

LEROY TOWNSHIP TRUSTEE MEETING MINUTES

The Trustees met in regular session on March 2, 2022, at 7:00 pm at the Leroy Township Hall.

Present were: Chairman, Heather Shelton, Rich VanPelt, Jason Rodgers and Julie Himmelman, Fiscal Officer.

Also present were: Attorney, Ron Graham; Zoning Inspector, Noell Sivertsen; BZA chair, Rudy Veselko and Zoning Commission chair, Dan Himmelman

Audience: Eric Stutzman, Bob Fitzgerald, Scott Kranstuber, Rich Haizdil, Jamie Coulter and Joe Radmore

The meeting was opened with the Pledge of Allegiance.

The minutes for the February 2, 2022, were read. Heather made a motion to accept the minutes with corrections. Jason seconded. All were in favor.

At 7:15 pm. The road material bids were opened and read. Bids received were: Arms Trucking, Cuyahoga Asphalt, and Kokosing . Jason made a motion to accept all bids and purchase from each at the best price at the time as need and are available. Heather seconded. Heather, aye. Jason, aye. Rich, aye.

Correspondence: Heather received an invitation from the Lake County General Health District asking for representation from Leroy Township for their annual budget review. Heather stated, she will attend. The trustees were invited to a meeting for the Lake County Chamber of Commerce. No one is able to attend.

Heather read a letter she received from Conway Land Title regarding the purchase of the school stating there are no liens but several easements, and, the title commitment is being prepared. Riverside School District will have their lawyer write a new combined deed

Heather read the resolution from the county engineers vacating a portion of Old Vrooman Road to the Lake MetroParks.

At 7:30, Heather made a motion to open the Public Hearing for the Zoning Regulation changes. Jason seconded and all were in favor. The following changes were reviewed and accepted:

Section 2. The definition of Light Manufacturing was revised. Heather made a motion to accept the new definition as read. Jason seconded. Poll of the Vote: Heather, aye. Rich, aye. Jason, aye.

Section 5.2 was amended to define who may be fined and increase the punishment as provided by the ORC section 519.99. Heather made a motion to accept the changes and additions as recommended. Rich seconded. Poll of the Vote: Heather, aye. Rich, aye. Jason, aye.

Section 17. The reference of “five-points” shall be changed to roundabout (“five-points”) and in Table 17.03 retail establishment 10,000 SF or larger in B-4 district(Neighborhood Business) will be prohibited. Heather made a motion to accept the recommended changes to Section 17. Jason seconded. Poll of the Vote: Heather, aye. Rich, aye. Jason, aye.

Section 25.01. Additional language was recommended regarding driveways requiring a separate ingress/egress for each parking area and revisions to the dimensions and construction of new driveways. There was an exemption noted for Estate Overlay Districts approved under Section 34. Heather made a motion to accept the recommended changes. Rich seconded. Poll of the Vote: Heather, aye. Rich, aye. Jason, aye.

Section 33.04.A.2. An addition regarding solar panels was recommended. This change would deem the setback requirement met, if the solar panel is to be mounted on the roof of a structure deemed legal non-conforming. Heather made a motion to accept the additional language. Rich seconded. Poll of the Vote: Heather, aye. Rich, aye. Jason, aye.

Heather made a motion to close the public hearing. Rich seconded and all were in favor.

Zoning: Noell gave her report.

There were 2 new dwelling permits issued (7781 Brakeman & 14456 Ford), 1 accessory building (13216 Painesville-Warren), 1 porch with wheel-chair ramp on Leroy Center and 1 addition to a main dwelling on Huntoon. The fire-chief asked that new residence addresses be forwarded to the FD. Noell stated that when a building permit is created, she will forward the information to the fire dept. secretary.

The next Mahr hearing is on March 8, 2022.

There is a new BZA hearing set for March 22nd regarding a request for a duplex on the corner of Brakeman and 86.

The owners at 7180 Brakeman have retained a lawyer regarding the violation of their used car dealership in a R district.

Noell has been made aware that John Allega has addressed the County Commissioners regarding the expansion of the Cedar Hills facility and the possibility of bring water to the facility. Noell will review the meeting which is available online.

Rudy reported that the BZA approved Mr. Weed's ramp variance.

Dan reported that at the last county Land Use and Zoning meeting, Dave Radachy stated that Steve McKee is no longer on that board and he will need to be replaced.

Fire: Mike read the Fire Department report.

There were 40 calls since last report and 92 calls so far this year.

6 Fire	2 HAZARDOUS COND.	7 SERVICE CALL
23 EMS	1 GOOD INTENT	1 FALSE ALARM

Gary Ball has submitted a bid for the new security cameras. Chief has a quote for a new keyless entry system for the front and back door. These upgrades are necessary as the station was robbed by a former employee.

