

Minutes of _____

Waterville Township Zoning Commission

Meeting

BARNETT BROTHERS, PUBLISHERS, STAMPAHEAD, OHIO

Form 6101

Held at 7:30 p.m. at the Waterville Township Hall on June 16, 2008.

ROLL CALL:

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

OFFICIALS:

Assistant Zoning Inspector Joseph R. Bublick - Present
 Zoning Inspector Eric H. Gay - Present
 Fiscal Officer Kay Ann Robertson - Present

GUESTS:

A. Leslie Disher, Chairman for the Waterville Township Trustees
 Michael R. Pfeiffer, E.S. Wagner Company, 840 Patchen, Oregon, Ohio
 James D. Wilson, E.S. Wagner Company, 840 Patchen, Oregon, Ohio 43616
 Michael Sachs, Poggemeyer Design Group, Bowling Green, Ohio

MINUTES: Lois Wind, 5915 Winslow Road, Whitehouse, Ohio

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

Daryl Powell made a motion to dispense with the reading of the minutes of the May 19, 2008 meeting and to approve the minutes with no additions or corrections. Seconded by Tom Wardell.

Motion Carried.

CORRESPONDENCE:

None.

PUBLIC HEARING - LIAL RENEWAL CENTER AMENDMENT TO SPECIAL USE PERMIT - Z22-C60:

Chairman George J. Cole opened the public hearing which had been continued to this date and time. The purpose of the hearing is to consider a request by the Sisters of Notre Dame for an amendment to their Special Use Permit for additions and renovations to the Lial Renewal Center for a site located at 5908 Davis Road, south of Obee Road in Waterville Township. The Lucas County Planning Commission had recommended approval for the special use permit for a private school and residential facilities with amendments on 10/7/71 and the Waterville Township Trustees had approved it on 12/6/71. On 8/24/95, the Lucas County Plan Commission recommended an additional amendment which was approved by the township trustees on 9/27/95.

STAFF ANALYSIS:

The request is for an amendment to the special use permit for the Lial Renewal Center on the 44.5 acre site located at 5908 Davis Road, south of Obee Road in Waterville Township. The applicant, Sisters of Notre Dame, use the Renewal Center as a retreat that provides sleeping quarters, indoor and outdoor spaces for reflection.

The applicant is asking to construct a west and south wing to the Renewal Center for three additional sleeping quarters, multi-purpose room, chapel, a small kitchen, an administrative office and public restrooms. The addition will be constructed of materials compatible with the existing architecture to include landscaping and rain gardens for drainage. On the grounds, a walking path will be constructed and ADA accessible.

The entrance drive will be widened to allow for two-way traffic where the current access has two one-way drives. The existing driveway loop west of the building will be removed. Currently, the parking lot has 26 spaces where the reconfigured parking lot will provide six additional parking spaces with two handicap parking spaces.

PLANNING COMMISSION RECOMMENDATION:

The Lucas County Plan Commission recommends an approval of the amendment to the Special Use Permit to the Waterville Township Zoning Commission and Township Trustees subject to the following twenty-nine (29) conditions:

The conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Whitehouse Fire Department:

1. All drives must be 20" feet wide to accommodate our ariel truck.

continued.....

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2. Paved or strong base gravel path to backside of structure (west side).
3. Hydrant needed at back or west side of structure.
4. Check with Lucas County Building on need for sprinklers.
5. Check with Lucas County Building on occupancy class, could be mixed use.

Lucas County Engineer:

6. Improvement plans for the parcel indicating proposed site grading, drainage, paving and utilities shall be submitted to the Lucas County Engineer for review and approval.
7. Submit storm drainage calculations for review and approval. An internal drainage system with storm water detention to limit peak discharges to "undeveloped" conditions may be required.
8. The proposed access to Davis Road shall follow the requirements of the Lucas County Access Management Regulations. An access permit application shall be submitted to the Lucas County Engineer's Office for review and approval.
9. The proposed driveway shall slope away from the Davis Road pavement. Minimum radii of 25 feet are required.
10. Include the following notes on the plan:
 - a. The approved site grading and drainage may not be changed without the authorization of the Lucas County Engineer's Office.
 - b. A permit is required from the Lucas County Engineer's Office for work within the public right-of-way on Davis Road.
 - c. A site grading inspection permit shall be obtained by the developer, or his representative, a minimum of five (5) working days prior to final grading construction work. Applications for said permit may be obtained at the Office of the Lucas County Engineer or the County Building Regulations Department.
11. Include the following additional information on the plan:
 - a. Developer's telephone number.
 - b. Plan approval signature and date by the Developer.
 - c. Building size in square feet; number of parking spaces required and provided.
 - d. Names of abutting property owners and abutting zoning.
 - e. Bench mark information—survey should be referenced to a County Bench Mark.
 - f. Pavement width and right-of-way width on abutting public roads.
 - g. Zoning classification.

