

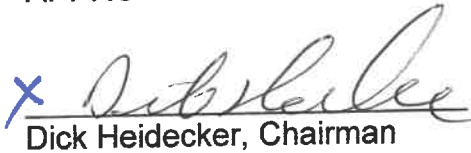
RECEIPTS

LC AUDITOR (JANUARY GAS TAX)	\$14,489.30
LC AUDITOR (DEC 2022 MVR PERM)	3,959.21
LC AUDITOR (DEC 2022 MVR)	1,320.93
GREAT LAKES BILLING (FIRE DEPT.)	9,442.81
BZA APPLICATION	500.00
REFUND – SERVICE DEPT.	78.13
ZONING INSPECTOR	24,161.90
RECREATION FEE (PULTE HOMES)	4,500.00
RECREATION FEE (RYAN HOMES)	3,600.00
RECREATION FEE (DREES HOMES)	1,800.00
RECREATION FEE (GARLAND NEW HOMES)	900.00
CEMETERY	<u>3,000.00</u>
TOTAL	<u>\$ 69,501.29</u>

FISCAL OFFICER:


Mandie Andrews

APPROVED:


Dick Heidecker, Chairman


Tony Manning, Vice Chairman


Mark C. Cunningham, Trustee

Chairman Dick Heidecker called the regular meeting on February 6, 2023 to order at 7:00 p.m. in the Columbia Town Hall.

After the Pledge of Allegiance, Fiscal Officer Mandie Andrews took roll call attendance and Trustees Dick Heidecker and Tony Manning were present. Trustee Mark Cunningham was absent due to illness.

Fiscal Officer Andrews sent all meeting reports to the Trustees electronically.

Minutes from the previous regular meeting on January 17, 2023 were presented for approval.

Motion Manning to approve the minutes as written. Seconded Heidecker. Vote unanimous.

Bills and payroll presented for approval totaled \$101,321.81.

Motion Heidecker to pay bills totaling \$101,321.81. Seconded Manning. Vote unanimous.

CORRESPONDENCE:

The January 2023 Lorain County Sheriff's Incident Report for Columbia Township.

Letter from NOPEC about the Energized Community Grant for \$17,554 awarded to Columbia Township.

SHERIFF'S DEPARTMENT:

There was no one present from the Sheriff's Department.

ZONING INSPECTOR:

Permits – For January 16 through February 3, 2023, Zoning Inspector Bob Eichenberg reported issuing permits for one deck, one home addition, one garage addition, one shed and 9 single-family homes. Year-to-date, he has issued 11 permits for new single-family homes.

Violations – Eichenberg sent an ORC 505.87 letter for debris at 10184 Aldridge Avenue. Eichenberg never saw a home this bad. When he knocked on the door, the door came open so he was able to look into the house. It is full of garbage. The yard is also full of debris. He feels this might be an emergency cleanup.

Motion Heidecker to spend up to \$5,000 in emergency funds to clean up 10184 Aldridge Avenue. Seconded Manning. Vote unanimous.

2-6-2023-23

Board of Zoning Appeals – The BZA will meet on Monday, February 27, 2023, at 6:30 p.m. They will hear Case 2023-01 which is a request by Ummah Inc. for a Conditional Use Permit to operate a school for Pre-K through 4th grade beginning in the fall of 2023.

Zoning Commission – The Zoning Commission will meet on Thursday, March 2, 2023, at 6:30 p.m. They are continuing to review the Zoning Resolution for corrections. They will correct article 6.31 ACTION BY TOWNSHIP TRUSTEES. This article must be amended to reflect that a majority of the Board of Trustees is needed to adopt, deny or modify a zoning amendment. The resolution currently refers to a unanimous vote to do the above which was changed some years ago.

Subdivision Status – Nothing new reported.

MS4'S – No complaints or problems reported.

ROAD DEPARTMENT:

Equipment – Service Director Bob Rundle reported one truck is down due to an electrical issue. The truck was towed in for repair. The Road Department doesn't have the sensors needed to fix it.

Issue I Status – Rundle hasn't heard anything yet about the 2023 applications. He did ask the Board to let him know if that have any projects in mind for 2024.

Subdivision Status – Nothing new reported.

Department Input – Rundle is working with the County on off-road ditching projects. The road crew is chipping branches, patching ,and plowing. They also have a lot of roadside ditching to get done.

MS4's – No complaints or problems reported.

FIRE DEPARTMENT:

Personnel – Chief Anthony reported 40 members on file and 35 members on call.

Runs – To date, Fire Department runs total 63.

Equipment Status – All equipment is up and running. Repairs were made to the brush truck.

Mutual Aid – Mutual aid has been given 14 times and requested 3 times.

Station Coverage – All hours offered are being covered.

