

**CALL MEETING TO ORDER BY:** Tim Pfile: 7:30 p.m. Pledge of Allegiance

Roll Call

Pfile: Chair, present, Bixler Vice chair:, present Trustee Diehl: present, Bill McCluskey, Fiscal officer, present , Jesse Baughman, fire chief, present, Rhonda Lippy, zoning, present.

Guests: Debbie Nelson and Pat Youtz, residents

(Trustees did not ask guests to state name, therefore, transcription is based on guest one and 2, as I could not assess who was who)2 (will get names)

Floor Opened to guests:

Both asked for information and status of some zoning concerns and stating they had talked to Ms Lippy and interested in what is happening. What future holds for the junk on the corner. Guests questioned business status regarding Employees meet their every morning and the sign out front door identifies it as a business? (some confusion as it appears 2 residents being discussed regarding business and as or not agricultural buildings) guest1. Stroup and Tallmadge. Discussed family business zoning in residential area. Guest asked about building permits and how permits are approved as there are many buildings going up in the area . Rhonda said it would go to her for Edinburg and then to County. She said Agricultural building zoning follows Ohio revised code and she has no ability to challenge the representation as such. Guest also mentioned addition on a property at 3847. Rhonda said she did not have all her information with her and she could not recall. She has written several permits for the area. Guest said the County had no record. On the website the zoning regulations are dated 2010 and 2005 map. Rhonda says it is the current zoning regulations. The guest questioned activity of Rodhe (sp? on Stroup road) sports training Center is a family business. Rhonda says she has spoke with him. Guest stated there are many cars there on Saturday. Rhonda said she could send him a violation but did not think much would happen and questioned whether there is actually any violation. Some general discussion on topic continued back and forth. Guest expressed concern stating that the neighbors do a good job keeping up their places and she feels (with concerns voiced) it is just turning into a "Deerfield". Guest 2: And we don't want it happening to our community of Edinburg. Rhonda stated she does not know what they want her to do. She said you can have cars and people at your home. Guest asked if there were a business permit. Rhonda said not that she is aware. Guest said the agricultural building is filled with gym equipment. Rhonda said he did not build the building, guest added but it is no longer used for agricultural purposes. Rhonda said she has no ability to go to every property and identify is all Agricultural (permitted) buildings are being used exclusively for that purpose. Chris added that support of Rhonda. Guest asked if the County would not be interested in knowing that it is used for business as it might affect taxes. Chris and Rhonda stated (in general) no, they would not investigate this type of thing. Tim interjected it is hard as we (the township) don't have any teeth. Jeffrey added when the building was built it was agricultural with previous owner, followed permit requirement. Under new owner the township has not control of that use. Rhonda said there is no recourse on her end. Guest stated eventually the weeds will get high enough (to cause a violation). Rhonda interjected saying they can use their land for pollination plants, as well as guest could. Questions and discussion of zoning stating it would need to be mowed at least 2 times a year (lawn). Chris said the state also creates pollination areas as well, and how could we control this with residents. Guest stated her biggest concern is that if she were trying to sell her house, there is no way, as once they around the corner they would keep going. (Basically, both guests voiced concern over the visual sight and non-residential use of homes in the area will decrease the value of their homes). Guest 2 asked why if someone was running a business out of their home would it not affect the tax base (appears referring to property tax). Rhonda said no, as zoning allows a family business in a residential area. Guest 2 continued questioning the ability to run a business based on the property size as well as adding new buildings. Rhonda said that buildings are allowed as long as all set backs are met regarding zoning to get permits. Guest stated he will not be able to fit all the equipment and gravel and stuff into the

building that is there (not referring to Rodhe sports now) Guest2. How long as he been doing this. He has a sign out front for his business. Jeffrey asked if there have actually been filed zoning complaints from residents. Rhonda stated there have been. She reviewed she has spoke with him and trustees and reminded them that he said he is crushing the concrete for his driveway and working to get a building permit for a barn. Rhonda reviewed for all that he will still need to follow the setback. Tim stated the County will confirm that. Guest asked "and then what?" indiscernible mumbling discussion. Guest voiced concern that we will look like Deerfield. Chris voiced that we are a long way from Deerfield and have zoning, they don't. Guest stated that is would not matter if you can't enforce it. Guest voiced concern that the zoning is so out of date. Chris mentioned it is not out of date as there has not been any need for any changes. They are still the same. Jeffrey said the book would not change, but amendments could be added if things need changed. Jeffrey said that we already have 3 cases in the hands of the Prosecutor, that are over a year old. Guest again voiced (frustrated) that people can just do what they want then. Jeffrey stated that is not the case, and recently we had a resident in a meeting and told him his property looked like a junk yard and needs cleaned up. He voiced it is his opinion it is best to work with the resident as much as possible first as once it goes to the prosecutor it is out of our hands.

