

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
June 19, 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 / Pledge of Allegiance – Meeting was called to order at 7:00 pm, by Chair Shelly Hayes. Everyone in attendance joined in the Pledge of Allegiance.
2. Roll Call – Board members in attendance were 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 - June 19, 2023 Regular Zoning Board Meeting – Keith Moosman made the motion to accept the agenda as submitted. Tom Wardell seconded. **MOTION PASSED**
4. Review Meeting Minutes – May 15, 2023 Regular Zoning Board Meeting – Tom Wardell made the motion to accept the minutes as submitted. Bob Long seconded. **MOTION PASSED**
5. Public Comments – None
6. Correspondence – Patty Rupert - None
7. Zoning Inspectors Report – Jim Fischer

Permit No. 15 – new accessory building permit for
David Densel
6411 North River Road
Waterville, OH 43566
Collected \$300.00 Check No. 8203 (amount based on building square footage)

Permit No. 16 – new fence permit for
Albert Santus
9700 Dutch Road
Collected \$50.00 Check No. 1197
Permit was issued because the BZA denied the variance for an eight foot high fence

Permit No. 17 – new home permit for
Daniel and Jennifer Emptage
844 Glen Creek, Lot 46, Plat 2, Coventry Glen
Waterville, Oh 43566
Agent Austin Cordy, West Rock Development

05-24-23 – I spoke with Tanyika from Just Take It LLC. who is a demolition contractor. Her company is bidding a demolition project on a property at 6935 North River Road. I advised her that the township does not require a zoning permit for demolition work.

05-25-23 – The BZA met to consider a variance request for an eight foot high fence for the property at 9700 Dutch Road. A new permit (No.16) was written for a six foot high fence which is to code.

06-05-23 – I spoke with John Hilyard from Danbury Realty. He had questions about the three houses on the property at 7750 Dutch Road. This is the old Betty Schultz property. He asked if all three building could be demolished and one new home be built.

06-11-23 – I received a request by mail for a residential solar panel permit for 121 South River Road. After checking the address, the property is in the City of Waterville. I advised the sender and destroyed the paperwork and the included check.

06-11-23 – I spoke with Bev Fischer, 8020 Dutch Road who had questions about property splits. I advised her to contact Molly Macguire at the county to begin the process.

06-14-23 – I spoke with Brian Heller about the property at 7750 Dutch Road (the old Betty Schultz property). He had questions about having a dog boarding kennel and grooming business on the property. The property is currently zoned agriculture. The zoning would have to be changed to C2 for this type of business. Also some of the building would not meet the 50 feet from property line requirement.

Call from a path walker on river road. Appears a Volks Wagon type van is being rented as a camping spot/Air B&B near the cabins on the towpath. Possible followup may be needed.

Telluride update. I have another new contact person at HBJD. His name is Nick Gillispie. He is the second new contact this calendar year. I made two site visits this month, one visit with each of the new contacts. HBJD had their grounds/property maintenance person contact me directly to review what the township wanted done in the way of week control. I reviewed what we expect per our resolution and the ORC. He did not like what I had to say and I got a lot of push back. I told him he needed to get his instructions from his office. I could only advise him what the requirements are. I cannot tell him how to meet the requirements. Something must have worked as a bulldozer and operator was on site this past week and has begun to re-contour the mounded earth at the north property line which is removing the weeds in the process. I will continue to monitor the process.

Keith Moosman asked about how frequently mowing on properties needs to be done. Homes by Josh Doyles offices seems to be a problem.

8. Old Business - None
9. New Business - None
10. Trustee Comments - None
11. Member Comments - None
12. Adjournment – With no further business to discuss Shelly Hayes made the motion to adjourn. Tom Wardell seconded. **MOTION PASSED**