

THE WOODVILLE TOWNSHIP TRUSTEE'S REGULAR MEETING – December 15, 2021

A regular meeting of the Woodville Township Trustees was held on December 15, 2021. Those in attendance: Trustees: Chairman Ken Green, Paul Runion, Bill Hammer, Fiscal Officer Lori Kepus, Road Supervisor Jim Busdiecker, Fire Chief Bill Andrews, Captain of Fire Tim Schnitker, Zoning Inspector Steve Michaelis, and Sandusky County EMS Chief Jeff Jackson.

Also present were Township Residents: Sophia and Herman Reineck, John and Allan Huss, Dan Liskai, Tom Linke, Bob Schroeder, Matthew Blausey, and Bill Emch.

Trustee Chairman Ken Green called the meeting to order at 7:30 pm.

EMS – Sandusky County EMS Chief Jeff Jackson said LS19 is back in service. So far so good, but call volume remains high. We are still seeing delays in getting squads back in service due to the hospitals' ERs being full-and/or their staffing levels being low. Local hospitals are now going on EMS bypass on a regular basis meaning ambulances can't transport to their facility and must proceed on to the next closest ER.

We have noticed that the drug vending machine in the station does not have backup power. Is there any chance we could get the plug that powers the vending machine hooked up to the generator? The Trustees will look into this.

LS19 had 39 runs in November with 26 transports to area hospitals -18 advanced life support transports and 8 basic life support transports. Chief Jackson left at 7:34 pm.

FIRE DEPARTMENT – Fire Chief Bill Andrews reported on the following:

- A new battery tender was purchased for the station generator. The old one had failed and the battery was too low to start it. The generator functioned properly during the last power outage for the most part.
- An individual would like to purchase the old Breathing Air Compressor and accessories. The Trustees discussed this and have decided to place the item on GovDeals early next year.
- The department had two runs today. A lift assist call and a mutual aid call with Gibsonburg Fire for an MVA.
- There will be an American Red Cross bloodmobile here on December 16. The next one is scheduled for January 7 from noon to 5 pm.
- The Sandusky County Treasurer will collect 1st Half 2021 real estate taxes at the fire station in Woodville on January 25 from 10 – 11:30 am.
- Chief Andrews stated he will serve as the interim chief until a new person is selected. The Trustees again thanked him for his years of service to the department and for offering to remain Chief a while longer until a replacement can be named.

Kepus reported that Scott Schroeder from Poggemeyer Design Group (PDG) sent a letter to the Township stating that he spoke with Brent Gray of The Delventhal Company, Millbury who were the only bidders for the plumbing project about the project's scope. He noted that Delventhal's bid only included limited area removal and replacement of the floor tile in the kitchen area. They also interpreted the bid documents to include the removal and REUSE of the existing restroom partitions, not replacement. PDG did recommend award of this work to The Delventhal Company at a cost of \$129,499. The engineer's estimate for the project was \$138,000.

Trustee Runion also had a conversation with The Delventhal Company. Their quote did not include cost for the additional tile needed in the kitchen after they cut a groove in the floor, nor a cost to replace the bathroom stalls. These additions will be handled when the project is ready for them. A few change orders will be necessary. We've been getting sewer gas in the station. It's 40 years old. The Trustees asked the fire department to discuss among their members if they would like to just replace the tile that has been cut, or if they would like to replace the entire floor.

Trustee Runion made a motion to accept the quote from The Delventhal Company from Millbury in the amount of \$129,499. Trustee Hammer seconded. All answered yes to roll call. Motion passed.

ROAD DEPARTMENT- Road Supervisor Jim Busdiecker reported on the following:

- We're having issues with the hitch plate on the International 505 dump truck causing problems when we try to dump its contents, and I am gathering prices to see how much it would cost to resolve the issue.
- I am gathering prices for a new broom.
- We hauled stone again today from Martin Marietta to add to our stockpile. The price will most likely rise after the first of the year.
- The garage door at the road maintenance building quit working. It was originally an old door from the fire station when theirs was replaced. Northwood Door came out and stated that it is so old the parts are hard to get, so I just ordered a new one.
- ODOT has a 2004-2005 fork lift for sale for \$2,000. 8000# capacity, 23,000 hours. It would work very well for many projects in the road department. **Trustee Runion made a motion to purchase the fork lift. Trustee Green seconded. All answered yes to roll call. Motion passed.**
- The first trash day in January is New Year's Day. Busdiecker stated he could still open the site to keep it on schedule. The Trustees decided that we will hold it January 1st from 7:30 am to 11 am.