Comments for sheet SD 4.0 Site Grading Plan:

12. Manhole No.1 - **W & S invert = 95.08.**
13. At the end of the 8" PVC outfall, specify size and type of riprap (typ.).
14. List and show 100-year flood elevation for Swan Creek.
15. A permit from the Lucas County Building Regulations Department is required for any work within the 100-year floodplain.
16. A site plan review fee of \$155.00 shall be remitted to the Lucas County Engineer's Office prior to final plan approval.
17. One set of revised plans addressing the previous items shall be forwarded to the Lucas County Engineer's Office for final review. Upon approval, nine (9) sets of plans should be provided to our office prior to issuance of zoning and building permits.

Lucas County Sanitary Engineer:

18. Water service is available as shown on Davis Road via W-1431 - 12". This water main shall be shown and identified on the plans. The assessment related to this property has been paid.

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Continued:

19. Water service shall be installed at time of construction per City of Toledo - Division of Water requirements. Water service shall be shown on the plans.
20. Fittings for the proposed water main shall be identified.
21. All crossings of sanitary or storm sewer by the proposed water main shall be maintain a minimum of 18 inches of vertical clearance. This shall be noted at all crossings.
22. This site is also subject to the review of both the local fire department and the City of Toledo - Division of Water.
23. All plans shall be signed and stamped by an engineer registered in the State of Ohio.

Plan Commission Staff:

24. A landscape plan was submitted but did not extend to the parking lot. A revised landscape plan must be submitted for the parking lot abutting the Renewal Center per Section 10.4.5 of the Waterville Township Zoning Resolution.
25. The entrance sign detail must be submitted to the Waterville Township Zoning Inspector for review and sign permit per Section 11.7 of the Waterville Township Zoning Resolution.
26. If exterior lighting shall be installed for the grounds or parking lot, a "lighting plan" must be submitted to the Waterville Township Zoning Inspector for review.
27. The approximate gross floor space of the building is 8,632 feet and requires 29 spaces with two additional handicap parking spaces for a total of 31 spaces. Wheel stops are required for the parking spaces per Section 8.2.2 of the Waterville Township Zoning Resolution.
28. A site plan review of \$100.00 shall be remitted to the Toledo-Lucas County Plan Commission Office prior to final site plan approval.
29. No permits shall be issued until arrangements satisfactory to the Waterville Township Zoning Inspector have been made for compliance with the conditions as set forth above.

Lucas County Building Regulations:

30. No flood plain encroachments shown.

Our referral of a petition by the Sisters of Notre Dame for an Amendment to Special Use Permit for an addition to Lial Renewal Center for a site located at 5908 Davis Road, south of Obee Road, Waterville Township, was considered by the Lucas County Planning Commission at their meeting on Wednesday, May 28, 2008. The Planning Commission recommends that the request be approved with conditions.

COMMENTS:

Doris Wind: Ms. Wind lives behind the property in question and wanted to know what was going on in regards to the Lial Renewal Center. She was most concerned about the drainage. The application was reviewed with Ms. Wind.

Glenn A. Banas made a motion to recommend approval of the special use permit amendment for additions/renovations by the Sisters of Notre Dame for the Lial Renewal Center for a site located at 5908 Davis Road, south of Obee Road, in Waterville Township, on 44.5 acres of land. This approval recommendation to be forwarded to the Waterville Township Trustees for their final decision. Seconded by Daryl Powell.

Motion Carried.

OLD BUSINESS:

As discussed last meeting, a letter was written to Poggemeyer Design Group about updating the Waterville Township Land Use Plan. Michael Sachs was present from Poggemeyers to find out the scope of the updates wanted. It was explained that with the actual construction of the US 24 bypass, there will be another whole new set of challenges to meet. The updates would center around the bypass. Mr. Sachs will come back with a quote now that he has some idea of what the township needs.

