ask about the weed control plan for the Telluride development on Dutch Road for 2023. There was no answer and I left a voice message. I also called today, Monday, April 17, 202. Same results, no answer and I left a message. Just received a text message from Mr. Dean and he said to contact Doug Beckler (new person) at HBJD at 419-461-5563. I called today. There was no answer and I left a voice mail message. Received a message back during our meeting. Will get back to Jim regarding plans for weed control.

03-30-23 – I spoke with Michael Horvath to check on progress for getting a new home zoning permit for his 9249 South River Road address and his plan for a business being operated out of an accessory building without a special use permit. He said that his paperwork is almost ready for the new home permit and will contact me for an appointment. Possibly connecting the front plain of the house with a breezeway to barn. He also said he is moving his business to Maumee to an address that is properly zoned.

03-30-23 – I spoke with Tim Capretta of USA Pole Barns. He has purchased 31 acres, at 9092 Dutch Road, that is currently farm ground (the former owner was Don Schaller). He is interested in rezoning the property so it can be developed. He had questions about the process.

04-01-23 – I received an e-mail from Joe Fisher who lives on South River Road. He has a dead tree that is in the right-of-way that he feels may fall onto the roadway at any time. He wants the township to remove it. I forwarded his request along to Trustee Hertzfeld. Possibly a county road, which would be a county issue.

04-07-23 – I spoke with Bruce Wixey of 6969 South River Road. His property is on the river side of the road. He would like to build an accessory building behind his current home but does not have enough level ground to do so. He would like to bring in fill to gain enough space. I believe he would be filling in flood plain and suggested he contact the county engineer or the Army Corp of Engineers.

04-10-23 – I spoke with Kayleigh Ryley, who does not live in the township (1629 Berkey Southern Road, Swanton, OH) but owns property on Stiles Road which is in the township. Currently the property on Stiles is farm ground without any buildings or dwellings. She would like to use the property for an agri-tourism business. She would also be using the land to grow lavender and may eventually sell items at a roadside stand. She would also want an accessory building. I invited her to tonight's meeting to review her plans and discuss what zoning permits she may need if any.

04-13-23 – I spoke to Ron Shoemaker who is the board chairman for the AW Community Food Ministry. His organization has been working out of the Waterville Community Church at the corner of Waterville Monclova and Dutch Road. The church needs their space and can no longer house them in their current building. Their organization would like to construct a 5000 square foot pole barn on the church property but the pole barn would be owned by AW Community Food Ministry. I have questions. Who needs to apply for the permit, the church as

they own the land or the Food Ministry as they would own the building? Would the addition of another accessory building affect the churches current special use permit?

8. Old Business – Crypto Mining - Not concerned about Crypto Mining in the Township at this Point.
9. New Business – None
10. Trustee Comments – None
11. Member Comments – None
12. Adjournment – With no further business to discuss, Jeanne Taylor made the motion to adjourn. Tom Wardell seconded. **MOTION PASSED.**