It was reported that there is a bad bump on the west end of TR 139 and wondered if it could be ground down. It is very noticeable. Trustee Hammer will speak with the County Engineer who will in turn talk to the contractor (Bergmans) to see what can be done as the work is guaranteed for 1-year.

CEMETERY – Huss Dairy paid their rent for 5.5 acres of tillable land behind Westwood Cemetery for alfalfa hay in 2021 in the amount of \$687.50.

ZONING – Zoning Inspector Steve Michaelis reported on the following:

- Jacky & June Skaggs – 3669 CR 93 – Woodville, still claims he is not living at the house. He says he is living in Genoa. The Trustees asked Michaelis to get a copy of bills with his name and address and a copy of his rental agreement as proof he is living in Genoa. I discussed with the health department and the septic permit does not include the garage. He has submitted a variance request, but has not submitted the septic info that he claims has the garage included on it. He claims he is not living there, yet he applies for a variance to move back in there?
- William & Louise Linke, 22131 CR 2, Woodville – Nothing has been done and she has stopped communications. The Township did receive a receipt card that they accepted their certified letter.

- Certified letter to Mary Rupke, 3800 TR 93, Woodville regarding camper storage – inoperable vehicle/junk vehicle. no contact with them since the letter was sent.
- Certified letter to Ron Wagner, 6880 CR 107, Gibsonburg – cleanup. no contact with him since the letter was sent.
- Thomas Linke – Time has expired – what is our next step? We met on Tuesday morning December 7th. I have the recent pictures to compare to previous photos. A few things were cleaned up, and he states he's getting some salvage titles. The Trustees asked Michaelis to present what he has to date on the Linke matter to the county prosecutor to see what can be done.
- Regional Planning – we discussed a possible county wide "exterior property maintenance code". John Willey and Paul Lotycz (Sandusky Township) recommend property clean-up through a trustee resolution as they have abatement options available through the ORC and then put all expenses on the property owner's tax duplicate. Do it through abatement and not through the county prosecutor for a quicker, easier cleanup.
- Steve Green has requested a conditional use permit for a flag lot.
- Jason Ohms is in discussions with Sandusky County Land Bank to see if any grant money is available for the cleanup of his property on Route 20, east of the village.

Zoning permits were approved: John Huss, 1220 SR 105, Woodville, for a pool and deck. The \$60 fee was paid. Troy & Jennifer Bankey, 3868 CR 16, Woodville, for 30' x 48' building for storage and a workshop. The \$50 fee was paid when they applied for their variance last month. Their variance was approved by the Zoning Board of Appeals on November 26.

Resident John Huss said he has pictures of the run-off coming from the village's solar fields. The land the solar fields were built on was annexed to the village years ago, but the property is still in the township and was permitted as such in 2014. Nothing is growing there. What is in the run-off? The investigation will continue.

At 8:34 pm, Trustee Green made a motion to enter Executive Session to discuss the employment of a township employee. Trustee Hammer seconded. All answered yes to roll call. Motion passed. Those present in Executive Session: Trustees Green, Runion, Hammer, Fiscal Officer Kepus, and Fire Chief Bill Andrews.

At this time all members of the public left the meeting.

At 8:50 pm, the Trustees returned to regular session. No action was taken.

The public hearing on the zoning changes was discussed. **Trustee Green made a motion to adopt Resolution 2021-08 to Amend the Woodville Township Zoning Resolution. Trustee Runion seconded. All answered yes to roll call. Motion passed.** The new sections will take effect on January 15, 2022 unless a petition signed by a number of registered electors is presented to the Board of Trustees as specified in ORC 519.12.

The following amendments to the Zoning Resolution are established:

