

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**  
**621 Farnsworth Road, Waterville, OH**  
**November 20, 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

<b>MINUTES</b>
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1. **Call to Order / Pledge of Allegiance** - The meeting was called to order at 7:00 p.m. by Vice Chair, Keith Moosman. All those present joined in the Pledge of Allegiance.
2. **Roll Call** - Board Members present were Bill Burkett, Bob Long, Keith Moosman and Jeanne Taylor. Also present were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson.
3. **Approval of Agenda** - November 20, 2023 Regular Zoning Board Meeting – Bill Burkett made the motion to approve the agenda. Bob Long seconded. **MOTION PASSED.**
4. **Review Meeting Minutes** – October 16, 2023 Regular Zoning Board Meeting – Bill Burkett made the motion to accept the meeting minutes as submitted. Jeanne Taylor seconded. **MOTION PASSED.**
5. **Guests / Public Comments** –

Due to several Conditional Use Permits on the agenda, several guests were present. Beverly Fischer, Mark Phillips, Jim Moline, Chad McKee, Molly Maguire, Karen Gerhardinger, Mary Duncan, Kevin Brown, Dan Bowlin, Greg Fuller, Dave Kerscher (Sign-in Sheet on record with minutes.)

7750 Dutch Road Self Storage, James Moline Builders, Zone Change, CUP – Written a request for zone change. Our comments will go to the plan . Changing from AG to C2. Mary Duncan, Waterville City Council, brought up some issues with storage facilities. Need to make sure Fire District has a chance to review to allow adequate access for fire protection. Issue at Greenlock with trucks not being able to have clear access. Greg Feller will check turning radius' for fire truck. Will get fire department input during site utility plan process. Also inquired about whether or not on-site auctions would be allowed. Not clear on whether or not there will be a plan for this at this time. Need to keep in mind parking availability. Limited hours, not 24-hour access. Very directional lighting. Will not go beyond property. Will not be anywhere near the lighting Johns-Manville has. Outside storage of RVs, trailers, etc. Not in a very private area, would like to have some flexibility before they commit whether or not outside storage will be available. Start with the barn and see what demand is. Pond will be protected by fencing for safety reasons. Spoke with Greenlock, they are about 90% full. Gregg Feller is currently designing homes for plat after plat in the area. Big demand for RV storage. Before permits can be written, zone change will need to be completed. Need vote/recommendation to send to county for review. Site plan review can also be done at the same time.

Bill Burkett made the motion to refer zone change to Lucas County Plan Commission for review. Jeanne Taylor seconded. **MOTION PASSED.**

7840 Noward Rd., McKee Lawn Care & Snow Removal, CUP – Chad McKee, representing Chad McKee representing Carter McKee. Keith Moosman referenced the question and answer handout already received (page 154-155 of our zoning resolution). Some comments that stood out were, hours of traffic in and out (start and end of business day), will not impede school hours. Nothing to impede setback requirements. Currently running one crew. Engineers can address issues of stone pads versus solid drives with the applicant one on one. Drawing to scale needs an engineer stamp on it.

Bob Long made the motion to refer to Lucas County Plan Commission for Site Plan Review. Keith Moosman seconded. **MOTION PASSED.**

Kevin Brown, Agent and Architect, Dutch Rd., Aqua Golf Project, CUP – Current zoning is Agricultural. Informational meeting tonight. First time Jim is seeing a site plan for project. A CUP will be for the zoning Board to approve without a zone change. Driving range at end of pond with targets in the water, batting cages. More of an outdoor sports training facility. Would also have a storage building for necessary equipment. Possibility of a liquor license to serve canned beer, but not a bar setting. Lighting will be toward the center. Access management would rule on access requirements from the road. Currently does not require a zone change.

Molly Maquire – Lucas County Plan Commission – Talk with Zoning Inspector on a regular basis. Getting a headstart on projects we have going on.

#### **6. Correspondence – Patty Rupert**

- Forwarding of the attachments from last month's meeting in preparation of today's meeting. Also forwarded Shelly's e:mail with her attachments for today's meeting. Worked with Trustee Anderson updating the 2024 Refuse Calendar for posting on the website.

#### **7. Zoning Inspectors Report – Jim Fischer**

Permit No. 26 – home alteration permit (garage) for  
Cliff Vaughan  
11113 Obee Road  
Whitehouse, OH 43571  
Collected \$125.00, Check No. 1131  
Agent – Dave Blochowski

Permit No. 027 – Conditional Use Permit request for  
Carter McKee  
7840 Noward Road  
Waterville, OH 43566  
Collected \$300.00, Check NO. 12159

Permit No. 28 – new home permit for  
Albert and Emily Santus  
9700 Dutch Road  
Whitehouse, OH 43571  
Collected \$250.00, Check No. 12159  
Agent – Brad Helm, Black Oak Building Co.

Three new permits have been written since the last Zoning Commission meeting. I have written twenty-eight permits for the year.

11-07-2023 – I spoke with Phil Ritter who is interested in the 31 acre parcel for sale on Dutch Road. He would like to split the property into five acre lots for single family dwellings. Would need to put in a road. Sale will probably not happen as Mr. Ritter was not interested in putting in a road. Meeting the required frontage requirements may be a problem. I advised him to contact the county as they handle property splits.

I do not have any new information on the Mark Strayer accessory building problem. I do know that Mr. Strayer is working with the neighbor to purchase property from him so Mr. Strayer's building would be in compliance. Molly Maguire has not received a proper survey for the split. Not expecting to receive a proper survey until Feb. or March.

I did receive two phone calls regarding the Union Cemetery. I referred both calls to Sexton Rory Hartbarger.

½ hour meeting with Molly and John Burkett. Living in an apartment. Looking at 2 acres on Stiles Rd. Lucas County Plan Commission suggests they put money and time into a drawing.

Sign at Telluride. Homes By Josh Doyle has not moved forward with revised plans. Trying to work with them to get compliant with code. Not making much progress.

8. **Old Business** - None

9. **New Business** - None

10. **Trustee Comments** – Bill Burkett was approved for a new 5-year term. Knowledge and contribution are appreciated. Glad to have you aboard an additional term. Currently looking for BZA candidates. Alternate positions open on each board.

11. **Member Comments** – Bill asked Molly Maguire about data processing centers. Concerned about large drains on power in residential areas. Considered heavy industry. Not a good fit for populated residential areas.

Cathy Vorst spoke about the need for the board to respond to request for W9 information, to satisfy payroll requirements.

Have a safe and blessed Thanksgiving.

12. **Adjournment** - With no further business to discuss, Jeanne Taylor made the motion to adjourn. Bill Burkett seconded. **MOTION PASSED.**

***Next meeting – December 18, 2023***