

BAZETTA TOWNSHIP TRUSTEES SPECIAL MEETING MINUTES

Date: January 19, 2010 at 7:00pm
Bazetta Township Administration Building
3372 State Route 5 NE
Cortland, Ohio 44410

Meeting called to order at 7:15pm.

Present:

Presiding Trustee Paul Hovis
Trustee Frank Parke
Trustee Don Urchek
Fiscal Officer Rita K. Drew

- See Attached Topics of Discussion & Zoning Map
- ZONING MAP DISCUSSION
 - Ted Webb introduced himself, Curtis Lonsbrough, and Deanna Boggess as Chairman, Vice Chairman, and Secretary of the Zoning Commission
 - Stated that the purpose of this meeting is to discuss several zoning issues and concerns
 - Believed this will be on ongoing project that will need Trustee input
 - Chairman Webb spoke unofficially with a local regional banker and was told the following
 - Banks are asking about zoning on properties for which loans are sought
 - Problems in certain areas because residential properties are currently zoned commercial
 - Chairman Webb noted the following
 - Zoning book goes back to 1970 with the commercial zoning of some areas
 - In 1969 , there was only one designation for commercial
 - Many properties are being used as the highest designation of commercial while they are actually zoned for the lowest designation of commercial
 - Prior to current zoning, a conditional use came an area for a corner store to exist
 - When the property sat vacant for a few years, it reverted back to residential
 - Other locations where businesses are located in residential areas have no variances
 - Zoning map is a valuable tool, but we cannot use the map we recently received with any level of confidence because the map is not a true representation
 - Trustee Hovis expressed the need to get with the Trumbull County Planning Commission to see why the township could not rezone entire sections
 - Chairman Webb wanted to know if this is possible
 - Trustee Hovis said best way to find out is to meet with the Planning Commission
 - Trustee Parke was unaware that commercial zoning goes back as far into the residential area as it does
 - Trustee Parke wondered if the Planning Commission just got the color coding wrong
 - Trustee Parke asked if we paid for this map
 - Trustee Hovis said it had previously been paid for
 - Trustee Parke says there are variances that he knew had occurred but cannot find documentation
 - Chairman Webb said this could snowball into a serious problem if not addressed
 - Chairman Webb suggested the following, based on his review of Ohio Revised Code
 - Talk to Atty. Finamore
 - Get a list of all parcels involved
 - Have a Zoning Commission Meeting – he saw this possibility when reviewing the ORC
 - Trustee Hovis will contact the Planning Commission to set up a meeting
 - Trustee Hovis asked that everyone e-mail one another to determine an exact date
 - Trustee Parke sais we all need to be together for this