Guest stated she thought the zoning book said a family business would require 3 acre property. Jeffery said he did not believe that was so; it is usually a percentage of home. He said they would review to clarify this. Guest said the corner of Stroup and Tallmadge is a junk yard in her opinion. Rhonda said that the materials are actually all related to similar business materials, not a junk yard, like the property on 14. Discussion back to sport center regarding selling supplements and training. She said there are so many buildings going up and they are concerned that all are actually getting permits. Guest summarized there are also many cars in the yard of another home. Rhonda said it depends if they are plated and zones. Chris reviewed that he has a family business and files taxes for the business. Guest stated she has also had a family business. Rhonda said this is not a township responsibility to identify business related to government regulations. Tim summarized that he understands the frustration the residents have as well as the trustees in trying to have the County enforce these issues. Tim also mentioned some larger communities can afford hiring an attorney to enforce. General discussion regarding property values in Edinburg with trustee and zoning supporting Edinburg does not have many properties that take long to sell and that there are many new building permits for new homes. Summarized some general discussion, a property at 3847 addition, frustration on both ends with difficulty in enforcement of zoning and thanked guests for attending and sharing their valid concerns. Chris agreed. Rhonda offered to continue communications with their concerns. Chris asked of any other concerns. Guest asked about 3706 property. Tim asked if Giddings or Stroup. Chris identified Davis plumbing and said his son works on Volkswagens if he is correct. Rhonda said she has no complaints about cars. Trustees mentioned for Rhonda to send violation letter regarding cars if identified as a problem. Again, some general discussion about zoning enforcement challenges and frustrations, and willingness or non-willingness to move forward on changes. Guests thanked for their concerns and voicing them here tonight.

I. MOTION TO APPROVE AGENDA FOR 11/09/2023

Moved By: Bixler      Second: Diehl  
 Mr. Pfile: yes      Mr. Diehl: yes      Bixler: yes

II. MOTION TO APPROVE MINUTES:

10/26/2023 with correction to meeting being opened by Tim and correction of a typo relating to "Truck"

Moved By: Bixler      Second: Pfile  
 Mr. Pfile: yes      Mr. Diehl: yes      Bixler: yes

III. Correspondences: None

IV. Old BUSINESS.

Jeffrey shared discussion with Christmas lighting contractor at \$1000.00 to set up and take down lights. Pricing to add fire truck \$1800.00 and toy soldiers saluting at \$1000.00. Trustees agreed to Add toy Soldier.

Tim mentioned he spoke with county engineer and ditching Wilkes road has been cleaned up and he appreciated how fast they responded.

He reported Trunk or Treat went very well even though the weather was not so great.

Chris reported he spoke with Mr. Pettigrew (property next to cemetery), regarding fence.

He thinks he would like to put it on hold as he likes the look of it now, perhaps look again in the spring. Tim asked if we needed a fence, Chris said no. It was related to keeping hunters from moving onto that property initially.

V. Trustee Report:

Tim mentioned that during trunk or treat, some leaks in pavilion roofs were noted. He would like to work on repair/replacing roofs as well as on concession to match. It was discussed last year. Bill mentioned? Questioned that the Scouts had interest in this previously. Tim said he would talk with Matt Finney from scouts. Chris to contact him. Trustees agreed to get some estimates and plan moving forward in Spring. Some trees against concession will be removed as too close to structure. Tim thinks they should be removed (3).

VI. Department Reports.

**1. Roads:** Tim per Kevin; New door handle on town hall. Marking poles for street lighting related to Ohio Edison. Mowing and blowing leaves on township properties, winterizing cemetery and concession. Bill mentioned company providing porto potties are reported to not be taking care of them. Tim said yes service is very poor relating to care, repair and pumping. Bill mentioned road department would like to get new vendor next year.

