

## LEROY TOWNSHIP TRUSTEE

### MINUTES

The Leroy Township Trustees met in regular session on November 7, 2016, at 7 p.m. at the Leroy Township Hall.

Present were: Heather Shelton, Chairman, Richard VanPelt, Chuck Klco, and Sharon Rodgers, Ron Graham, Attorney at Law.

Heather Shelton opened the meeting with the pledge to the flag.

Guests: None

Minutes of the previous meeting were read and approved.

Correspondence: None

Department Reports:

Zoning: Myron reported 37 calls since the last meeting. He issued one permit for a fence.

One variance request for a sideline to close to property line, which is an addition to a barn. The sideline is 16 ft. instead of 20 feet.

The Conditional Use permit for Mr. Todd's private park at the old Girl Scout Camp was approved with conditions, which includes limit of 100 people at evening get-togethers. If he feels he is too limited by this, he can come back for an appeal hearing again. Myron currently has one Conditional Use permit request for a home business across from Leroy School. He has 30 open inspections and 28 recorded illegal businesses. Three of which Attorney Graham is reviewing before they are sent letters. They are, Majors, Francis Engineering, and RDP Motor Sports. Myron anticipates there will be a stay on the hearing regarding Osborne. The Mahr farm on Brakeman is set for hearing on December 13<sup>th</sup>. The owner is making changes to his fence on Paine Rd., and then hopefully he will come in for a fence permit. JJJ Properties is still working on removal of his materials. He will be sending a preliminary proposal for a district change where the asphalt plant is now and move it to behind the B.P. Station. Myron thinks this would be a better spot for it, as it would be out of site. The Trustees would need to approve this. If so, JJJ Properties would come in to request a change. There is a developer that wants to move forward with a strip mall, retail stores etc. from Carter Rd. to the B.P. This area would need rezoned to a business property. If so, then he would proceed and bring in detailed plans. He is working with the State and ODOT to move their location. These plans have to be approved by the Lake County Soil & Water & the EPA before any dirt could be moved, (the impact to streams would have to be considered).

Chuck Klco stated he objects to any re-zoning of this area. We currently have a mess there and the owner has not complied with his original plans. Also the Lake County Planning Commission was not in favor of the proposed move.

Fire: The Fire Chief reported 39 calls since the last meeting, year to date, 442.

As far as repairs, he is getting a new man door for the back of the station. The old one is in bad shape. A new application has been received from Derrick Gardner, he is a firefighter, EMT and resident of Concord Twp. Chief would like to put him on as a probationary part-time member. The old engine is still up for sale. Some of the members participated in a drill with the Perry Power Plant. There was a good attendance and our guys did a good job.

Breakfast with Santa is Sat. December 3<sup>rd</sup>, sponsored by the Leroy Recreation Board, and the Fire Dept. Christmas party will follow the same afternoon. The firemen will be cooking pancakes for Breakfast with Santa.

Assistant Chief, Mike Shoff met with Mr. Todd regarding his request for a conditional use permit for a private park at the old Girl Scout Camp. He advised him of the fire rules and if there are over 100 people in the lodge it would have to have a sprinkler system installed, or if food and drinks are being served. The meeting place can be over 100 people if Mr. Todd calls the lodge a "meeting hall", as long as no food and/or drink is served. A large tent would need the building department inspection, no food, and also fire department inspection.

Road: Charlie stated the men have done some ditching, some mowing and getting the trucks ready for winter. The 350 Ford 1 ton dump truck needs replaced next. It is 9 years old. We will be looking at a new one for around \$40-45,000.00.

Cemeteries: Nothing to report. Mowing is done for the year.

Parks: About 100 kids plus adults attended this year's Halloween Trunk or Treating event.

We really need volunteers for the softball and recreation boards.

This year's breakfast with Santa is Sat. December 3<sup>rd</sup>, 9 am-11 am, with Santa arriving at 10 a.m. The firefighters will be making pancakes. There is a seating limit of 50 people so reservations are required.

Regarding the Leroy Meeting House, Heather reviewed the quotes. She wants to have them all re-submitted. The bidders need to follow a set of specs. Which will be given to them. We need to focus on just the North side, which is the front. The specs. will specify just North side, and exactly what we want done. They must submit their bids, specific to the specs. for exact comparison. This way we will see how far our money will go. We need to have \$25,000.00 of in-kind funding. The quotes need to be listed step by step.

Old Business: None.

New Business: NOPEC, our electric supplier has advised the township that their contract has not been renewed by 1<sup>st</sup> Energy Solutions. 1<sup>st</sup> Energy does not want to be participate in contracts that offer a 6% reduction in the cost of energy. They have thus canceled all contracts. If the homeowner doesn't do anything 1<sup>st</sup> Energy will be their supplier. NOPEC has a new supplier working on a plan as of today. Charlie recommends residents do not do anything until January of 2017 and see what happens.

Heather introduced Julie Himmelman, of Proctor Rd. and made a motion to hire Julie as our part-time zoning secretary. Rate of pay is \$45.00 per meeting, and \$9.00 per additional secretarial hours. Rich VanPelt 2<sup>nd</sup> the motion. Poll of vote: Heather, aye, VanPelt, aye, Klco, aye. Resolution 16-18.

Rich Vanpelt made a motion to hire as part-time probationary member of the fire department, Derrick J. Gardner, 2<sup>nd</sup> by Chuck Klco, all were in favor.

Fiscal Officer: Nothing to report.

Comments: Debbie Gucciardo, who lives next to JJJ Property off of Carter asked what they had to have in place before the asphalt plant went in. Rich Sr. stated nothing it's a self-contained unit.

Questions concerning cable for Seeley Rd. were asked by residents of the road. Charlie stated there has to be 20 homes per mile. The cost would be \$35,000.00 collectively to the residents. Cable is not federally regulated. PUCO does not have any regulations over cable. The closet cable line is the North side of Blair Rd. or Paine and Carter.

Motion by Heather to pay all bills, 2<sup>nd</sup> by Rich, all were in favor.

Next meeting is November 21<sup>st</sup> at 7 p.m.

Motion to adjourn public meeting and open into executive session for discussion of legal matters concerning zoning. 2<sup>nd</sup> by Rich, all were in favor.

Motion by Heather to close executive session, and open back to public meeting and adjourn. 2<sup>nd</sup> by Rich, all were in favor.

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Chairman

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Sharon E. Rodgers, Fiscal Officer