Department Input – Chief Anthony is working with surrounding Fire Departments in Lorain County on a regional grant for radios. He is also applying for both the State Fire Marshall's grant for safety equipment (helmets, boots, and masks) and the SAFER grant to pay for personnel.

CEMETERY:

Rita Plata reported the receipt of \$1,000 for two burials, \$1,000 from the sale of two graves, and \$1,000 for two footers.

OLD BUSINESS:

Land Swap on Snell Road – Chairman Heidecker explained Trustee Cunningham, who was absent, is working on this land swap.

Cell Tower Lease – Chairman Heidecker noted Cunningham is working on the lease also. Mandie Andrews said the lease is not urgent.

Request from Friends of the Library for Approval to Build a Storage Shed behind the Library – Chairman Heidecker explained Bob Rundle has an area for them to use in-house for book storage at no cost to the group.

Approve NOPEC Resolution and Grant Agreement for the Energized Community Grant – Fiscal Officer Andrews read the resolution which authorized all actions necessary to accept the Northeast Ohio Public Energy Council (NOPEC) Energized Community Grant.

Motion Heidecker to approve the resolution accepting the grant and entering into the grant agreement. Seconded Manning. Vote unanimous.

2-6-2023-24

The resolution authorized Fiscal Officer Andrews to sign the grant agreement.

COMMITTEE REPORTS:

Heidecker reported the Lorain County Township Association will meet in Wellington Township on February 16, 2023.

Heidecker had nothing new to report concerning NEORS. The NOPEC grant was addressed earlier.

Manning reported the next SWGH Board meeting is on March 29th at 5:45 p.m.

Manning explained the Comprehensive Plan is on pause right now. He requested Lorain County fund 50 percent of the cost of the project. The way the funding would work is for every payment Columbia Township makes to the consultant, Lorain County would give us half of that amount. It was necessary for Manning to put the project on hold while he works on the funding from Lorain County and waits for contract approval and the resolution to hire the consultant from the Lorain County Prosecutor.

FISCAL OFFICER'S FINANCIAL REQUESTS:

Mandie Andrews requested approval of the 2023 Permanent Appropriations totaling \$4,672,052.35.

Motion Heidecker to approve the 2023 Permanent Appropriations totaling \$4,672,052.35. Seconded Manning. Vote unanimous.

2-6-2023-25

At 7:30 p.m., Manning made a motion to adjourn the meeting to go into the Public Hearing. Seconded Heidecker. Vote unanimous.

PUBLIC HEARING FOR ZONING AMENDMENTS 2022-01, 2022-02, 2022-03 AND 2022-04

Fiscal Officer Mandie Andrews took roll call attendance and Heidecker and Manning were present. Chairman Heidecker noted Mark Cunningham was excused.

Chairman Heidecker read the following text of proposed Zoning Amendment 2022-01:

2022-1 Article 14 Planned Unit District (PUD)

Change 14.03.8.C-1 - The height of perimeter yard mounds from 4 feet to 6 feet to read as follows: "Mounds which do not exceed 6 feet in height and a grade of 3:1; all mounds must have shrubs, trees, greenery".

**Motion Heidecker to accept Zoning Amendment 2022-01. Seconded Manning.
Vote unanimous. 2-6-2023-26**

Chairman Heidecker read the following text of proposed Zoning Amendment 2022-02:

2022-2 Article 13 Erosion and Drainage Control

Include in the word "sediment" in both Article 13 title and in paragraph 1.

Title : Erosion, Drainage and Sediment Control

General Requirements: ...controlling "erosion, drainage, and sediment control" during...

**Motion Heidecker to accept the change made in Zoning Amendment 2022-02.
Seconded Manning. Vote unanimous. 2-6-2023-27**

Chairman Heidecker read the following text of proposed Zoning Amendment 2022-03:

2022-3 Article 9 Official Schedule of District Regulations

9.40R Other Regulations

5. In a Residential District a new construction home may be built to replace a current existing home provided:

- a. The current existing home is a conforming use in its current Residential District.
- b. The new construction home meets all lot and setback restrictions in its current Residential District.
- c. The existing home shall be removed from the premises within 3 months of receiving a " Certificate of Compliance" for the new dwelling from the zoning inspector.
- d. All other District Regulations applicable to construction and for development are met.

Heidecker said he would like to postpone the vote on this amendment for two weeks.

Motion Heidecker to postpone the vote on Zoning Amendment 2022-03 for two weeks. Seconded Manning. Vote unanimous.

2-6-2023-28

Chairman Heidecker read the following text of proposed Zoning Amendment 2022-04:

2022-4 Article 7 Provisions for Official Zoning Map

Zoning Board proposes to rezone the Route 82/Royalton Road corridor from the eastern boundary of Strongsville and Columbia Township westerly to the Rocky River from current Zoning Districts Recreational and Residential R-1, R-2, and R-3 to General Business District. This General Business District will extend for a depth of 1,300 feet in both the northern and southern side of Route 82/Royalton Road.