- 1) Section 2 – General Regulations - 2.11 A permit "for a new residence" (added "") will not be issued until a sewage system is approved by the county health department, or a letter of approval from the Sandusky County Health Department is provided.
- 2) Section 2 – General Regulations - 2.13 Inoperable, unlicensed and ~~excessive~~ motorized vehicles as well as recreational vehicles (including all classes of campers, boats and water recreational vehicles), nonfunctioning and junk agricultural equipment, appliances and other trash and debris are not allowed to be stored on any property except as permitted in other sections, (including section 10.1-2) and the O.R.C. Delete the word "excessive".
- 3) Section 3 – Definitions - 3.2 – Delete 3.42 – the definition of "Light Commercial Use" and renumber section.
- 4) Section 3 Definitions - 3.74 will become the definition of a "Solar Energy System". A mechanical or electronic system that converts solar energy to heat or electrical energy.
- 5) Clarify the wording in Section 7 – Supplemental Regulations - 7.2-3 to read "The following non-traditional accessory structures are not permitted for use as accessory structures or for storage in any district: manufactured/mobile homes or van/truck boxes. Semi-truck trailers and cargo containers used by the air, rail, shipping, and land transportation industries for storage use are permitted in the "M-2" Heavy Industrial District only.
- 6) Amend Section 7 – Supplemental Regulations - 7.4-2 Ponds – General (d) The side slope of a pond shall be horizontal to vertical at a maximum ratio of 2:1. The ratio shall be maintained to a ~~minimum~~ depth of seventeen (17) feet. Ponds are required to have a minimum depth of 10'. Ponds that do not meet this ratio are required to be enclosed with a six (6) foot fence unless they are for agricultural purposes in an Agricultural District. Delete the word "minimum" and add the underlined sentence.
- 7) Section 7 – Supplemental Regulations - Add Description for "Solar Energy" which will become Section 7.6 and renumber the section.

Solar Energy

- i. Small Solar Energy System – a solar energy system that is attached to a building
- ii. Medium Solar Energy System – a solar energy system that is an independent structure, under one (1) acre in size.

- iii. Large Solar Energy System - a solar energy system that is an independent structure, and is at least 1 acre in size, but less than the threshold where the Public Utilities Commission of Ohio would control siting of the facility.
 - iv. Medium and Large Solar Energy Systems require a conditional use permit. A Small Solar System does not require a permit unless it changes the footprint of the supporting structure.
- 8) Section 9 – Non-Conforming Uses - further clarify what part of a building must be left standing after remodel/repair.

9.1-2 - Repairs and Alterations: Normal maintenance of a building or other structure continuing a non-conforming use is permitted, including necessary repairs of a building or structure. Incidental alterations are permitted which do not intensify the non-conforming use. Two (2) enclosed outside walls and the roof, or four (4) enclosed outside walls with no roof, must be standing at all times.
- 9) Section 9 – Non-Conforming Uses - further clarify an addition or enlargement of up to 20% is allowed one time.

9.1-6 Enlargement of Buildings: The addition to or enlargement of a non-conforming building may be permitted provided such addition or enlargement complies with the height and area regulations of the district in which it is located and that the total aggregate floor area included in all such separate enlargements does not exceed 20 percent (20%) of the floor area contained in said building on the effective date of this Resolution. An addition or enlargement of up to 20% is allowed one (1) time.
- 10) Section 10 – Manufactured Homes - 10.1-2 - Storage of Recreational Vehicles. Replace the words “Travel Trailers” with the words “Recreational Vehicles”.
- 11) Section 12 – Home Based Businesses - Delete the entire Section 12B – “Light Commercial”.
- 12) Section 14 – Zoning Administration - 14.1-1 – Requirements – Clarify the permit extension time in paragraph (D) to read: A zoning permit requires that construction be initiated within one (1) year of issuance of the permit and completed within two (2) years. A one (1) year extension may be allowed with a permit extension application, at the discretion of the zoning inspector. The extension will be the same fee as the original permit. (clarification) Non-compliance will result in revocation of the issued zoning certificate.

FISCAL OFFICER

Trustee Hammer made a motion to pledge \$1,500 to the Sandusky County Economic Development Commission for 2022. Trustee Green seconded. All answered yes to roll call. Motion passed.

Trustee Hammer made a motion to approve the warrants. Trustee Runion seconded. All answered yes to roll call. Motion passed. Trustee Runion made a motion to approve the Trustee's December 1, 2021 regular meeting minutes. Trustee Green seconded. All answered yes to roll call. Motion passed.

At 9:20 pm, Trustee Hammer made a motion to enter Executive Session to discuss employee compensation for 2022. Trustee Runion seconded. All answered yes to roll call. Motion passed. Present in Executive Session: Trustees Green, Runion, Hammer, and Fiscal Officer Kepus.

At 9:32 pm, the Trustees returned to regular session.

Following this regular meeting, the Trustees will hold their organizational meeting for 2022.

At 9:32 pm, with no further business, Trustee Runion moved for adjournment. Trustee Green seconded. This meeting was held in accordance with the Ohio Revised Code's Sunshine Law.