

**WATERVILLE TOWNSHIP ZONING BOARD MEETING**  
**621 Farnsworth Road, Waterville, OH**  
**December 18, 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** – 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 Bill Burkett, Shelly Hayes, Bob Long, Keith Moosman and Jeanne Taylor. Also in attendance were Zoning Inspector Jim Fischer, Zoning Secretary Patty Rupert and Trustee Anderson.
3. **Approval of Agenda** - December 18, 2023 Regular Zoning Board Meeting – Bill Burkett made the motion to approve the agenda. Bob Long seconded. **MOTION PASSED**
4. **Review Meeting Minutes** – November 20, 2023 Regular Zoning Board Meeting – Bill Burkett made the motion to accept the meeting minutes as corrected. Keith Moosman seconded. **MOTION PASSED**
5. **Guests / Public Comments** –  
Peter Schwiegeraht, Pivotal – Waterville Senior Center/Fallen Timbers PUD – Presented plans. 50-60 units for 55 and over. Green building design. 100% accessible. Looking for information prior to bringing an amendment to PUD. On-site management and various amenities. No institutional amenities. Keeps price below larger type institutional developments. Apartment style living. No garage facilities available. Some concerns, potential problems regarding fire protection were brought up by the board. High pressure pumps for fire protection. Possible height and space restrictions for platform trucks. Multi-family development in the area. Jim will try to get the linear process of the Fallen Timbers PUD. Other guests were Jason Gwin, Kevin Brown, and Whitehouse Resident (illegible on sign-in sheet).
6. **Correspondence – Patty Rupert** – None
7. **Zoning Inspectors Report – Jim Fischer**  
Permit No. 029 – new deck permit for  
Katherine Byers  
6861 North River Road  
Waterville, OH 43566  
Collected \$125.00, Check No. 755  
Agent – Mike Richardson, Deep Water Designs  
  
Permit No. 030 – New accessory building permit for  
Melanie and Deion Tansel  
8045 Hertzfeld Road  
Waterville, Oh 43566  
40 feet x 80 feet = 3200 square feet

Collected \$300.00, Check No. 4800  
Agent – James Thomas

Permit No. 031 – Conditional Use Permit for  
3 Gwin Girls LLC  
P.O. Box 17  
Monclova, OH  
Collected \$1250.00, Check No. 1858  
Agent – Jason Gwin

Permit No. 032 – new fence permit for  
James and Brook McCloud  
8521 Valley Gate, Coventry Glen, Lot 51  
Waterville, OH 43566  
Collected \$50.00, Check No. 138

Permit No. 033 – new home permit for  
Seneca Builders (spec home)  
8509 Hocking Cove, Coventry Glen, Lot No. 69  
Waterville, OH 46566  
Collected \$250.00, Check No. 12779  
Agent – Karen Hensley, Seneca Builders

Five new permits have been written since the last Zoning Commission meeting. I have written thirty-three permits for the year as follows;

New home	- 15
Home alteration	- 3
Sign	- 2
Accessory Building	- 5
Patio/deck	- 2
Fence	- 4
Conditional Use	- 2

This compares to 31 for 2022.

11-13-23 – I met with Molly and John Burkett at the Township Hall. They are interested in a property at 11500 Stiles Road. They had numerous questions about the zoning and building permit process which I helped them with as much as possible.

11-13-23 – I met with Nick Gillespie from HBJD at the Telluride site to discuss options to bring the sign for the development into compliance. He said he would get back to me with possible changes. I called Nick again on 12-12-23 as I had not heard back from him. He reported no progress. My plan is to advise the Trustees of the situation and suggest that after a thirty day notice to HBJD, if the sign is not in compliance the Township will remove it.

12-11-23 – I stopped at Black Diamond on Dutch Road and spoke with Zach Edwards, one of the owners. I advised him that when they were ready to erect a new business sign to contact me for a permit.

12-13-23 – I spoke with Mahmoud Hariri about a 35 acre parcel, 6226 Waterville Monclova Road. Currently it is farm ground without any structures and has a ditch located through it. He had many questions about current zoning, flood plain location, building a bridge across the ditch and a possible zoning change in the future to possibly develop the property.

12-12-23 – I spoke with Peter Schwiegeraht of Pivotal (who should be here tonight) from Pivotal about a possible project called Waterville Senior Housing to be built in the current PUD off of Kay Drive. The current PUD plan would have to be amended and approved to accommodate this type of project per Molly Maguire.

Status of Dutch Road Self Storage project: the paper work is still at the County for review and recommendations.

Status of Conditional Use permit submitted by Chad McKee: he is still working on the detailed site plan. He was not able to hire a professional surveyor until sometime in January.

Status of Mark Strayer and the misplaced accessory building: I spoke with Tony Cicerella on December 12, 2023. He confirmed that he is selling some property to Mr. Strayer. The details are currently in the hands of the surveyor and the attorneys.

HDL, engineering firm, final plat for Crimson Hollow. Four new plots in the last plat fall in Waterville Township.

Rt. 64 Overlay - Does Architectural Review Board needs to review ? Was this setup for vacant ground? Waterville Irrigation was established prior to overlay being established. Existing business wants to put up a new storage building. Is a detailed site plan with the review board necessary. Jim is leaning toward a permit for an accessory building. We currently do not have an architectural review board. It needs to be addressed. If you can be on multi boards, we could possibly check with BZA members as well. Jim will process as a normal permit unless challenged otherwise.

Gentlemen on Dutch Rd. purchased 61 acres. Built a barn without a permit without a dwelling. He just wants to farm it. Ag Exempt does not require a permit.

Andi Riley's concerns about tall grass and trees at Corner of Stiles and Heller. Tall grass is decorative, not weeds. Jim will talk to Kyle Hertzfeld. Jim is more concerned about the pine trees. Complainant's father is Jack Trail and her concern is his visits to the area (safety).

Storage facility on Dutch Rd. is not meeting metrics for our Township needing additional storage.

**8. Old Business –**

7750 Dutch Road Self Storage, James Moline Builders, Zone Change, CUP

7840 Noward Rd., McKee Lawn Care & Snow Removal, CUP

Kevin Brown, Dutch Rd., Aqua Golf Project, CUP – Owner of property spoke. Offered better description of facility. 8-12 indoor units for simulators. Goal is to operate year round. Jim asked if Kevin had an opportunity to address 100 ft. set back requirement. It would appear the architect calculated the set-back correctly involving the round about. Operating hours should mostly depend on demand. In door facilities typically operate 10-10:30 p.m. Outdoor ranges would be 10-11pm. Alcohol sales would be limited to prepackaged beer and wine sales.

Keith Moosman made the motion to forward plans for the Aqua Golf Project to the Lucas County Plan Commission for review. Bill Burkett seconded. **MOTION PASSED**

**9. New Business – None**

**10. Trustee Comments –** In conversations with residents its apparent we want to keep our police department. In order to be competitive with operating expenses, we have decided to move ahead with levy.

**11. Member Comments –** Patty suggested to the board to hold our 2025 Organization meeting in conjunction with our December, 2024 meeting. Noticed the trustees are doing this. It should be held within the first ten days of the calendar year. All agreed. Notice for 2024 meeting schedule in next issue of The Mirror will reflect this.

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