

Held

at 7:30pm at the Waterville Township Hall on February 19, 2007

ROLL CALL:

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

OFFICIALS:

Assistant Zoning Inspector Joe Bublick
 Secretary Melissa A. Garrett

GUESTS:

Tony & Tamara Urbas, 5845 Berkey-Southern Rd, Whitehouse, OH
 Heather Wettle, 546 S. Holland-Sylvania Rd., Toledo, OH 43615
 Beth Krull, 7125 Oak Bluff Lane, Maumee, OH 43537

MINUTES:

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

Daryl Powell made a motion to dispense with the reading of the minutes of the January 15th meeting and to approve the minutes with no additions or corrections. Seconded by Glenn A. Banas.

Motion carried.

CORRESPONDENCE:

None.

OLD BUSINESS:

George J. Cole said zoning inspector Eric Gay called about the special use permit for the horse barn stating the dry hydrant was moved to the other side of the barn in cooperation with the Whitehouse Fire Department. Lucas County Plan Commission Planner Molly Maguire who was in attendance said the permit applicants spoke to the fire department and worked out the details.

Cole said he looked at the explanation of ag exempt put together by township solicitor Walt Celley and thought he did a good job. Daryl Powell agreed it is a good tool to use.

NEW BUSINESS:

George J. Cole said he attended the hearing on the wind turbines held downtown. He asked Molly Maguire about the section stating noise from the turbines shall not exceed 60 dpts at the nearest house. Maguire said the county first had the limit at the property line, but changed to the nearest house. She said the decibels do not normally go higher than 40 to 50 according to the information supplied by the manufacturer. Cole asked to have the limit changed to the property line.

Cole asked that the lighting for the wind turbines would adhere to FAA guidelines. Maguire said the safety regulations are 200 feet in the air and higher, but the turbines are keeping at 80 feet.

Cole said he wanted written verification that the turbines would not disturb migratory birds. Maguire said the issue was covered under section J of the permit.

Tom Overmyer asked Maguire to explain section C of the wind turbine permit. Maguire said it covered the fall out and fall zone. She and Eric Gay looked at the averages for the turbines in Ottawa County and made them applicable to this property.

Glenn Banas asked if the power feed would be underground. Maguire said she had seen both done. Banas was concerned about the possibility of knocking the wires and the look of the wires. Cole asked Maguire to add wording that the power feed from the turbine supply wire to any and all structures will be underground.

Cole asked Maguire for an explanation of section H. Maguire said there are several

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different types of towers some with, and some without ladders to give access to the turbine. Fencing is required for turbines that have access ladders starting below 12 feet.

Cole asked if the turbine would have a 10kw capability. Maguire said yes, the county tried to keep it as small as possible.

Overmyer asked Maguire to explain section I. Maguire said the base has to be concrete per the county building regulations.

Cole asked if the county and township were on soft ground saying turbines can only be in agricultural areas. Maguire said turbines are being held to farmers and out of subdivisions. Maguire also made sure some of the regulations were comparable to HAM Radio and cell tower requirements.

COMMENTS:

Guest Tony Urbas asked why the wind turbines could not be specified as free-standing rather than having guide wires. George Cole said he did not have an issue with that and asked the same question. Assistant zoning inspector Joe Bublick said it depends on the type of tower. Molly Maguire said she didn't know if she could regulate the style. Other members agreed the aesthetics and safety would be better if the towers were free-standing. Maguire said she would try writing that the turbines should be free-standing with no guide wires.

ZONING INSPECTOR REPORT:

1. Assistant zoning inspector Joe Bublick said he received a letter that the Whitehouse fire department would like to have plan review for permits like the horse barn property. Maguire said they already have it. Cole asked Maguire to send letters to the Waterville and Whitehouse departments saying it will be covered through the county on any future development.
2. Bublick said he is working on one permit for a house, barn and pond and he is getting advice from Eric Gay. Bublick said he is also working with a person who would like to increase the size of his office on Finzel Road, but there are setback issues and ag exemption questions to be worked out.

PUBIC HEARING:

A public hearing was held regarding a special use permit for the boarding of horses at 11200 Waterville-Neapolis Road in Waterville Township.

Molly Maguire said the county engineers addressed all drainage issues on the property.

Tom Overmyer said there should be a yearly review of the permit and Maguire said it is already a part of the permit.

Tom Overmyer made a motion to approve the special use permit. Daryl Powell seconded the motion.

Motion carried.

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

Motion carried.

Adjourned at 8:20 p.m.

RECORD OF PROCEEDINGS

Waterville Township Zoning Commission

Minutes of

Meeting

BARRETT'S BUSINESS PUBLISHERS, SPRINGFIELD, OHIO

Form 6701

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at 7:30pm at the Waterville Township Hall on February 19, 2007

Attest: Melissa A. Garrett

Commission:

