



Jerusalem Township Board of Trustees Meeting  
Held on December 13, 2022

The Board of Trustees of Jerusalem Township met in-person in the Township Meeting Room at 9501 Jerusalem Road and by virtual session through Zoom Meeting Online on the above date at 7:00 p.m.

Beau Miller opened the meeting at 7:00 p.m. with a moment of silence followed by the pledge of allegiance with the members as listed during roll call:

Beau Miller, present  
Dave Bench, present  
Mark Sattler, present

Approval of Previous Minutes:

After review by the board, Mark Sattler made a motion to accept the November 22, 2022 Regular meeting minutes. Dave Bench seconded with roll call as follows:

Dave Bench, yes  
Beau Miller, yes  
Mark Sattler, yes

Motion carried.

Oregon Jerusalem Historical Society

Michelle Quilter, president of the society was in attendance tonight. She came tonight and opened with some history of the organization and wanted to reintroduce herself to the members of the audience. She shared that a packet was developed and given to each of the trustees to review. They are celebrating 60 years of being an organization. Her purpose this evening is to share the direction of the organization including gaining additional financial support in 2023 so they can continue to serve the Oregon & Jerusalem Township community. She shared that the building they occupy currently is the Historic Brandville school. She shared the organizations website URL, and referenced additional resources available to the public. She also shared that there are opportunities to rent the facility. She described the general layout of the facility and described that the contents include much local history.

She lastly shared some plans for future maintenance work that needs to be completed at the Oregon Jerusalem History Society facility to ensure it remains a viable resource to the community.

Fiscal Officer: Joel Moszkowicz

The Fiscal Officer's report indicated a fund status of \$606,556.62 in pooled investments and \$690,213.92 in our checking account. We made payments with warrants 21273 through 21337 and electronic payments 178-2022 through 181-2022 totaling \$104,176.49. Deposits made since last totaling \$23,564.08.

Mark Sattler made a motion to accept the fiscal officer report seconded by Dave Bench with roll call as follows:

Dave Bench, yes  
Beau Miller, yes  
Mark Sattler, yes

Motion carried.

Zoning: Linda Rossler

### **Zoning Update December 2022**

**Land Bank** Lucas County Commercial Site Clean-Up Pilot Program, 11741 Corduroy  
Parcel #: 33-67751 Grant funds allocated \$25,000 plus additional \$13,000. Demolition pending

**Blighted Structures:** 11755 Rachel, Demo pending  
Current short list; 11056 Bunting, 11534 Greenwood

**Violation Abatement:**  
10244 Corduroy, Belkofer/Eck, another dumpster has been removed  
Current structure short list; 11056 Bunting, 11534 Greenwood

**Violations:** 8026 Jerusalem, Bury, blight  
118 DeCant, Musselman, tall grass/weeds  
10330 Corduroy, Coutcher, shipping container  
8717 Jerusalem, Nagy, shipping container

**Land Conveyance:** Applicant: Wesley & Nicola Cunningham Name correction completed  
Applicant: Hidenori & Kathleen Fukui, 1934 VanDyke Parcel #:3373734, 11936 VanDyke Parcel #:3373741

**Legal:** 558 Beachview, Straka blight, 1 dumpster taken out, prosecutor working to get Bonnie and Robert assistance  
Case continued

Tower St Investments LLC;

732 Howard Road, Parcel# 3370324

722 Howard Road, Parcel# 3370337

723 Pavilion, Parcel# 3370314

717 Pavilion, Parcel# 3370307

718 Howard Road, Parcel# 3370341

11420 Beach Park, Parcel# 3370321

721 Pavilion, Parcel# 3370311

713 Pavilion, Parcel# 3370304

James McMaster;

10711 Jerusalem Road, Parcel# 3350124 0 Jerusalem Road, Parcel# 3350134

Charges filed

Lytten, 360 Howard, no additional progress to date

Stanton, fence permit request. Also one boat setting at the shop is sold and he expects two others to be shortly. As for debris waiting on one more roll off box to be delivered to dispose of left over waste from the previous disposal project.

**Tidbit #6:** Subdivisions      **#7** Junk Vehicles

#### **Property Maintenance Code (PMC):**

What is a property maintenance code?

- As neighborhoods age, maintenance becomes more of a challenge. The Property Maintenance Code enables a township to take a proactive approach to maintaining neighborhoods and protecting property values.
- It is a code that deals **only** with the maintenance of existing buildings and premises.
- Establishes minimum standards with concern to health, safety and protecting property values. Nothing different from what we now have now in our Zoning Regulations just more specifically defined.
- This model code was recommended by Dave Golis, Lucas County Chief Building Official. It has been adopted for use as a basic code standard by most jurisdictions in the United States. No additional \$\$, staff or time is warranted and has also been approved by our Township Zoning Board
- It is simply a tool to assist with property restoration.
- Chapter 3 lists the General Requirements; Exterior Property Areas, Swimming Pools, spas, and hot tubs, Exterior structure, Rubbish and Garbage.