The FD Pancake Breakfast is May 1st.

The bay doors have been installed, but there are a few panels and a piece of glass that will need to be replaced and the opener needs to be installed. The upstairs bathrooms are still being renovated.

The estimates for the saws to replace those stolen were presented.

St. Pauly Textile Inc. of Western NY has requested to put a shed near the fire station to collect donations of clothing, shoes and accessories, bedding, and stuffed animals. They are family-owned for-profit company. It is requested that all items be bagged and tied off before depositing. The company then sorts and resells the clothing to organizations such as foreign governments, relief organizations, the U.N., private companies and the U.S. government. The township will receive approximately \$0.44 per bag as they estimate the weight of each bag to be 10-12 pounds and pay 4 cents per bag. The proceeds will go to the Rec. Board. The fire dept. will be responsible for bagging any loose clothing in provided bags and moving the donations away from the chute.

Roads: The men have been patching potholes and picking up downed trees. The signs and posts from the ODOT grant have arrived. The town hall flag pole and garage lights were repaired. While it isn't official the grant for Callow Road does not look like it will go through. Jefferson Township said they legally had to put the mower out to bid. Leroy Township was awarded their bid. A street sign was stolen. The condition of Paine Road was discussed. Jason will follow up with the county engineer's department.

Cemetery: The sexton finally got the cemetery program corrected for the columbarium. Rich will get a list together of needed projects with the spring weather coming. The county will survey the north side of Williams, and Rich would like to have Brakeman done as well.

Parks: The Easter Egg Hunt will be at the Fire Station on April 10th at 2 p.m. Heather will do the ice cream social that day as well. May 7th is the community garage sale. Township Day, is June 25th, with the planning meetings on the 2nd Wednesday of each month at 6:30 in the Community Center. There will be a booze wheel barrel raffle as a fundraiser. There is a paint party fundraiser this weekend at the VFW.

Old Business: The probationary period was previously stated in a resolutions to be 3 months but it is 6 months in the employee handbook. Heather made a motion to correct the previous 22-04 & 05 resolutions regarding new hires to reflect the handbooks probationary period of 6 months. Jason seconded and all were in favor.

(Resolution 22-09)The New Holland tractor referred to in the road department report was previously approved for purchase before it was learned it must be put up for bid. Jason made a motion to approve the purchase of the New Holland tractor and roadside mower at an amount of \$63,413.09 with financing through Bortnick Tractor for 3-years at 3.99% interest rate. Rich seconded. Heather, aye. Jason, aye. Rich, aye.

New Business: (Resolution 22- 08) Heather made a motion to accept the NOPEC energy grant for 2022. Rich seconded. Poll of the Vote: Heather, aye. Rich, aye. Jason, aye.

(Resolution 22- 10)Heather made a motion to accept the mowing and trimming contract from Susan Lewis for 2022. Rich seconded. Poll of the Vote: Heather, aye. Rich, aye. Jason, aye.

(Resolution 22- 10)Heather made a motion to accept the bid from Gary Ball to install the security cameras and surveillance for Community Center including the fields. The total amount with a monitor not to exceed \$2,500. Jason seconded and all were in favor. Rich made a motion to accept the bid from Gary Ball to install the security cameras and surveillance for fire station not to exceed \$2,660. Heather seconded. All were in favor.

(Resolution 22- 11)Rich made a motion to approve purchase of the new security door locks not to exceed \$1000 in total. Jason seconded and all were in favor. Rich made a motion to approve the purchase of saws to replace those stolen at a price not to exceed \$2,400.

Heather made a motion to approve the placing of a clothing donation shed at the fire station with funds collected going into the Rec Board funding. Rich seconded and all were in favor.

A Square Reader for credit card payments and streaming of the Trustees' meetings were discussed. Flooring for the Community Center was discussed as well. Jason's estimate from his supplier, Location Flooring in Painesville is \$18,000, including removal, leveling, and installation.

Heather made a motion to pay all bills. Jason seconded and all were in favor.

There were no additional comments from the audience.

Audience: Someone stole the street sign on Chadwick. The streetlight at the corner of Ford and Blair is out.

The next meeting will be a working meeting to review budgets and pay rates on March 23, 2022, at 7 p.m., at the township hall.

Heather made a motion to go into executive session to discuss land acquisitions. Jason seconded and all were in favor.

Heather made a motion to close the executive session, and open back to the public session. Rich seconded and all were in favor.

Heather made a motion to close the public meeting. Jason seconded and all were in favor.

Respectfully Submitted,

Julie Himmelman, Fiscal Officer

Heather Shelton, Chairman