

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

MINUTES OF REGULAR MEETING of August 16, 2022

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. Gilbert Overmyer

Fiscal Officer was not present

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

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

Ms. Zienta reported the following Revenue and Expenditures:

	8-3-2022 through 8-16-2022	Year to Date
Revenue	278,194.07	1,090,601.37
Expenditures	17,973.55	638,401.99

Ms. Betsy Pence and Ms. Hedi Eickert attended meeting to follow up with Trustees on the letter the Attorney sent to Mr. O’Farrell. The letter stated he was in violation of the zoning rules in the area. The letter dated August 4<sup>th</sup> told him that he had to cease and desist immediately. If he continued with his short-term rentals without a variance, there would be enforcement action. Ms. Pence asked what that enforcement action is because he did rent it after he received the letter.

Zoning Inspector Brian Woods talked to him and according to Mr. O’Farrell he was not able to cancel those reservations. He has cancelled the reservations for the rest of the year. Mr. O’Farrell didn’t know it would be a problem doing it. He is supposed to call him back to go over a few things. If he wants to continue, he will have to put in an application and go through the process. In talking to him last week, Mr. Woods does not think he is going to do that.

Mr. Paul Lotycz seen a for sale in the back that looks like it has been there awhile.

Ms. Pence stated the property is listed for sale through Wendt Key and they have been showing the property. She did note the signs were removed for the July 4<sup>th</sup> weekend.

Ms. Hedi Eickert stated she has had no trouble with cars in her driveway lately.

Ms. Pence asked if there will be a penalty for Mr. O’Farrell renting it for 37 days.

Mr. Woods stated he did not know a letter was sent to him by the Trustees until after he talked to him. Mr. Woods recommends he not be charged a penalty.

Mr. Gilbert Overmyer stated Mr. O’Farrell didn’t realize what was going on.

Mr. Woods stated that if you tick Mr. O’Farrell off, he may apply for a variance and if he gets it, the neighbors will have to deal with it.

Ms. Pence asked if the neighbors would be notified if he applies for a variance. Mr. Woods said everyone would be notified. Everyone can give their opinion but that does not guarantee the variance would be not be approved.

Mr. Jim Barney stated Ms. Pence has the right to enforce the Zoning Resolution as a citizen. To penalize him for violating the Zoning Ordinance, she would have to file a lawsuit and then the judge decides what the penalty would be.

Ms. Pence asked if Mr. O'Farrell contacted them about paying the bed tax.

Mr. Barney stated the Fiscal Office opined that he does not have to pay bed tax.

Mr. Lotycz added the County Auditor stated he does not have enough beds in the establishment to constitute a bed tax. That was the opinion of the County Auditor. Right now, it is 5 beds or more and they are trying to change the law to 1 bed.

Trustees discussed a current House Bill right now that is in the Senate that would allow Airbnb's anywhere and no one can do anything about it.

Mr. Lotycz recommended Ms. Pence contact Senator Reineke to ask him to vote against it.

Mr. Woods reported he received the paperwork for a variance for the Hayes Avenue property.

He asked Trustees where he needs put the application for the variance

Mr. Overmyer told him he needs to provide it to Mr. Mike Mullholand and provided Mr. Woods his address and phone number. Mr. Woods will drop off the paperwork to Mr. Mullholand.

Mr. Woods received a records request in reference to the factory on the corner of Hayes and Stone Street. She wants an official Zoning Verification Letter and asked current zoning classification, code violations if the building was developed in accordance, zoning designations next to it and other questions. Mr. Woods told her yesterday on the phone that he didn't know what the form is. Mr. Woods asked if this is the form or if there is a sample of what that would contain.

Mr. Barney recommended he fill out the form that was provided with the information you have, do not sign it and return to her. The zoning map is on the township website. If she wants it to be accurate she can contact a title agency.

Mr. Woods discussed cell phone towers. It is his understanding they do not need a permit if they are just replacing parts on the tower. If they are adding something to the tower, they need a permit. Mr. Woods wanted to know if this is correct.

Apparently, the County made them get a permit to replace parts. He doesn't know why they made them get a permit because the property is in Sandusky Township.

Mr. Barney doesn't know what the county did but if they are not changing the use, they do not need a zoning permit.

Mr. Woods added that when he talked to Mr. O'Farrell, he felt by the tone of his voice and the way he talked, he was done with renting out his house and cancelled all the appointments for the rest of the year. The weekend they complained that he rented after the letter, he probably couldn't get out of that weekend.