**Draft has been posted for public review. A public meeting will be scheduled for January 5<sup>th</sup> at 6:00 p.m.**

#### **2022 Zoning accomplishment list:**

11656 Lakeway; blighted house taken down by neighbor, lot combined with neighbor

11842 Canal, blighted house taken down by property owner

342 East; blighted house/garage under repair by property owner. Worked with Land Bank to clear Federal lien.

11742 Corduroy, Lucas County Commercial Site Clean-Up Pilot Program award to Township for \$25,000

11755 Rachel, blighted house scheduled to be taken down by township

425 North, garage taken down by property owner

12418 LaFountain, block building taken down by property owner

Comprehensive Plan completed at no charge, \$36,000+ savings to Township

Resolution changes; text amendments, Section 2403 G., Section 18 Signs, Section 16 Solar

Marina oversight

Legal workshop for BZA

Property Maintenance Code recommended to Trustees

Marina Oversight by Lucas County Building Inspectors

Tidbits 1-6;

Tidbit #1: The history and purpose of zoning regulation

Tidbit #2: Do I need to obtain zoning approval before beginning a project on my property?

Tidbit #3: Can chickens be raised in my backyard?

Tidbit #4: How does the Township address tall grass/noxious weeds on private property?

Tidbit #5: What is the lot area requirements needed to build a single family dwelling in the Township?

Tidbit #6: Subdivisions

Property Maintenance Code - Linda shared the definition of what the property maintenance code is and what it does for the Township. This code standard was endorsed by the Lucas County Building Chief and has been adopted by many jurisdictions in Lucas County. A draft has been posted for review and on January 5<sup>th</sup> at 6:00 p.m. an informational (special) meeting has been scheduled at the Township hall.

Fire Department: Tony Parasiliti

Safety message: please make sure you are prepared for weather, flus and colds, be prepared. If you are using wood burners, check your chimneys, ensure they are cleaned.

Calls to date: Over 400 runs to date

Tony reported we are serving our community as effectively as possible and are always looking for more help. He wanted to plant a seed with the Trustees that the final payment was made to Croghan Colonial Bank for Medic 32 and the department is working on a tanker spec bid either custom or stock truck carrying 3000 gallons of water versus Engine 31 which only holds 1000 gallons of water and is also a 1988 truck. He reported the toy drive has been very positive with a few deliveries already made to the Lucas County Childrens Services and thanks department member Josh Swanson for setting up. He also thanked the public for its support at the recently hosted feather party event, fun was had by all.

Food Pantry - Richard Hozak

No report, not in attendance.

Reno Beach / Howard Farms Conservancy - Elvis Shepherd

No report, not in attendance.

Recreation: Gary Allen

No report, not in attendance.

Maintenance: Kevin Chapman

Not in attendance, Eric provided the report on behalf of Kevin.

Stone finished up along Lagoon drive. The womens bathroom partitions are completed in the hall and road mowing is finishing up for the year.

Cemetery: Kevin Chapman

No report, not in attendance.

Old Business:

1. Concrete Approach - Dave Bench reported project complete.
2. Curtis Ditch Cleaning - Dave reported that excavation is ongoing and should be done tomorrow. He also reported the County is coming in to complete the tile work. Our portion is paid for by Storm Water Utility monies.
3. Staff Job Description - Mark Sattler reported that at last meeting a discussion occurred about an administrative position description but decided that we should just keep the existing office worker position description already adopted by the board.
4. Township Owned Properties - Mark Sattler shared amongst the other board members a list of the Township properties (excluding the properties the Township operates from such as the recreation fields or the fire station). His question to the other board members is do we list all the properties for sale or a portion. Beau Miller felt we should have them listed in a cycle with a set time they are out that will include the ability to take sealed offers after that period has ended. Mark Sattler and Dave Bench agreed to follow Beau Millers direction to have a set timeframe with a specific process and the list of specific properties with some data about each one. All agree to have the properties listed starting 1<sup>st</sup> quarter 2023 with the last day of the quarter to be the end of that intial cycle
5. Route 2 and Elliston - ODOT started today working opening up the tile on the North side using a camera to look and gain some understanding of what they need complete to fix the drainage at that corner.

### New Business:

1. Storm Water General Permit - Dave Bench reported the County is handling on behalf of the Township.
2. Lucas County Health Department - Dave Bench reported from a Toledo Blade article a recent meeting the Board of Health held recently regarding current local issues.

### Upcoming Meetings and Events

1. Storm Water Coalition - January 19<sup>th</sup>
2. D.I.C. Meeting - December 15<sup>th</sup> at 2:00 p.m.
3. Reservoir / Waterline Meeting - January 25<sup>th</sup> at 1:00 p.m.
4. LCTA Meeting - tomorrow night at Springfield Township hall

### Public Participation

Dana Bohland - was looking for zoning meeting minutes online, she asked if they could be made available online. Linda made a comment about an application for land bank properties, she asked about a list that was going to be developed and how someone could already have made a offer when it was discussed tonight. Mark Sattler reported that list will be posted on the website no later than January 1, 2023 for individuals to make an offer. Regarding the existing offers, he reported that at times people seek out properties through the Lucas County Aries site and make unsolicited offers to the Township.

