

**BOARD OF TRUSTEES OF SANDUSKY TOWNSHIP
SANDUSKY COUNTY, OHIO**

MINUTES OF REGULAR MEETING of July 16, 2018

The Trustees of Sandusky Township met in regular session at Sandusky Township Hall at 6:00 p.m., with the following members present:

Mr. Paul Lotycz

Mr. Mike Willis

Mr. Mike Willis made motion to accept the minutes. Mr. Paul Lotycz seconded motion. Vote as follows: Mr. Overmyer - absent, Mr. Willis - yes, Mr. Lotycz - yes.

Mr. Mike Willis made motion to accept and pay the bills. Mr. Paul Lotycz seconded motion. Vote as follows: Mr. Overmyer - absent, Mr. Willis - yes, Mr. Lotycz - yes.

Ms. Zienta reported the following Revenue and Expenditures:

	6-20-2018 through 7-17-2018	Year to Date
Revenue	44,146.81	487,839.82
Expenditures	92,042.74	553,283.37

Mr. Mike Vargo, 1715 Port Clinton Road attended meeting with concerns about the shed Theodore Lowe put up at 2262 Napoleon road. Mr. Vargo states it is too close to the property line per the Zoning Resolution. When the construction began last year, he called former Zoning Inspector Matt Hoffman several times and never received a return phone call. The building has to be 10 ft. from the property line and the shed is only 4'9".

After much discussion, the following was understood:

- The permit was paid for, Mr. Hoffman lost the original permit but a copy was obtained from the property owner
- Permit states the building will have west side yard clearance of 5'
- Permit states the building will have an east side yard clearance of 61'
- Permit states the main road frontage is 66 ft.
- Permit states the building width at 12 ft.
- It was agreed the permit measurement of east side yard clearance to be in error
- The permit was wrongfully issued by the former zoning inspector allowing the shed to be 5 feet from the property line.
- Attorney Rich Gillum stated the permit can be revoked by either a Lawsuit or a False Statement. Mr. Gillum doesn't know if the shed being place 4'9" from the property line instead of 5' is enough to have the permit revoked.
- Mr. Vargo will need to prove the property line. Mr. Vargo has the right to file suit.
- Mr. Don Bixler will measure the property

In attendance were the following;

- Tracie Williams, 2317 Glenn Drive, Fremont
- Marcus Williams, 2317 Glenn Drive, Fremont
- Sonia Garcia, 2318 Glenn Drive, Fremont
- Illegible Name, 2318 Glenn Drive, Fremont
- Brittnae Biller, 2252 Port Clinton Road, Fremont
- Adam Biller, 2252 Port Clinton Road, Fremont

A complaint was received from Matt Jones stating Ms. Garcia and Mrs. Biller were running daycare businesses out of their homes.

Zoning Inspector Don Bixler issued a violation to each giving them 30 days to be in compliance.

Ms. Garcia stated Mr. Jones has complained to the both former zoning inspectors and each have told her they did not need a permit.

Attorney Rich Gillum stated the area is an R-1 District. Daycare is not defined in the Zoning Resolution but meets a Home Occupation use. That is a permitted Conditional Use under an R-1 District unless the use predates the adoption of the Zoning Resolution in 1971. Mr. Gillum explained how a Conditional Use Permit can be obtained.

Ms. Garcia asked why this hadn't been addressed in the past with the former zoning inspectors. Mr. Lotycz explained they were unaware of it.

Mr. Marcus Williams stated that when he was on the Board, this happened numerous times and it was swept under the rug. A complaint was received (while he was on the Board) on a house on Port Clinton Road fixing cars. The owner told former Zoning Inspector Bruce Shank that he was working on his own cars. Mr. Williams knew that was a lie.

Mr. Williams stated that Ms. Garcia has to pay \$500 for a permit when there are like 50 other people running businesses out of their home.

Mr. Williams continued that Matt Jones had an issue with his fence and had to pull it back and now Sonia has to pay \$500 - that they can stir up a lot of shit in the township and he doesn't think the board would want all that.

Ms. Garcia stated Mr. Jones is running an eBay business out of his home.

Mr. Paul Lotycz explained what has to be done. Apply for a Conditional Use Permit through the Zoning Board of Appeals.

Mr. Williams suggested Mr. Bixler go to Mr. Jones and explain that if he keeps complaining, he will also have to pay \$500 for a permit.

Attorney Gillum explained that what we are dealing with is a daycare center that has essentially been operating illegally since it was opened. At the time it began, the \$500 fee should have been collected.

Ms. Garcia asked what she had to do to stay open. She was instructed that she has 30 days from the date on the Violation to submit paperwork for a Conditional Use Permit.

Mr. Brent Saionz provided the following report:

- 1 ton truck sold on govdeals for \$13,900.00
- Replaced storm tile at the corner of Northcrest Avenue and Ravine Drive
- Obtaining estimates on the Zimmerman storm tile
- Will begin 2nd round of mowing
- High grass at 2820 Port Clinton road. High grass letter was sent and received. Mr. Mike Willis spoke with property owner and she is trying to get it mowed
- Provided an estimate for a Laser from City BluePrint in the amount of \$1,840.00.