NEW BUSINESS:

continued.....

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Continued:

Before the construction on the US 24 bypass begins, many land owners along its route are going to be approached about using their land for "borrow pits". With all of the approaches and overpasses, Waterville Township's ripe for the picking. Currently, the Waterville Township Zoning Resolution does not address borrow pits. We cover ponds but they are only permitted to be a maximum of one (1) acre. Borrow pits could be twenty acres or more if the composition is right. Apparently, the Ohio Department of Transportation (ODOT) has guidelines. Mr. Pfeiffer and Mr. Wilson are from the E.S. Wagner Company and they could be the company that would be generating the borrow pits. The E.P.A. would be involved due to the possibility of wetlands. Chairman George Cole felt that permits should be required before digging and on borrow pits of over twenty (20) acres, a variance should be required. Fencing would be handled on a case-by-case basis.

Trustee Chairman Les Disher asked the gentlemen from the Wagner Company if they had instances of wells going dry due to the construction of the borrow pits and they responded, "No." If that happened, they would drill new wells. If we would amend our zoning resolution to allow borrow pits, we would need to protect ourselves due to instances in the past when we have not allowed borrow pits to be dug in the twp. We would definitely need to check with our township solicitor. This matter will be referred to our planner Molly Maguire at the Lucas County Plan Commission for further research.

ZONING:

- 1) Twenty-three (23) permits to date.
- 2) A Carlton Smith, from a company that develops self-contained adult (45-years and up) communities, got in touch with the zoning inspector. He is looking at the 65-acre Holliker farm that is for sale on Dutch Road. This would be a group of residences with grocery, pharmacy, etc, all within the community. The property is currently zoned "A" Agriculture so the zoning would need to be changed maybe a P.U.D. with a special use permit. More on this later.
- 3) At the June 11th township trustee meeting, there were residents from the Coventry Glen subdivision located on Dutch Road. They are concerned about the rumors that the developer is in financial difficulty. The entranceway is not finished and the pond has not been redone. They were informed to get their association formed and in place, then all they can do is wait and see what happens. Commission Member Glenn Banas stated he had read that the rest of the subdivision had been sold. He tried to contact the developers but they were not answering the phone.
- 4) The special use permit for the Blue Creek Metroparks is still in the works.
- 5) Word was received from the Whitehouse Fire Chief Daryl McNutt that the E.P.A. has changed some of the regulations regarding open burning. The person who farms the land may burn on the land - this does not apply to the land owner if it is different from the farmer. Always call first.
- 6) Inspector Eric Gay states many times he is asked for a zoning permit if there is inside work being done to a structure. The township does not require a permit if the footprint is not changed. Inspector Gay is going to start charging \$25.00 for these additional permits.
- 7) Pricilla Duck phoned concerning the zoning of a piece of property on U.S.24 and Noward Road. She is contemplating purchasing one of the homes O.D.O.T. has bought and moving it to this property
- 8) The brush pile on the corner of U.S.24 and Neowash Road is getting unsightly again. John Cramer states he is having someone in and grind it up.
- 9) Terry Strayer on Neapolis-Waterville Road has indicated that he would take care of the junk vehicles on his property. He had been sent a certified letter.
- 10) Kreg Moosman, Neapolis-Waterville Road, indicated that he is not operating a business out of his home. It is being operated by his brother at his residence in Waterville.
- 11) There has been some concern about a growing pile of trash on the porch at 10111 Neapolis-Waterville Road. It has been learned that the property has been purchased by a Paul Meyers and it is hopeful that it will be cleaned up.

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LAFAYETTE BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

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Continued:

12) The Waterville Township Board of Zoning Appeals will hold a hearing on June 17, 2008, to consider Randy and Kristin Miller's three horses on their 1+ acres located at 6436 North River Road in Waterville Township,

COMMENTS:

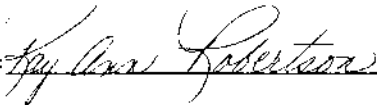
Les Disher: Trustee Chairman Les Disher states he and Solicitor Walter Celley are in talks with the Village of Whitehouse about forming joint economic districts. They have their fourth talk coming up. It looks very promising.

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

Motion Carried.

Adjourned at 9:25 p.m.

Attest:



Commission:

