

RECORD OF PROCEEDINGS

Minutes of Village of South Amherst

PUBLIC HEARING

November 12, 2024

PUBLIC HEARING 6:30 p.m. Planning and Zoning Ordinance

Mayor Jones called the public hearing to order. The hearing was held in order to modify the district designations of various parcels to comply with the amended zoning map and regulations of Part 11 of the Codified Ordinances of the Village of South Amherst.

ROLL CALL

Councilmember Michele Jeffers	P	Fiscal Officer Michelle Henke	P
Councilmember Robb Koscho	P	Records Clerk Laurie Beran	P
Councilmember Michael Sangiacomo	P	Law Director Matthew Mishak	
Councilmember Becky Siesky	P	Utility Admin. David Valentine	EA
Councilmember David Troike	P	(EA – excused absences)	
President Pro Tempore Jeanne Maschari	P		

VISITORS

Aislinn Consulting, Rita McMahon

Residents: Chris Gallagher 390 Annis Rd, Mark Leshinski 592 S Lake, Stephanie Cole 686 S Lake, Jeri Leigh Siss 107 White Birch Way

Planning Commission Member Scott Dolan

Aislinn Consulting, Rita McMahon

Over the last six months, the Planning Commission Committee undertook a comprehensive review to align the current planning and zoning regulations with the 2023 Vision Statement, state codes, and legal requirements. Key changes included:

1. Consolidation of Zoning Districts: All zoning districts have been compiled into a single chapter, as mandated by the Ohio Revised Code (ORC). A separate chapter for accessory uses was also established.
2. Revisions to Zoning Districts: The committee eliminated industrial zones and multi-family districts. Instead, multi-family uses are now incorporated within a new commercial district, which includes specific conditional uses. This change also introduces controls on the size of commercial spaces.
3. Authority of the Planning Commission: The Planning Commission now has the authority to approve similar uses, enhancing flexibility in zoning decisions.
4. Inclusion of Practical Difficulty Standard: This standard was added in response to a ruling by the Ohio Supreme Court addressing issues related to non-conforming uses.

These updates aim to create a more cohesive and legally compliant framework for planning and zoning in the community.

ADJOURNMENT Time: 7:00 p.m.

REGULAR COUNCIL

November 12, 2024

Call to order:

7:00 p.m. – The council meeting was called to order by Mayor Scott Jones and opened with the Lord's Prayer followed by the Pledge of Allegiance.

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The roll was called:

Councilmember Michele Jeffers	P
Councilmember Robb Koscho	P
Councilmember Michael Sangiacomo	P
Councilmember Becky Siesky	P
Councilmember David Troike	P
President Pro Tempore Jeanne Maschari	P

Ex officio members:

Fiscal Officer Michelle Henke	P
Records Clerk Laurie Beran	P
Law Director Matthew Mishak	P
Utility Admin. David Valentine	EA

(EA – excused absences)

APPROVAL OF AGENDA November 12, 2024 Amendment: Appropriation Ordinance #318 supplemental grant for the FEMA 2022 Assistance to Firefighter Grant, correction to October 7, 2024 minutes.

Councilmember Troike moved to amend the agenda with Appropriation #318 and correction of minutes 10/7/24. Councilmember Jeffers seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

APPROVAL OF MINUTES October 28, 2024

Councilmember Koscho moved to approve the minutes as presented. Councilmember Siesky seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

VISITORS

Aislinn Consulting, Rita McMahon
Planning Commission Member Scott Dolan

Residents: Mark Leshinski 592 S Lake made known his concerns regarding the proposed Ordinance No.1817-24, 1809-24 (1343.18), and the condition of the bridge on S. Lake St.

Halloween Committee Member Stephanie Koscho presented a financial report to council. Councilmember Troike thanked her and the volunteer for their hard work in making it such an outstanding event, Councilmember Siesky shared the suggestion to have a judging committee next year for the Decorating contest instead of by vote.

MAYOR

2025 Summit

Needed to reschedule, will be on December 16th at 6:30 p.m.

Office Organization

If you have a meeting, leave the place as you found it or better.

Holiday Party

Proposed to go out to a restaurant instead of after a meeting.

FISCAL OFFICER

Payment Listing 10/25-11/7/24

Presented to council.

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Financial Reports

Fund Summary, Appropriation Summary and Revenue Summary as of 11/7/24 were presented to council.