**2. Fire:** Jesse reported October run reports with total of 46, 37 in 2022. Total 2023-414, 349 in 2022.

Amber Ryczek gave AHA CPR class at fire department and hopes to open it up to the community classes in the future after more experience.

Zachary Freyn turned in application. Discussed background of applicant. Trustees reviewing application.

Chris Fredmonsky is now released to Return to work except not to drive if commercial licensed required vehicles. Would like to come back to 1 or 2 Fridays a month and do mechanical repairs and inspections. Jeffrey said he would approve. Tim seconded.

Jesse asked regarding pay with job duty clarification. As he could still work with transport. Pay to remain same.

**MOTION:** Jeffrey made motion to approve return to with within physician restrictions from commercial driving. Seconded by Tim. Release forms to be included.

Mr. Pfile: yes            Mr. Diehl: yes            Bixler: yes

Trustees moved forward to Zachary Freyn, some position description.

**MOTION:** Jeffrey made motion to approve hire of Zachary on probationary period, with completing post offer testing and driving abstract, requirements, Seconded by Chris. Bill asked for clarification. Jesse, FF-EMT Basic.

Mr. Pfile: yes            Mr. Diehl: yes            Bixler: yes

Jesse reported need for rear tires on fire vehicle and had road depart also look, and agreed. Requested approval to purchase

**MOTION:** Trustees discussed thoughts of pricing. Jeffrey made motion to proceed with tire replacement, not to exceed \$2000.00, Tim Seconded.

Mr. Pfile: yes            Mr. Diehl: yes            Bixler: yes

Jesse reported security cameras were not recording and Detect alarm replace hard drive and a camera.

**MOTION:** Tim made motion to approve payment to Detect alarm for 725.00. Seconded by Jeffrey Mr. Pfile: yes            Mr. Diehl: yes            Bixler: yes

Jesse said ODOT completed all the testing of water at rest stops at 76 and all approved.

Clarification about a call in Ravenna (on fire report), but we had no staff on call.

Will do final inspection. Date was set for opening November 1st, 2023.

**3. Zoning:** Rhonda asked if Scouts might be involved in the Christmas lighting. Tim stated it would need to be planned farther ahead than we can do this year. Maybe next year. Rhonda reported she is working on a zoning variance. Industry road to put up building for carriage storage, but limited setback from property. Discussed neighbor’s approval with it.

**4. Fiscal Officer:** Financial reports shared with trustees. Mentioned two additional payments added to payment list for trunk or treat receipts. Bill asked for approval for Countryside Trucking payment, as not previously approved. Trustees reviewed bill.

**MOTION:** Chris made motion to approve payment of \$1404.56 for fire vehicle repair, seconded by Jeffrey.

Mr. Pfile: yes            Mr. Diehl: yes            Bixler: yes

Bill mentioned there was collection of \$550.00 in donations or trunk or treat. However, he needs to take out the money he put in for prize award for contests. Trustees reviewed how event went, and crowd with also 150 hot dogs.

Bill mentioned review of Consortium for random pool commercial drivers and cost of Occupational Health Department, at 30 dollars. Seemed repeatedly charged. Random pull seems very high for our township. 185 in with 50 percent for alcohol and 10 percent for drugs. Pulled every quarter. ODOT requires this level. He changed contact to Tim for pull and Bill for Billing. Tim said no one in Randolph pulled in 4 years. Chris said he got called 4 times one year. Discussion regarding if we would continue with this service.

Edinburg Township Trustees Meeting

Town Hall

November 9th

2023

Jesse mentioned if Fire department would be included. If someone gets picked but doesn't go we still get billed.

**Motion** to pay EFT' and warrants 43237-43255 Moved By: Jeffrey Second Chris

Mr. Pfile: yes Mr. Diehl: Yes Mr. Bixler: yes

**VII. Motion** to adjourn at pm.: 8:36 Moved By: Jeffrey Second: Chris

Mr. Pfile: yes Mr. Diehl: Yes Mr. Bixler: yes

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Tim Pfile, Chairman

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Jeffrey Bixler Vice Chairman

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Chris Diehl Trustee

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William McCluskey, Fiscal Officer