

WATERVILLE TOWNSHIP ZONING BOARD MEETING
621 Farnsworth Road, Waterville, OH
October 16, 2023 – 7:00 PM

Zoning Board Members

William Burkett
Shelly Hayes, Chair
Bob Long
Keith Moosman, Vice Chair
Jeanne Taylor

Alternate Vacant

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** – The meeting was called to order at 7:00 p.m. by Chair, 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 and Jeanne Taylor. Also present were Zoning Inspector Jim Fischer and Zoning Secretary Patty Rupert.
3. **Approval of Agenda** - October 16, 2023 Regular Zoning Board Meeting – Bill Burkett made the motion to approve the agenda. Jeanne Taylor seconded. **MOTION PASSED**
4. **Review Meeting Minutes** – September 18, 2023 Regular Zoning Board Meeting – Bill Burkett made the motion to accept the minutes as presented. Bob Long seconded. **MOTION PASSED**
5. **Public Comments / Visitors** –

Visitors present were Jim Moline, Dan Bollin and Greg Feller. All present to discuss a proposed Self Storage Facility at 7750 Dutch Rd.

Dutch Road Self Storage, James Moline Builders – 7750 Dutch Rd., Agricultural to C-2. Jim Moline began by stating he took a gamble buying the property at Auction prior to obtaining zone change. Took into account the rise in houses and apartments in Waterville. Discussion occurred with several questions, detailed site plan review in tandem with zone change, then Conditional Use Permit. Feel they have a good plan laid out. Will make an effort to discuss with some of the neighbors. Board asked if they reviewed the proper requirements per our zoning regulations. This is the first time the Zoning Board has seen this proposal. Will reschedule for next month’s meeting so the board has more time to review.
6. **Correspondence – Patty Rupert** – Mentioned minutes being updated. Participated in a JEDD webinar to become more familiar with development of Waterville Township and Village of Whitehouse JEDD process.
7. **Zoning Inspectors Report – Jim Fischer**

No new permits written since the last zoning board meeting. I have written twenty-five permits for the year.

09-25-2023 – I spoke with Josiah Drouilla who lives in Coventry Glen. He had questions in regards to in-ground swimming pool setbacks from property lines.

09-25-2023 – I spoke with Rich Hertzfeld about property splits. I referred him to Molly Maguire at the County.

09-26-2023 – I spoke with Michael Costa, 8202 South River Road. He had questions about fences and property lines. This address is not in the township but in the City of Waterville. I advised him to call Waterville City Hall.

09-28-2023 – I spoke with a person from Ranker Lawn Service who has a client who lives in Waterville Township who wants to build a pergola. They will call for a permit when they are ready.

10-02-2023 – A First Notice of Violation letter was sent to Mark Strayer, 10010 South River Road advising him of the accessory building setback violation. The letter was sent by certified mail and I have received the return notification indicating Mr. Strayer has received the letter. I should be hearing from him in the next few days with an outline of his plan to bring the setback issue into compliance.

10-12-2023 – I met with James Moline Builders (James Moline, Dan Bollin and Nick Bollin. They are the new owners of the property at 7750 Dutch Road. They are proposing to build self-storage structures on the property and are requesting to begin the rezoning process from agriculture to C2. They are here tonight to present their project and answer questions.

10-12-2023 – I spoke with Michelle Collingwood from Cigna Technology. She had questions about placing fiber optic cable in the right of way in the township. We have no control over utilities placed in the right of way.

10-12-2023d – I spoke with Sandra Schmidt, who lives at the corner of St. Rt. 295 and St. Rt. 64, 11760 Waterville Swanton Road. She had questions about caretaker structures.

10-13-2023 – I met Carter McKee who has purchased the property at 7840 Noward Road which is currently zoned agriculture. He would like to operate a landscape and snow removal business from the property. Our zoning resolution allows this type of business to operate in an agriculture zoned area if a conditional use permit is obtained. He would like to begin that process. Boards initial response was that more detail is probably going to be necessary.

I have questions about the fee for a conditional use permit. I would like to discuss this tonight.

8. **Old Business -**

9. **New Business** – Place Dutch Rd. Storage Lockers Zoning Change/Conditional Use Permit and Noward Rd. Conditional Use Permit on next month's agenda. Both will need county review.

10. **Trustee Comments** – Not present.

11. **Member Comments** - Nothing further.

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

Next meeting – November 20, 2023