Note: So as not to create harm to existing Residential properties in the newly rezoned area, all conforming lots will enjoy the current uses provided to them — i.e., adding patios, garages, sheds/outbuildings, etc. However, no new Residential construction will be allowed.

Heidecker said he would like to table the vote on this proposed zoning amendment for two weeks.

Motion Heidecker to table the vote on proposed Zoning Amendment 2022-04 for two weeks. Seconded Manning. Vote unanimous.

2-6-2023-29

Chairman Heidecker opened the discussion on proposed Zoning Amendment 2022-04.

Zoning Commission member Dennis Ross said he would like to speak in favor of this zoning amendment. He said all prior Comprehensive Plans through the years suggested we increase the area for business in that area. He said at one time that area was Highway Business and it was taken away. Ross said this would be an opportunity to change that zoning to be a benefit to the community. He said it would help with the tax base for the community and the school.

Manning said if we are going to spend \$81,300 for the Comprehensive Plan and to update the Zoning Resolution, why not wait until they come in and do it. He asked why would we want to jump ahead over them? Manning has been in contact with the consultant chosen by the Steering Committee about this zoning change. He spoke to the engineer from the group and who said he did not want to say anything until they are hired. The consultant does have a gentleman who specializes in zoning. Half of their fee is for the Comprehensive Plan and the other half for going through all of our zoning.

Zoning Commission member John Kelly said timing is of the essence. He said it will be 1-1/2 years before we have a Comprehensive Plan, if there are no setbacks and if you don't get the money from the county.

Manning thinks it will be a year and a half. Manning hopes to have everything in place by the next Trustees meeting to hire the consultant.

Chairman Heidecker explained the Trustees made the motion to postpone the vote until the next meeting when all three trustees will be present. Heidecker said by law we have to vote "yes" or "no" within 20 days. He said we can't postpone the vote for a year – it's illegal.

Manning wants to get the contract with the consultant done so he can send them this zoning change. The consultant already has the Zoning Resolution to review and to use for their proposal of what they are going to do.

Zoning Commission Chairman Dave Frye explained with this rezoning the Zoning Commission is trying to be proactive and not reactive.

Manning asked the audience if anyone wanted to speak about changing the zoning to commercial.

John Tanzer lives on North Boone Road and he said the way the zoning is written his house will be affected by it. He is concerned how rezoning the property to the south of his property would affect his ability to sell his house in the future. He is also concerned about commercial development on the northeast and northwest corners of North Boone Road and SR 82. Because the setback for commercial development is 25 ft., Mr. Tanzer is concerned a business could be built 25 ft. from his property line rather than the current 50 ft. His suggestion is to rezone only properties on Royalton Road.

Heidecker noted there are properties on South Boone Road, Cayuga and Janell in the same situation.

Shaun Ondrejko mentioned the school board hired a consultant and Ondrejko agrees with being proactive about this. He also noted Lorain County is getting the sewer going at a much faster pace than anticipated. He said if the zoning is put in place today and the consultant says something different nothing would prohibit you from changing it.

Dave Zentkovich noted the Trustees can disregard the recommendations of the Zoning Commission. He suggested the Trustees do what is in the best interest of the tax payers.

Shane Goodman agreed that the sewer will be here next year. He said we have had this in the Comprehensive Plan for years and this is the corridor the plans talked about. Goodman said he is in favor of rezoning the property to business.

John Kelly said he drove everything on State Route 82 and as soon as you hit the Strongsville line you see houses existing with businesses the way it will develop coming west from Strongsville. Kelly asked the Trustees to be proactive and put in commercial instead of residential.

Dennis Ross said it is the reality of the situation looking at the way things are developing in Strongsville. He said change is happening and we need to be proactive.

Mr. Tanzer asked the Trustees to think about the residents.

Terry Kovach said he owns property on SR 82 and he built a brand-new house and it will be zoned commercial. He said I have to worry about my neighbors building a business 25 ft. from my property. He also asked about the use of firearms.

Chairman Heidecker explained the State of Ohio says you can discharge any firearm.

The question was asked how the properties will be taxed. Zoning Inspector Bob Eichenberg explained the properties will be taxed based on their use. He said if you are residential in a commercial area, you will be taxed at the residential rate.

Due to Presidents' Day, the next regular meeting will be on Tuesday, February 21, 2022, at 7:00 p.m. Zoning Amendments 2022-03 and 2022-04 will be on the agenda under Old Business.

Motion Heidecker to adjourn the meeting. Seconded Manning. Vote unanimous.

Minutes submitted by Rita Plata.