

Held at 7:30 p.m. at the Waterville Township Hall on October 15, 2007

ROLL CALL:

Chairman George J. Cole - Excused absence
 Vice-Chairman Tom Overmyer - Present
 Member Glenn A. Banas - Excused absence
 Member Tom Wardell - Present
 Member Daryl Powell - Present

OFFICIALS:

Zoning Inspector Eric H. Gay - Present
 Fiscal Officer Kay Ann Robertson - Present

GUESTS:

Whitehouse Fire Chief Daryl McNutt
 Whitehouse Fire Inspector Joshua Hartbarger
 Anton J. Urbas, 5845 Berkey-Southern Road, Whitehouse, Ohio
 Tamara J. Urbas, 5845 Berkey-Southern Road, Whitehouse, Ohio

MINUTES:

The minutes had been prepared by Fiscal Officer Kay Ann Robertson and sent to each zoning commission member prior to the meeting:

Daryl Powell made a motion to dispense with the reading of the minutes of the September 17th meeting and to approve these minutes with no additions or corrections. Seconded by Tom Wardell.

Motion Carried.

CORRESPONDENCE:

None.

OLD BUSINESS:

1) Lucas County Plan Commission Planner Molly Maguire brought out 8" x 10" maps showing the general route of the US 24 bypass through Waterville Township. We are hoping to get a larger version of the map. Vice-Chairman Tom Overmyer has the capability to print off portions of the map from his computer.

2) The old restored barn on Schadel Road owned by the Metroparks continues to be a problem. The Metroparks want to hold educational classes, functions, etc. in the structure and Whitehouse Fire Chief does not feel it is safe due to fire safety issues. The township trustees would like to see the Metroparks apply for a special use permit for all of the buildings on the property. Before the Metroparks apply for a permit, Molly Maguire (County Plan Commission Planner) would like to see the fire chief, the township solicitor, a representative from the Metroparks, possibly a township trustee and herself sit down and go over what is needed. The Metroparks were threatening to annex to Whitehouse if pushed but they would have to address the same safety issues from the same fire chief no matter if they are in the village or the township. Ms. Maguire stated that even without adding a parks district to the zoning resolution, a special use could be granted under three (3) different categories. Fire Chief McNutt stated he is on record with the Lucas County Buildings Permit Department that the barn has fire safety issues. Zoning Inspector Eric Gay stated he would get a letter to the Metroparks written and forward it to the township solicitor for mailing.

MOLLY MAGUIRE - PLAN COMMISSION PLANNER:

Ms. Maguire stated she would, as part of her homework, get together a draft of a special district that could be added to the township's zoning resolution regarding parks. Some of the other townships in the county have these park districts already a part of their zoning resolutions. She will not have to start from scratch.

NEW BUSINESS:

None.

ZONING INSPECTOR'S REPORT:

- 1) Thirty-five (35) permits to date.
- 2) A problem exists at the Ken Bialecke residence, 8965 South River Road. The home was built in 1922. The garage is too close to the property line and the abutting neighbor is the Metroparks. The Bialecki's would like to add a kitchen and bedroom. They were advised to purchase enough property from the Metroparks to bring their property into compliance.

continued.....

RECORD OF PROCEEDINGS

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Minutes of Waterville Township Zoning Commission

Meeting

BRADY BACHTEL, PUBLISHER, SEASIDE, OHIO

Form #101

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Continued:

- 3) The neighbors are complaining about the beagle dogs (12) at the residence of Jonathan Hufham, 11341 Obee Road. When something alerts them, they can set up quite a howling session.
- 4) There has been some excavation working being done on Waterville-Monclova Road on the Fallen Timbers golf course property. A contact with Gary Kuns found it is a part of a new entrance coming off of Waterville-Monclova Road.
- 5) Tom Bolis, Poggemeyer Design Group, has been in contact with Inspector Gay about a zoning district on wind turbines he is drafting for the City of Rossford. He has brought up the issue of "shadow flicker" which is when the sun shines between the wind turbine blades and the residence while it is spinning. With our regulations, it should not be an issue because of the lot size requirements. Rossford is proposing small wind turbines on relatively small lots compared to what our township requires.
- 6) Inspector Gay is awaiting a copy of Washington Township's policy on mowing weeds on properties and charging the cost to the property owner. Trustee Barb Shaheen is sending him the information.

COMMENTS:

Tony Urbas: Apparently Mr. Urbas had an occasion to speak with Mrs. Richard Schifferly, 9717 Neapolis-Waterville Road, and she mentioned a question she had had for the zoning inspector that she felt had not been answered. She has a handicapped daughter that currently lives elsewhere and she would like to move her to their property and let her live in a trailer. Inspector Gay stated that he had spoken to Mrs. Schifferly and explained her options to her quite some time ago; however, he would be glad to call her again and explain them again.

There being no further business, Daryl Powell made a motion to adjourn. Seconded by Tom Wardell.

Motion Carried.

Adjourned at 8:40 p.m.

Attest:

Kay Ann Robertson

Members:

Tom Wardell
[Signature]
[Signature]