

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
May 15, 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 Shelly Hayes. All those present joined in the Pledge of Allegiance.
2. Roll Call – Board Members present were Bill Burkett, Shelly Hayes, Bob Long, Keith Moosman, Tom Wardell, and Jeanne Taylor. Also present were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, and Trustee Anderson.
3. Approval of Agenda - May 15, 2023 Regular Zoning Board Meeting – Tom Wardell made the motion to adopt the agenda as submitted, Keith Moosman seconded. **MOTION PASSED.**
4. Review Meeting Minutes – April 17, 2023 Regular Zoning Board Meeting – Keith Moosman made the motion to accept the minutes as submitted, Tom Wardell seconded. **MOTION PASSED.**
5. Public Comments - None
6. Correspondence – Patty Rupert – Nothing to report.
7. Zoning Inspectors Report – Jim Fischer

Permit No. 013 – permit for a patio roof and pergola
Angela Koehn
8531 Valley Gate, Coventry Glen
Waterville, OH 46566
Collected \$100.00 Check No. 1061

Permit No. 014 – new fence permit for
Albert R. Santus
9700 Dutch Road
Waterville, Oh 43566
Collected \$50.00 Check No. 1197

Denied the permit as the fence height requested is eight feet tall. Our code only six feet high fences in the side and rear yards and four feet high in front yards. Mr. Santus is appealing to the BZA and has a hearing set for Thursday, May 25, 2023, at six p.m.

04-24-23 – I spoke with Diane Murphy who keeps horses on the former Betty Schultz property 7750 Dutch Road. She complained that the neighbor to the east has been discharging fire arms

and scaring her horses and may cause injury. I told her that this was a civil issue and not a zoning issue and she may want to check with the police.

04-24-23 – I spoke with Rob Holher who is a real estate agent for Key Reality. He wants to erect a sign on his property at 11070 Alscot Lane which is zoned agriculture which indicates that he is an agent. I need to research our zoning resolution and get back to him. On 05-02-23 – I returned a call to Mr. Holher. He could have a two by two sign if he qualified for a home occupation but cannot have a billboard type sign.

04-26-23 – I spoke with Al Santus about a fence permit for a property at 9700 Dutch Road. We set up a appointment for 05-02-23, at three p.m.

04-28-2023 – I spoke with Rich Birt who is thinking of purchasing a property at 6920 North River Road. He needed answers about accessory building before he made a purchase.

05-01-23 – I followed up with Ron Shoemaker from the AW Food Ministry located at the Community Church at Dutch and Waterville Monclova Roads. After talking to Bill Harbert, we agreed that the church must apply for the permit.

As a side note regarding Bill Harbert, He has been assigned a new position with the Lucas County Plan Commission. Molly Macquire is our new contact.

05-01-23 – Responded to a request for public records for a property at 5150 Whitehouse Spencer Road from CT Consultants (Tim Pedro's company), Parcel No. 74-06321 for any permits or violations. Per John Borell's direction it was OK to respond. Research showed no permits or violations to report.

05-12-23 – I spoke with Dave Densel, 6411 North River Road. He had questions about an accessory building (detached garage). We have an appointment for tomorrow to write a permit.

05-12-23 – I spoke with Tom Birsen, 6661 Waterville Monclova Road. This property is just outside the City of Waterville's city limits. He had questions about an accessory building (detached garage).

05-15-23 – I spoke with Al Santus to get permission to go onto his property at 9700 Dutch Road to measure the height of the existing privacy fence. Permission was granted. One owner has already called regarding existing 8' fence (Village of Whitehouse property).

05-12-23 – I received an email from Mark Smith LCEO. He indicated that a non-approved curb cut and driveway had been installed at 9081 Dutch Road (owner Bob Gladwell). The county has given the owner until 08-01-23 to remove the driveway access and re-grade the drainage swale to its original configuration.

05-15-23 – I spoke with Doug Bedner at HBJD, who is handling maintenance and landscaping for the Telluride subdivision. He said that plotted lots will be better maintained this year (more frequent mowing). He also said that the privacy mound along Dutch Road will be improved this spring or early summer. There are plans for a new subdivision to be called Hidden Hollow where most of the stockpiled top soil and spoil that is staged at the north end of the property will be used for fill. This should remove the weeds problem along the north boundary. He is meeting his landscape architect on site tomorrow.

05-15-23 – I spoke with Dave Vnuck about the property at 10110 South River Road (the old gun shop). The property is currently zoned C-2. He would like to open an "up-scale restaurant" including a bar. Future plans would be to add a 40 foot by 50 foot addition for pool tables. I believe C-2 works.

8. Old Business - None
9. New Business - None
10. Trustee Comments – Trustee Anderson reported a - newly reorganized JEDD (Joint Economic Development District) between Waterville Township and the Village of Whitehouse has begun to meet. This is along the Rt. 64 Overlay corridor. Trustee Theroux is involved. Current plans are a possible traffic study by ODOT, and a review of our Land Use Plan.
11. Member Comments - None
12. Adjournment – With no further business to discuss, Keith Moosman made the motion to adjourn, Tom Wardell seconded. **MOTION PASSED.**