- Chairman Webb reiterated that he would like to get Atty. Finamore involved
 - Trustee Hovis would like to bring Atty. Finamore in later, when he is needed
- Trustee Parke and Trustee Urchek noted that all you need is one person to have a problem getting a loan and the situation will get worse
- ZONING BOOK DISCUSSION
 - Chairman Webb said there are things to be addressed and some things that need to be added
 - Chairman Webb discussed ClearZoning
 - Put together a zoning book for a local township that is what he would like to see us go to
 - Could be linked to a new township website for easy resident access
 - Would allow residents to find out this information themselves
 - Would allow residents to all documents themselves and could even use PayPal to submit their fees
 - Trustee Parke and Trustee Hovis met with this company on a previous occasion
 - Trustee Hovis said the cost is roughly \$13,000 to have a book created
 - Trustee Hovis said the ClearZoning will send automatic updates whenever the law changes
 - Chairman Webb said there are other companies that we could get bids from
 - Secretary Boggess said the book would be especially helpful since Zoning is part-time department in the township
 - She also said this would make the jobs of all people in Zoning much easier
 - Chairman Webb said Zoning Commission is looking at zoning regulations for windmills
 - Has seen some things in Ohio Revised Code about this
 - Trustee Urchek said there is some sort of height limitations for windmills due to the airport
 - Chairman Webb said they are in the early stages of this research
 - Chairman Webb said Zoning Commission is looking into what is permissible for signage
 - Is looking at what Liberty and Howland are doing
 - Noted that Bazetta is no longer the rural community it once was, e.g. the Route 5 corridor
 - Trustee Hovis discussed the possibility of a McDonald's warehouse coming into the old Wal-Mart
 - McDonald's seriously looked at it, but the building was too small in terms of height
- MASTER PLAN DISCUSSION
 - Chairman Webb asked what the Zoning Commission needs to be considering in terms of the township's master plan from the Planning Commission
 - Trustee Hovis said the following
 - Trustees have a book that is done
 - Need to set up another meeting, but was unable to do so before the Trustees changed
 - Trustee Hovis said Mike Piros is willing to assist with this since he had a great deal of experience with it during his term as Trustee
 - Chairman Webb said township zoning should be looking as far ahead as the County Planning Commission is looking
 - Trustee Hovis discussed some residential properties that were annexed into Cortland because residents wanted sewer and water
 - Vice Chairman Lonsbrough commented on the difficulties in getting sewer and water
 - Trustee Hovis said there was petition going around, but people could not come to an agreement over who would own the sewer system
 - Vice Chairman Lonsbrough said Warren has exclusive rights to water in Bazetta Township
 - Trustee Hovis said the problem is that different entities own different aspects of the sewer and water system
 - He added that the Warren owns the water, Trumbull County owns the pipe and the two of them could not come to an agreement despite the petition being presented 3 separate times
 - Trustee Hovis and Trustee Parke noted that residents in the township get water from 2 different places – City of Warren in some places and Trumbull County in others
 - Vice Chairman Lonsbrough pointed out section 42 on the Zoning Map

- He knows change was made in this section but it is not reflected on the map
- Fiscal Officer Drew noted that many zoning changes from late 2008 until June/July 2009 were not reported to the County Recorder until June/July 2009
 - Had worked with previous Zoning Inspector to submit these en masse to the County Recorder
 - All changes since have been reported
 - Wondered if other changes, prior to late 2008, may never have been reported
 - Can verify which changes she has submitted if needed
- Chairman Webb said that Inspector Nuss talked to him about a property where a parcel is zoned two different ways within the same parcel
- Barbara Rosier-Tyron noted that there is a policy regarding rezoning multiple parcels in the Zoning Book, but you can only rezone 10 properties at a time
- Trustee Urchek said that improper zoning is what led to the problem with Calvary Bible Church
 - Mike Swiatkwich said the problem is that realtor told church one thing and property owners told them another
 - Trustee Hovis said that misrepresentations obviously occurred somewhere
- **OUTSOURCING THE REVISION OF THE MANUAL DISCUSSION**
 - Chairman Webb says this is way down in the priorities list since there so much more to do
 - Trustee Hovis and Trustee Urchek recommended that Chairman Webb attend the Ohio Township Association Winter Conference
 - Barbara Rosier-Tyron stated that, just because the county prepared the map and we paid for the map does not mean that it is not wrong
 - She further stated that she has seen errors made in the past
 - Chairman Webb noted that the Trustees rescinded approval of this map as the official map at their meeting on January 12
 - Trustee Hovis wished Inspector Nuss good luck in having to deal with the ongoing situation
 - Trustee Hovis discussed the need to go paperless because many of our records are not secure
- **PURCHASE OF SHIRTS FOR ZONING BOARDS, TRUSTEES, AND FISCAL OFFICER**
 - Secretary Boggess got quotes from various shops
 - Trustee Hovis said we already have an account with Western Reserve
 - Trustee Urchek will take care of ordering the shirts
 - Secretary Boggess will send him the information for the Zoning Boards

A motion was made by Trustee Urchek and seconded by Trustee Hovis to pass Board Resolution **033-10** to adjourn the meeting at 8:25pm.

Vote:

Paul Hovis	Yes
Frank Parke	Yes
Don Urchek	Yes

_____ Date: _____
 Attested by: Fiscal Officer Rita K. Drew

_____ Date: _____
 Approved by: Chairman Trustee Paul Hovis