

RECORD OF PROCEEDINGS

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Minutes of

Waterville Township Zoning Commission

Meeting

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

Held at 7:30pm at the Waterville Township Hall on January 15, 2007

ROLL CALL:

Chairman George J. Cole
 Vice-Chairman Tom Overmyer
 Member Glenn A. Banas
 Member Daryl Powell

OFFICIALS:

Zoning Inspector Eric H. Gay
 Fiscal Officer Kay Ann Robertson
 Secretary Melissa A. Garrett

GUESTS:

Tony Urbas, 5845 Berkcy-Southern Rd, Whitehouse, OH

ELECTION OF COMMISSION OFFICERS:

Tom Overmyer made a motion to elect George J. Cole as chairman of the zoning commission for 2007. Glenn A. Banas seconded the motion.

Motion carried.

Daryl Powell made a motion to elect Tom Overmyer as vice chairman of the zoning commission for 2007. George J. Cole seconded the motion.

Motion carried.

MINUTES:

The minutes had been prepared by Secretary Melissa A. Garrett and reviewed by the commission members at the meeting.

Tom Overmyer made a motion to dispense with the reading of the minutes of the December 18th meeting and to approve the minutes with no additions or corrections. Seconded by Glenn A. Banas.

Motion carried.

CORRESPONDENCE:

None.

PUBLIC HEARING:

Krull/Wettle Special Use - Horse Boarding at 11200 Neapolis-Waterville Road

Glenn A. Banas made a motion to postpone the Krull/Wettle Special Use public hearing until the February 19th meeting. Seconded by Daryl Powell.

Motion carried.

Text Amendments Regarding Wind Turbines

Tom Overmyer made a motion to postpone the wind turbine public hearing until the March 19th meeting. Seconded by Glenn A. Banas.

Motion carried.

The text amendments for the "Ag" Exemption has been changed. Lucas County Plan Commission Planner Molly Maguire will send a letter to the zoning commission regarding the issue and the commission can then make a motion.

OLD BUSINESS:

George J. Cole said he attended the Lucas County Township Association meeting, which included short speeches by several local county and city officials. Cole said the evening was worthwhile and he would encourage people to attend next year.

NEW BUSINESS:

Lucas County Plan Commission Planner Molly Maguire was in attendance and said the cost of site plan reviews would rise on February 1, 2007. Maguire said the county would be receiving more money from applicants. The change will require the county to send formal letters to applicants.

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Continued...

Maguire requested the support of the commission during the public hearing for the Krull/Wettle Special Use Permit since she did not ask for 69 parking spaces. The plan for the project shows 41 spaces, which should be ample.

Daryl Powell asked if the Krull/Wettle horse boarding business would be having any shows. Zoning Inspector Eric H. Gay said the business would only have training.

Tom Overmyer asked if there was any concern about excess water laying on the property. Maguire said there was something in the wording to address that issue.

George J. Cole asked if the lot would be gravel or paved. Maguire said the lot would be gravel.

Overmyer asked if there would be a yearly review of the special use permit. Cole said the commission can request yearly reviews when the permit comes back to the commission.

Powell asked if there was an indoor arena. Maguire said yes. Powell added less parking is needed since the building is 80 to 90% arena. Maguire said a reduction of parking would be at the discretion of the zoning commission. Cole said the requirement of square footage of building in relation to parking has nothing to do with what is going on in the building.

COMMENTS:

Guest Tony Urbas asked if the Whitehouse Fire Department was consulted about the horse boarding place. Molly Maguire said no since the county had not received all of their comments back on the issue as of yet. Eric H. Gay said the owners were asked to put in a pond and fire lane. Maguire said she would check into the issue.

George J. Cole reminded the commission members that the township trustees requested the commission's attendance at the trustee board meeting on January 24, 2007.

ZONING INSPECTOR REPORT:

1. Gay mentioned the memorandum of legal opinion on the "ag" exempt issue. Gay read the letter written by township solicitor Walt Celley. Gay said he believes there should be a form to fill out regarding properties where ag exemption is in question that the applicant and the zoning inspector must sign.
 Cole said there should be something put in the newsletter to keep people from thinking they are ag exempt just because their property is zoned agricultural.
 Gay said the form will be made into a three-copy style.
 Cole asked the commission members to take their copies of Celley's letter home to review and decide whether they agree or want changes by the February meeting.
2. Gay said he was paid for 12 months per year in the past, but there have been comments from people regarding the fact that he spends a few months a year in Florida. Instead, assistant zoning inspector Joe Bublick will be paid more in February and March and Gay will not be paid or work during the time he is away.

There being no further business, Glenn A. Banas made a motion to adjourn. Seconded by Daryl Powell.

Motion carried.

Adjourned at 8:25 p.m.

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Attest: Melissa A. Barrett

Commission:

George J. Cole
[Signature]
[Signature]