

RECORD OF PROCEEDINGS

Minutes of Waterville Township Zoning Commission Meeting

BAKERTT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

Held at 7:30 p.m. at the Waterville Township Hall on March 21, 2011

**ROLL CALL:**

Chairman George J. Cole - Absent - Vacationing in Florida.  
 Vice-Chairman Glenn A. Banas - Present  
 Member Thomas G. Overmyer - Present  
 Member Thomas R. Wardell - Present  
 Member Karen Schneider - Present

**OFFICIALS:**

Property Standards Officer James E. Fischer - Present  
 Zoning Inspector Eric H. Gay - Present  
 Fiscal Officer Kay Ann Robertson - Present

**GUESTS:**

Keith Moosman, 9953 Neapolis-Waterville Road, Waterville, Ohio  
 Craig Bauer, 7301 Chip Shot Lane, Waterville, Ohio

**MINUTES:**

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

**Karen Schneider** made a motion to dispense with the reading of the minutes of the January 17, 2011, meeting (February 21, 2011, meeting - cancelled) and to approve the minutes with no additions, deletions and/or corrections. Seconded by **Glenn A. Banas**.

Motion Carried.

**CORRESPONDENCE:**

1) The following letter was received from Brian W. Miller PE, Drainage Engineer for the Office of County Engineer:

RE: 9953 Neapolis-Waterville Road, Parcel #91-17423

Dear Zoning Inspector Eric Gay;

The Lucas County Engineer's Drainage Department has reviewed the Special Use Zoning Permit Application for 9953 Neapolis-Waterville Road, Parcel #91-17423, Mr. Keith Moosman's property. The small stone parking area at the rear of the property will drain through a 6" conduit which is our smallest recommended meter line conduit. This development will not put any more additional runoff on Neapolis-Waterville Road storm sewer system than a large home with a pole barn. Storm calculations will not be required since the minimum meter line conduit size recommended is being used. Should you have any questions or need further explanation, please contact the undersigned at 419-213-4540. Brian W. Miller.

2) Fiscal Officer Kay Ann Robertson sent a request to the Toledo-Lucas County Plan Commission requesting their office (John Nagy, Planner) to draft an amendment to the Waterville Township Zoning Resolution regarding the requirement of an engineer's seal on all site plans.

**COMMENTS:**

None.

**OLD BUSINESS:**

Although not zoning related, there was a discussion concerning the safety of the new access roads in the Noward Road area. Apparently the guard rails or lack there of do not seem appropriate; however, they meet ODOT's safety codes.

**NEW BUSINESS:**

None.

**ZONING:**

1) Two (2) permits to date.

2) Cell tower companies have been in touch with Inspector Gay concerning sites in the township. They have had several questions regarding our cell tower language in our zoning book. If they construct a tower in a "R" district, they would need a special use permit - in an "A" district they just need a zoning permit. They are also looking at two other sites - Sisters of Notre Dame on Davis Road and Duke Wheeler's on Obee Road.

3) Keith Tymiak, 7820 Finzel Road, has been repairing vehicles in his barn and will be applying for a home occupation permit - he has no employees except himself. He plans to put up a privacy fence.

continued.....

RECORD OF PROCEEDINGS

803

Minutes of Waterville Township Zoning Commission

Meeting

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

Held at 7:30 p.m. at the Waterville Township Hall on March 21, 2011

Continued:

- 4) The subject of paving drives as a requirement for a special use permit was discussed. In Section 8 of the zoning book it states off-street parking needs to be paved. It was suggested that this may need to be looked at on a case by case basis.
- 5) Inspector Gay mentioned that he and John Nagy (planner) had been discussing the request the township had made to the plan commission to make it a requirement for an engineer's seal on all site plans.
- 6) The St. George Equestrian Center, 11200 Neapolis-Waterville Road, is asking for permission to build a barn manager's quarters in the barn. They have a residence on the property for the trainer and they now feel they need a person on site to keep an eye on the horses. They are thinking in terms of a 1700 sq-ft living quarters. The issue becomes two dwellings on one property. There is enough room to split the parcel. If that is not an option for them, they could go to the Board of Zoning Appeals.
- 7) Betty Schultz, across the street from Wardell's Farm Market, has a special use permit for horse boarding and a horse arena. The question has arisen that her son is fixing semis in the horse barn/arena. Inspector Gay was out and took pictures. Previously the township had stated that her son could have one semi and one trailer if he kept it behind the barn; however that has not been the case. There are several semis on any given day. Trustee Chairman Les Dishar has given Mrs. Schultz until 4/15/11 to get the matter resolved.
- 8) Bill Gernheuser, 105 North Fifth Street in Waterville, owns a piece of land on Noward Road between SR 64 and Neapolis-Waterville Road and it has a barn. He would like to put an addition on the barn. He does hobby-type things there.
- 9) The latest craze is internet sweepstakes, there are over (25) such establishments in Toledo alone. Inspector Gay asks if the township feels the need to restrict them if applications are made in the township. With our current zoning these would be treated as an amusement with commercial zoning.
- 10) The township trustees assigned the new Property Standards Officer the task of revising the zoning fees schedule with their approval.
- 11) An anonymous letter was received concerning the property at 10020 Hertzfeld Road and possible blighting. The property belongs to Lou Leasor and the matter will be looked into.
- 12) The Dick Guyton property at 9535 Neowash Road is now vacant. There are far more blighting issues here than at 10020 Hertzfeld Road.

PROPERTY STANDARDS OFFICER:

- 1) Property Standards Officer James Fischer inspected the property at 10020 Hertzfeld Road and stated he saw no blowing trash. He said it could use a spring cleanup but that is normal for this time of year. Far worse was the Guyton property at 9535 Neowash Road.
- 2) Mr. Fischer is working on a revision to the zoning fee schedule and will present his suggestions at the trustee meeting on March 23rd.

ADJOURNMENT:

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

Motion Carried.

Attest: Gay Ann Robertson

Commission: Tom Wardell  
Jane Schneider