

The Village of Weston

Public Hearing Meeting Minutes

January 7, 2019

Public Hearing was called to order by Mayor Jeremy Schroeder at 6:00 p.m., with present council members: Mr. Greg Stevens, Mr. Bill Barnhart, Mrs. Sarah Easterwood, Mr. Shad Kendall, Ms. Diane Hillier, and Mr. Rob Myerholtz.

Visitors in attendance include: Shirley Moore, Jigar Patel, Larry Miller, Eric Taylor, Ken Taylor

Reasoning for public hearing is to discuss amendments to village zoning ordinance regarding permitted residential "R-1" district uses in commercial district "C" and commercial district "C" uses in light industrial/manufacturing district "I-1" and heavy or general industrial/manufacturing district "I-2". The current zoning does not permit residential uses in commercial district and commercial uses in industrial district.

Ken Taylor asked if there is indeed parameters set for those going into specific district. Will commercial follow commercial guidelines or industrial guidelines, and residential follow residential guidelines or commercial? The proposed amendment does state that if used for commercial purposes while located in industrial, it must follow all requirements set forth within commercial district guidelines; same goes for residential.

Larry Miller wanted clarification that currently if a house is on a commercial property you cannot expand, including putting up a garage, etc... The proposed amendment would allow a commercial property with residential use to make additions or even put up a garage.

Shirley Moore used the house on the corner of Main and Taylor as an example; if this house were to sell and someone wanted to put a business in, would they be allowed? With the current zoning a business would be allowed to go in but would not be able to go back as residential. Council discussed non-conforming examples; non-conforming use means a use of a building or land that does not agree with the regulations of the use district in which it is located. Mr. Stevens shared that the intention of this amendment was to get rid of the non-conformity aspect. Ms. Moore then asked if she could put an apartment upstairs but not downstairs. Mr. Stevens shared ordinance 2008-14 which limits permitted uses in commercial district by allowing residential multiple housing "R-2" only on the second floor. Mayor pointed out that the zoning amendment is specifically for R-1, R-2 is not part of this amendment. Mr. Stevens believes the zoning ordinance as a whole needs to be redone due to so many amendments that are forgotten.

Mr. Stevens was discouraged why the business owner is not attending the meeting to give input. Mr. Taylor shared that this was a global change, and not to sell the business. It was also shared that the business owner would have needed to attend if it was for a rezoning, but this is just an amendment to allow certain uses in certain districts and not a rezoning of a district.

Rob Myerholtz had asked who was doing all the work in the proposed area of unnamed business. Mr. Taylor shared that a couple different entities were doing some geotechnical work. Mr. Myerholtz shared that Joann Whitney (relation to property owner) has no idea what is going on with the property and has not received any letter of intent. Mr. Myerholtz had pointed out the property had stakes marked out on the right hand side. Eric shared he had talked to the NWWSD and the stakes are not from them. Ken shared that he would guess they are control points.

No other comments were shared, Public Hearing adjourned at 6:31 p.m.

Jeremy Schroeder, Mayor

Stephanie Monts, Clerk

The Village of Weston
Council Meeting Minutes
January 7, 2019

Council Meeting was called to order by Mayor Jeremy Schroeder at 7:00 p.m., followed by the Pledge of Allegiance. A roll call of the present council members were then taken: Mr. Greg Stevens, Mr. Bill Barnhart, Mrs. Sarah Easterwood, Mr. Shad Kendall, Ms. Diane Hillier, and Mr. Rob Myerholtz. A motion to approve minutes as read was made by Mrs. Easterwood, seconded by Mr. Barnhart. Approved - 6, Opposed - 0.

Citizens and Visitors

Visitors present were: WCSO Deputy, Jigar Patel, Bill Michalski, Cody Kimball, Desiree Kimball, Ken Taylor (Zoning Inspector), Cheryl Halter (Fiscal Officer), Paul Skaff (Solicitor),

Village Business

There was a Public Hearing prior to the Council Meeting to address the proposed zoning changes regarding permitted residential district uses in commercial district and commercial district uses in industrial districts.

A Finance meeting was set for January 14th at 5PM to discuss contracts. Liberty Township EMS contract expired December 31, 2018. Ordinance 2014-9 will need amended to include unpaid run charges and Finance will also be reviewing 2019 ambulance reimbursement rates.