Mr. Overmyer added this has been going on since May and where were they this whole time.

Mr. Brent Saionz provided a quote to grind the brush pile.

Mr. Paul Lotycz made motion to hire Universal Farms to grind the brush pile and haul away the mulch for \$5,574.00. Mr. Gilbert Overmyer seconded motion. Vote as follows: Mr. Lotycz – yes, Mr. Overmyer – yes, Mr. Willis – absent.

Mr. Saionz provided the following update:

- Discussed an upcoming webinar on Thursday on regrinding and recycling road material. Mr. Saionz would like to attend.
- Set the catch basin on Riverbend Parkway today.
- Will finish cleaning up Riverbend Parkway tomorrow.
- Will need to put more stone in since it is settling.
- Mike Willis talked to Tom Willis about video taping it. Not sure who is doing it.
- Will finish up second round of ditch mowing.
- Mike Willis told him something about cutting out the pavement, squaring up the road on Riverbend. It will be repaved in the fall. He made mention to doing the entire road. Will discuss further when Mr. Willis is in attendance.
- The county is paving CR 122. They only ground a few spots. They keep paving it and building it up and they lose the berm. Mr. Overmyer will call the county engineer.
- Mr. Lotycz stated Thomas Drive paving and milling will start this Thursday and M & B will be paving TR 122 on Thursday.

Mr. Lotycz asked Mr. Saionz if he would spray the weeds at the park and also put more mulch around the sign and the fire department sign. Mr. Saionz already sprayed the weeds and will put mulch down.

Mr. Overmyer asked Mr. Saionz about the work on TR 97. Mr. Saionz stated that is their next stop. They will take the trench box out there tomorrow.

Mr. Overmyer asked if he rented an excavator as they just received a bill. Mr. Saionz stated he did rent an excavator for a month.

Trustees have not received any applications for Cemetery Sexton.

Mr. Overmyer stated the County Auditor received the millage change from the township and it is all set for the money to transfer to the General Fund.

Mr. Lotycz stated Mr. Barney does not have the Resolution ready for Trustees to approve for opting out of HB 127. Mr. Barney will complete and forward to Trustees.

After reviewing, Mr. Paul Lotycz made motion to reimburse Ms. Marilyn Kovaleski \$582.00 for sidewalk replacement at 419 Lime Street. Mr. Gilbert Overmyer seconded motion. Vote as follows: Mr. Overmyer – yes, Mr. Lotycz – yes, Mr. Willis – absent.

Mr. Overmyer discussed the new building at the cemetery. Trustees reviewed options and discussed changes. Mr. Overmyer will have the estimate updated.

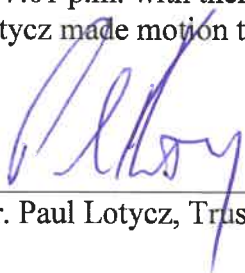
Mr. Overmyer has not heard from Monument Engineering Group.

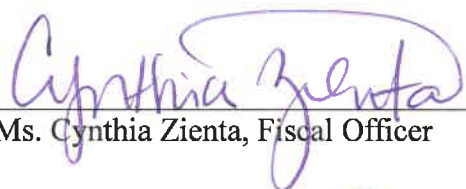
Ms. Cyndi Zienta provided information to Trustees and the Road Superintendent regarding the 2-hour safety training requirement from Ohio Bureau of Workers' Compensation. The training needs to be completed by 12-31-2022. Ms. Zienta requests the documentation be provided to her as it has to be reported to Sedgwick.


Ms. Zienta reports Mr. Saionz turned in four credit card charges from the Anderson's. Two were payment slips with no invoice attached. The other two had sales tax included that needs to be removed. Ms. Zienta provided a Sales Tax Exemption Form.

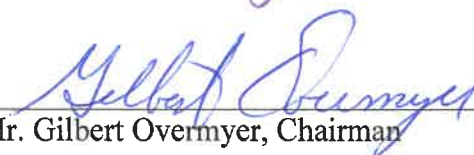
Mr. Saionz will have the sales tax removed.

At 7:01 p.m. with there being no further Business to come before the Board of Trustees, Mr. Lotycz made motion to adjourn seconded by Mr. Overmyer.

  
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Mr. Paul Lotycz, Trustee

  
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Ms. Cynthia Zienta, Fiscal Officer

  
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Mr. Mike Willis, Trustee

  
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Mr. Gilbert Overmyer, Chairman