Mr. Mike Willis made motion to purchase a Single Grade Laser from City BluePrint in the amount of \$1,840.00. Mr. Paul Lotycz seconded motion. Vote as follows: Mr. Lotycz - yes, Mr. Willis - yes, Mr. Overmyer - absent.

Mr. Don Bixler provided the following update:

- Received 31 phone calls
- Mailed 10 applications
- Approved 8 applications
- Denied 2 applications
- Mailed 4 violations
- Mailed 2 appeals forms
- Applications include pools, sheds, signs, additions and garages
- Attended the June Zoning board meeting, met with John Willey twice and visited the taxmap office

Two violations mailed came back undelivered. One unclaimed and the other undeliverable. Mr. Rich Gillum stated the undeliverable needs a good address and can be re-mailed. The unclaimed can be posted on the property with a picture taken showing it was posted.

Mr. Bixler discussed the rezoning of the township park from R-1 to S-1. Currently, the two new parcels are zoned R-1 and the Hall property is zoned R-2. Mr. Bixler suggests rezoning the entire parcel to S-1. Attorney Rich Gillum stated a property can have 2 different zoning classifications. He also pointed out that R-1 and R-2 both support a public park, therefore the property does not have to be rezoned.

Parks Committee update:

- Mr. Chris Michael informed the Board the Park sign should be installed within a few days
- Mr. Saionz checked with the county on obtaining grindings - they have none. He will check with the City of Fremont.
- Questioned the progress of purchasing the Bordner property. Trustees stated Mr. Gilbert Overmyer is working with the Bordner's

Mr. Dean Schneider provided the following report:

- June 2018 fire calls - 6
- June 2018 squad runs - 11
- Unit 2 mirror was broken off by Madison Motors. They will pay for a new mirror. Ms. Zienta will send them a bill
- All pumps on the trucks were tested. All passed.
- Unit #8 was repaired
- Will hire National Hose Testing to test the hoses. Fire hose is 27 cents per foot and ladder hose is 1.90/foot
- One of the two people that robbed and set Dave's carryout on fire will be sentenced
- The annual department hog roast will be August 18th at Chris Michael's house.

Mr. Mike Willis visited the Jim Karr property. Mr. Karr did clean up the front yard and hacked weeds down. Mr. Willis knocked at the door but did not get any response.

Mr. Paul Lotycz will take pictures of the vehicles at the Paul Lopez property. A neighbor is complaining they are junk vehicles.

Trustees have not heard anything from the City of Fremont regarding the township's proposal for a JEDD.

Mr. Paul Lotycz made motion to support the Enterprise Zone Application submitted form Motion Controls. The tax abatement of 75% for 10 years for a 20,000 to 40,000 addition is acceptable. Mr. Mike Willis seconded motion. Vote as follows: Mr. Lotycz - yes, Mr. Willis - yes, Mr. Overmyer - absent.

Mr. Mike Willis made motion to award bid to resurface the Poorman's subdivision to Gerken Paving in the amount of \$140,808.50. Mr. Paul Lotycz seconded motion. Vote as follows: Mr. Lotycz - yes, Mr. Willis - yes, Mr. Overmyer - absent.

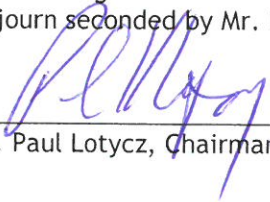
Mr. Mike Willis made motion to award bid for repaving through Issue II to Erie Blacktop in the amount of \$639,458.70. Mr. Paul Lotycz seconded motion. Vote as follows: Mr. Lotycz - yes, Mr. Willis - yes, Mr. Overmyer - absent.

Mr. Mike Willis moved to adopt the following Resolution: To accept the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the county auditor for 2019. Mr. Paul Lotycz seconded resolution. Vote as follows: Mr. Lotycz - yes, Mr. Willis - yes, Mr. Overmyer - absent.

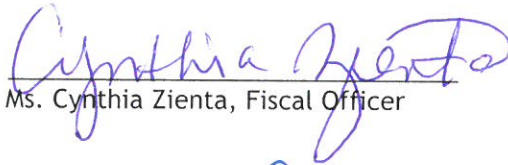
Ms. Zienta reported no money was received from Certified Ambulance for the month of June 2018. After speaking with Bruce from certified, they found a glitch in their system. It was corrected and the township should start receiving money again.

Mr. Matt Hoffman has requested through Attorney Barney that he be paid for his attendance to the Zoning Board's for the year 2018. This is typically paid at the end of the year. Mr. Hoffman attended two Appeals Board meetings and one Zoning Board meeting. This amounts to \$150.00. Mr. Mike Willis made motion to pay Mr. Hoffman \$150.00 for his 2018 Zoning Board and Appeals Board attendance. Mr. Paul Lotycz seconded motion. Vote as follows: Mr. Lotycz - yes, Mr. Willis - yes, Mr. Overmyer - absent.

There being no further Business to come before the Board of Trustees, Mr. Willis made motion to adjourn seconded by Mr. Lotycz.



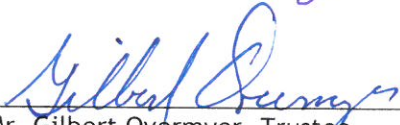
Mr. Paul Lotycz, Chairman



Ms. Cynthia Zienta, Fiscal Officer



Mr. Mike Willis, Trustee



Mr. Gilbert Overmyer, Trustee