A motion to nominate Mr. Shad Kendall for President Pro Tempore was made by Mr. Myerholtz. Mr. Barnhart made a motion to close nominations, seconded by Mr. Myerholtz. A roll call vote for Mr. Kendall as President Pro Tempore: Mr. Stevens - Yes, Mr. Barnhart - Yes, Mrs. Easterwood - Yes, Mr. Kendall - Abstain, Ms. Hillier - Yes, Mr. Myerholtz - Yes.

Mayor shared 2019 Council Committees with first person listed as head of committee, as follows:

Parks & Rec: Sarah Easterwood, Diane Hillier, Bill Barnhart

Cemetery: Diane Hillier, Rob Myerholtz, Sarah Easterwood

Safety/Fire Board: Rob Myerholtz, Greg Stevens, Bill Barnhart

Finance/Contracts: Shad Kendall, Diane Hillier, Rob Myerholtz

Streets/Sidewalks/Zoning/Grants: Shad Kendall, Bill Barnhart, Rob Myerholtz

Business/Economic Development: Greg Stevens, Shad Kendall, Sarah Easterwood

Hiring/Personnel: Bill Barnhart, Rob Myerholtz, Diane Hillier

Strategic Plan: Shad Kendall, Greg Stevens, Sarah Easterwood

Committee Business

Cemetery 1/3: In attendance was Shelen Stevens, Cindy Sheffer, Jodi Domer, Tom Patton and councilmember Sarah Easterwood. The board voted to re-appoint Jodi Domer as Cemetery Clerk. The Palmer Brothers \$463 bill for three stone foundations and road repair was paid. The board discussed calendar changes to the regular scheduled. Meeting date changes include moving July 4th meeting to July 11th due to 4th of July holiday and August 1st to August 8th due to the Wood County Fair. Jodi would like the contact information for the Village Solicitor so she can contact him regarding proper procedure with some recent plot deeds. Next meeting is February 7th at 6PM.

Upcoming Meetings:

Parks & Rec 1/9 at 6PM

Finance Meeting 1/14 at 5PM

Cemetery 2/7 at 6PM

Council Meeting 1/22 (MLK Day)

Maintenance Report

Mr. Eric Taylor has been working on road cleanup and has begun Christmas Tree Pick-up. Mr. Myerholtz had asked about the illegal dumping out at the recycling containers. Mr. Taylor shared that clerk and himself are in constant communication with the county whenever there is illegal dumping for pickup. Mr. Taylor shared the problem is growing and it needs more monitoring. Ms. Hillier shared she has heard Weston is the worst community for dumping and seems as if the recycling containers are turning into garbage containers. Mr. Stevens requested we look into putting pan-tilt zoom cameras out at the recycling bin location. Solicitor Paul Skaff shared we would be allowed to put signs that state illegal dumping will be prosecuted.

Financial/Administrative

Ordinance 2019-1 adopting a credit card policy received a Second reading.

Ordinance 2019-2 amending zoning ordinance regarding permitted residential district uses in commercial district and commercial district uses in industrial districts received a First reading.

The 2019 PEP Grant has increased from \$500 to \$100 and the deadline to submit grant is December 31, 2019. Council requested to see if we could use the grant for the purchase of a pan-tilt camera to reduce the liability out at the recycling dumpsters.

Council reviewed bills to be paid and warrants to be issued. A motion to approve bills to be paid and warrants to be issued was made by Mr. Stevens, seconded by Mr. Kendall. Approved - 6, Opposed - 0.

Fiscal Officer, Cheryl Halter shared the 2019 Budget is in and ready and the end of year is still being worked on to be closed out. Mr. Skaff shared that council needs to adopt council rules at the beginning of the year and will have a draft ready for next meeting. Mr. Stevens inquired about the fire contract and it was shared that Mr. Skaff is working on a draft and plans to have it done by end of first quarter. Mr. Cody Kimball had asked if the fire department will be dual entity or township. It was shared a temporary contract was extended to the end of January while new solicitor works on a contract.

Mayor shared details on the TMACOG General Assembly on Monday, January 28th from 8am-1:15pm. Mr. Stevens and Mayor shared they would like to attend and instructed clerk to register.

The meeting was adjourned at 7:27 p.m.

Jeremy Schroeder, Mayor

Stephanie Monts, Clerk