

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
September 18, 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 p.m. by Shelly Hayes. Everyone in attendance joined in the Pledge of Allegiance.
2. Roll Call – Board Members in attendance were Bill Burkett, Shelly Hayes, Bob Long, and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert, and Trustee Anderson.
3. Approval of Agenda - September 18, 2023 Regular Zoning Board Meeting – Bill Burkett made the motion to approve the agenda as submitted. Jeanne Taylor seconded. **MOTION PASSED**
4. Review Meeting Minutes – August 21, 2023 Regular Zoning Board Meeting – Jeanne Taylor made the motion to approve the minutes as submitted. Bob Long seconded. **MOTION PASSED**
5. Public Comments - None
6. Correspondence – Patty Rupert

Ag Exempt info has been typed up specific to Waterville Township. Formatting information to look more like a form and less like a document.

7. Zoning Inspectors Report – Jim Fischer

Permit No. 25 – new home permit for
Josiah Drouillard
8539 Hocking Cove, Coventry Glen, Plat 4, Lot No. 72
Waterville, OH 43566
Collected \$250.00, Check No. 12652
Agent – Karen Hensley, Seneca Builders

08-22-2023 – I received a list of perceived zoning violations from Kathryn Long against her neighbor, Kelly Meier. Of the items listed only two items were valid. One was the Meier's have a horse trailer parked in a location that breaks the plane of the front of the house and is forward of the house. Any parked trailer must be located in the side or rear yard and be 10 feet or more from the property line. Second, only a combination of two trailers, campers, RVs, etc. can be stored in a rear or side yard at any given time. I notified Kelly Meier by phone and she said she

would take care of these items. I will ensure this happens within a reasonable amount of time (seven to ten days)

08-28-2023 - I have observed that the horse trailer has been moved.

08-24-2023 – I spoke with Rob Hohler, 11070 Alscot Lane. He asked if a zoning permit is required to add an enclosed porch or a sun room to his home. Yes.

09-1-2023 – I spoke with Pete Ermy (spelling ?) for JM. He needed to know if a permit was required to erect a temporary fence for striking workers control at their main gate on River Road if there is a strike. That gate is located in Monclova Township.

08-29-2023 – I spoke with Mark Otting who lives on Neapolis Waterville Road in Waterville Township. He wants to construct a 12' x 16' (192 sq. foot) accessory building. This size is fewer than 200 sq. feet so a zoning permit is not required.

09-11-2023 – I spoke to Dan Bollin who is the new owner of the property at 7750 Dutch Road. He is interested in possibly building storage units on the property which is currently zoned Agriculture. He would have to rezone C2.

09-11-2023 – I spoke with Todd Cranmore who lives on Hutchinson Road. He is worried about damage to the road because of increased traffic caused by the construction of Taco Bell. I was not sure if Hutchinson is a township road but I guessed that it was. This is not a zoning issue and invited him to a trustee meeting to discuss his concerns.

09-11-2023 – I spoke with Joseph Carter who is also interested in the 23 acre site with the borrow pit on Dutch Road. He would like to build a whiskey distillery with a gift shop, tasting bar and sell pre-packaged food. Water from the pond would be used as cooling water for the distillation process. The property is zoned Agriculture and would have to be rezoned to C2.

09-11-2023 – I spoke with Paul Jacoby who is a realtor. He has a client who is interested in the property at 7034 North River Road. He had set back questions if the client would raze the existing house and then build a new house.

09-12-2023 – The BZA met to hear the request for a variance for the entrance sign to the Telluride development. Five feet above grade is the maximum height for a low profiled sign and they wanted six foot six inches. The BZA voted not to grant a variance. A new submission for a sign permit will be required.

09-15-2023 – The Buehrer Group (engineers) have contacted me about the required information needed to complete a detailed site plan. They are working with the prospective buyer of the 23 acre parcel on Dutch Road who wants to build the Aqua Golf facility. The detailed site plan is required to apply for a conditional use permit. I told them which sections in the zoning resolution to refer to.

I spoke with Mike Horvath today. His business has been moved to 1280 Conant Street in Maumee. They are having an open house this Wednesday at 6:00 p.m. His new home is under construction. The concrete slab has been placed and the framing is scheduled to begin the first week of October.

Camp Peace status. The only information I have been able to gather is that the county has records that they issued building permits for the cabins and did the required inspections. This indicates to me that the township issued zoning permits or the county would not have issued the building permits. I am still unsure about the VW camper van.

E:mail from Kay Robertson no longer lives in the township. On Weckerly Rd.in the township, classic cars covered up.

The status of the zoning issues for the Mark Strayer property at 10010 South River Road. Pursuant to the information I have forwarded to John Borell, after his review he has indicated to me that any zoning violations that exist can be brought to Mr. Strayer's attention and he must bring them into compliance. Before a letter of violation is sent, this action must be approved by the Trustees. Also I checked with the building department at the county and Mr. Strayer did not request a building permit from them for the accessory building or notify them for any required inspections. 5 Acre parcel. Narrow and deep. 2022-08 permit for large accessory building. 25ft. offset from edge of property line. Multiple violations.

8. Old Business – None

9. New Business – None

10. Trustee Comments - – Could not verify Jeanne as a full member of the board until Tom's resignation was completed. Data storage was discussed. Facilities would have to comply with possible rezoning and conditional use permits involving detailed site plans. Possible outdoor storage change to zoning resolution involving no outdoor storage.

11. Member Comments – None

12. Adjournment – With no further business to discuss, Bob Long made the motion to adjourn. Bill Burkett seconded. **MOTION PASSED**