

## RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

Waterville Township Zoning Commission

Meeting

BARRY BROWN, PALMER, SPRINGFIELD, OHIO

Form 4101

Held \_\_\_\_\_ at 7:30 p.m. at the Waterville Township Hall on September 17, 2007

ROLL CALL:

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

OFFICIALS:

Zoning Inspector Eric H. Gay - Present  
 Waterville Township Trustee Chairman A. Leslie Disher - Present  
 Fiscal Officer Kay Ann Robertson - Present

GUESTS:

Molly Maguire, Lucas County Plan Commission Planner  
 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:

Tom Overmyer made a motion to dispense with the reading of the minutes of the August 20th meeting and to approve these minutes with no additions or corrections. Seconded by Tom Wardell. Motion Carried.

CORRESPONDENCE:

Russ Schifferly, Project Manager of Planning and Construction for the Metropark District of Toledo, sent the Township a request for letters of support for an application for a USEPA Brownfield Environmental Assessment Grant. The letters are needed for the grant which covers the 350-acre Blue Creek Conservation Area in Waterville Township.

OLD BUSINESS:

Chairman George Cole states he read the lengthy report on noise submitted by Scott Boltz, 11465 Stiles Road, Whitehouse, Ohio. Noise is not an issue until it reaches 75 decibels. The small wind turbines are advertised as 45 decibels. If these studies are right we may want to look at a restriction of 60 decibels at the property line. Height for the wind turbine may become an issue if a property owner has enough property. All in all, the report had a lot of info but it was not appropriate for the township's situation.

MOLLY MAGUIRE - PLAN COMMISSIONER PLANNER:

- 1) Ms. Maguire has been trying to get parcel number information for the U.S.24 Bypass corridor through Waterville Township. She has a list of affected parcels but no map. She has been trying to reach Mike Lugibel at O.D.O.T. for that information. We have maps but they do not show the parcels. O.D.O.T. so far has been very protective of its information. Ms. Maguire will followup.
- 2) Ms. Maguire has met with Metroparks' Jim Speck on the issue of the barn on Schadel Road. Currently, Waterville Township's Zoning Resolution has no park regulations. She is recommending adding a parks classification. With that, the Metroparks would not need a special use permit for the barn just a zoning permit. The 350 acres on Schadel Road is currently under the agricultural zoning classification. The township trustees have ongoing concerns about fire safety for the barn. Chairman George Cole states the fire issues need to be addressed. We need some control over the Metroparks new projects on the site. He suggests contacting Solicitor Walt Celley first. Chairman Cole also asked Ms. Maguire to send copies of zoning amendments regarding park districts that other townships have adopted.

ZONING INSPECTOR'S REPORT:

- 1) Thirty-eight (38) permits to date.
- 2) A permit has been issued to begin the construction for the Fallen Timbers Community church on Noward Road.
- 3) Lial School on Davis Road is planning on doing some work at it's location. They are demolishing the old convent and adding some footage to another. Per Molly Maguire, they would not need to amend their special use permit. This could be handled administratively by Inspector Eric Gay. He will need a site plan.

continued.....

# RECORD OF PROCEEDINGS

087

Minutes of Waterville Township Zoning Commission

Meeting

BAKERT BROTHERS, P.O. BOX 1000, STOW, OHIO

Form 8121

Held at 7:30 p.m. at the Waterville Township Hall on September 17, 2007

Continued:

COMMENTS:

Tony Urbas: O.D.O.T. should have a full size (24" x 36") set of plans available showing the parcel numbers.

Tony Urbas: The Nature's Nursery has moved from its Reed Road location to the Metroparks property on Schadel Road.

Les Disher: Lial School had contacted him about their project on Davis Road and he had told them to contact Inspector Eric Gay.

Les Disher: If the Township can get maps showing the parcel numbers affected by the US 24 bypass, we should get the largest size possible.

Les Disher: He is recommending getting Whitehouse Fire Chief Daryl McNutt involved with the Metropark's barn on Schadel Road. Mr. Disher feels the township would have better control if it was under a special use permit.

Les Disher: All township residents will be getting a letter from Allied Waste about a change in the trash and recycling collection day. It will be switched from Tuesdays to Fridays. This is the same day as the Village of Waterville is collected.

Les Disher: The Township newsletter is scheduled to go out the first part of October.

Les Disher: Meetings are still ongoing to select a site for the area recycling drop-off. Cost to develop a site has been an issue.

Tom Overmyer: Public safety seems to be the big issue for the Metropark's barn on Schadel Road. Mr. Overmyer feels the township would have more control over what the barn is used for if they had a special use permit.

Eric Gay: By the Metroparks applying for a special use permit for the buildings at the Schadel Road site, it would give all affected agencies a chance to voice their concerns.

George Cole: Chairman Cole is considering attending the township trustees' meeting to ask the solicitor for a ruling on whether to apply the special use permit process to the Metroparks barn on Schadel Road.

There being no further business, Tom Overmyer made a motion to adjourn.

Seconded by Glenn A. Banas.

Motion Carried.

Adjourned at 8:34 p.m.

Attest:

*Gay Ann Robertson*

Members

*Tom Overmyer*  
*Tom Wardell*  
*Glenn Banas*