RECORDS CLERK

Volunteer Fire Fighters' Dependents Fund Board

Meeting to be held on 11/25/24 6:30 p.m.

VFDF Board Legislative Reps.

Nomination of 2 council members for the VFDF Board.

Councilmember Maschari moved to open the nominations for VFDB. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Councilmember Maschari moved to close the nominations for VFDB. Councilmember Jeffers seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Councilmembers Maschari and Councilmember Jeffers were nominated.

Councilmember Maschari moved to approve Maschari & Jeffers as the council representatives to the VFDF Board. Councilmember Sangiacomo seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Correction of Minutes 10/7/24

Request a motion to correct the minutes of October 7, 2024 to reflect that Councilmember Troike voted "Nay" on Ordinance 1809-24 Property Maintenance Code.

Councilmember Koscho moved to approve the correction to the October 7, 2024 minutes to reflect a vote of nay by Councilmember Troike on Ordinance 1809-24 Property Maintenance Code. Councilmember Jeffers seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

UTILITY ADMINISTRATOR

Consumption Report

Presented to council.

Grading/Drainage Permit

Revisions have been made to the Grading/Drainage Permit, Zoning Permit and the Culvert/Storm Tap Permit with approval made by the law director regarding the waivers.

DEPARTMENTS

Fire

October Call Report

Fire	EMS	MVA	Mutual	Other
4	5		2	

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COMMITTEES

Audit

Audit Report

May through September financial records were audited on November 6th. The fiscal officer clarified that the difference in the FNBO payment versus the statement, was because it was the total sum of three statements not just one.

ORDINANCE

Ordinance No. 1817-24 (Final Reading) An ordinance levying a \$5.00 Motor Vehicle License Tax as authorized by Section 4504.173 of the Ohio Revised Code.

Councilmember Troike moved to approve Ordinance No. 1817-24 as an emergency.

Councilmember Siesky seconded the motion.

Discussion: The fiscal officer stated that there are exemptions to the taxes such as boat & boat trailers, disabled veterans, to name a few. Funds collected are divided by 92.5% road maintenance and 7 % to the State Highway Fund per the O.R.C. The bridge on N. Lake St is the responsibility of the County. Councilmember Troike remarked that due to the decrease in State Gas Tax funds there is less money available for street projects. Councilmember Siesky noted that during the Finance Committee's evaluation of the License Tax compared to a potential increase in Income Tax, they concluded it was a favorable compromise. Councilmember Maschari added that if the Village did not assess the charge, the county would be able to, which in turn means they would have control of the money for county road project not projects within the Village.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Ordinance No. 1818-24 (Final Reading) An ordinance repealing existing South Amherst Codified Ordinance Part Eleven – Planning and Zoning Code and enacting new South Amherst Codified Ordinance Part Eleven – Planning and Zoning Code.

Councilmember Troike moved to approve Ordinance No. 1818-24 as an emergency.

Councilmember Koscho seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Ordinance No. 1819-24 (Final Reading) An ordinance fixing the rate of compensation for elected and certain appointed officials and declaring an emergency.

Councilmember Troike moved to suspend the rules and approve Ordinance No. 1819-24 as an emergency. Councilmember Siesky seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Ordinance No. 1820-24 (Second Reading) An ordinance fixing the rate of compensation for part-time members of the South Amherst Village Police Department, effective December 1, 2024 and declaring an emergency.

Ordinance No. 1821-24 (First Reading) An ordinance fixing the rate of compensation for part-time members of the South Amherst Fire Department effective 1 January 2025 and declaring an emergency.

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RESOLUTION

Resolution No. 746-24 (Final Reading) Memorandum of Understanding and contract extension WENS Emergency Notification System October 1, 2023- March 30, 2025

Councilmember Koscho moved approve Resolution No. 746-24 as an emergency.

Councilmember Maschari seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

APPROPRIATION

Appropriation Ordinance No. 318

Councilmember Siesky moved approve Appropriation Ordinance No. 318. Councilmember Troike seconded the motion.

Discussion: The appropriation was made for the FEMA 2022 Assistance to Firefighter Grant to allocate remaining funds.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

ADJOURNMENT Time: 7:30 p.m.

Respectfully submitted,



Fiscal Officer Michelle Henke



Mayor Scott Jones