Lonnie Hart - he asked that maybe the Lucas County Building Chief that is endorsing the Property Maintenance Code. The board asked Linda to see if he could attend.

Maggie Adeler - what is the minimum the board is going accept for offers for Township owned properties. Beau Miller reported they have not set a minimum at this time. We do know the conveyance fee is \$320.00. She reported that the Lucas County Land Bank charges \$150.00. She indicated if the property is not sold, then the Township owned properties would have to be maintained by the Township. She asked if the property would be held to the same standard as community residents through the zoning code. She also asked if the fire department suffered any equipment damage from the recent fire on Rachel road. He indicated that one section of hose was damaged and must be replaced. Regarding the staff job description, she wanted clarification from the board about what they are going to consider paying the office worker in the future-- will it be more than \$14.00? Beau Miller reported that at the upcoming reorganizational meeting any wages will be determined for the upcoming 2023 calendar year.

Laura Marlow - She asked the board if there will be a new bid for the demolition of the Rachel Road property due to the recent fire. Dave Bench indicated they are already seeking a new bid from the contractor. Regarding the landbank discussion, how does and why did the Township start acquiring

these properties. Beau Miller explained how the process works, the relationship between the board of trustees and the Lucas County Land Bank, and how the Township can help move these properties from prior delinquent property owners to new owners who will pay their property taxes. She asked if residents get first shot at making offers. Mark Sattler reported that the properties will be listed for anyone to make offers on it once up on the website but feels that local community members would be more aware of the opportunities versus individuals from outside the community.

Scott Hager - stated that it costs the Township to maintain the properties and that we should accept the highest offer and move on to avoid carrying them over from year to year. He would like to see these properties gone. Regarding County snow plowing on Yondota road, he would like to see the snow pushed not against the homeowners driveways where the mailboxes are blocked for a week but instead angle the plow the other way and throw the snow to the open field. The board agrees and has asked this of Lucas County on multiple occasions.

Rebecca Lewis - regarding Kennedy Park, she is very disappointed with how the property looks and presents itself to the public. Beau Miller reported what work was done to get the property turned out with the development of a road, partnership with the school and the development of a wetlands. He agrees it does not look good in front of the park including the road grindings and piles of brush. Beau Miller offered the grindings to residents but will not haul them. She also asked about how she can get trash pickup and Mark Sattler will get with her after the meeting. Lastly she asked about the upcoming January 5<sup>th</sup> meeting, is this informational? Yes, the planned meeting is an informational meeting.

Dana Bohland - questioned the board of trustees about special meetings. Beau Miller reported that Special Meetings have been help in the past on topics of interest (Trash collection, Dollar General, etc). The board will schedule a special meeting for this Property Maintenance Code that is a public meeting.

Bill Tank - he reported that there was a zoning board meeting and it was presented to them, and it was voted on by the zoning board with no meeting minutes taken and no roll call was taken.

Maggie Adeler - reported that an email went out through the zoning board and they had already offered their support and approval of the proposed property maintenance code even though the board of trustees has yet to approve it.

Shawn Zitzler - asked what brought up the need of this property maintenance code. He wants to know why we are looking at more zoning regulations. Linda attempted to share the purpose of this property maintenace code specifically when she cites a property that is in disrepair, regarding chapter 3 in the zoning code explains that exterior structures, premises, swimming pools, rubbish and garbage is in the current code. She explained that the chapter provides defitions and the four items within. The code proposed code is not changing these four sections of the chapter but providing more of a definition.

Sandra Nissen - she asked about the public informational meeting and if the zoning board has already approved this property maintenance code along with the idea that the zoning board be at the

upcoming meeting to answer any questions on January 5<sup>th</sup>. The Board will ask representatives from the zoning board to attend but indicated they need to be asked.

Scott Hager - asked zoning commission member if his back property falls under any zoning violation. Linda and he had dialogue back and forth regarding noxious weeds and keeping zoning fair for everyone.

Dana Bohland - question to the board, is there someone from the County extension office that comes out to look for invasive or noxious weeds?

Tom Lajti - why is the board considering adopting something from another city. He feels the board of trustees should not accept these proposals and that prior adoptions of zoning code and county health department regulations have impacted him negatively. He would like to see less regulation, less government.

James Boothby - a member of the zoning board and wanted to let everyone know, the zoning board reviewed Property Maintenance Codes of other jurisdictions and used them as a guideline.

James Boothby and Walter Adler had a discussion back and forth regarding the recent zoning board discussion about the property maintenance code being discussed at tonight's trustee meeting.

Lonnie Hart and James Boothby had discussion back and forth about the zoning board and its decisions already made regarding the proposed property maintenance code.

Andy Howard - would like to see a member of the Zoning Commission attend the January 5<sup>th</sup>

Brooke Schlipf - asked if the draft property maintenance code will be shared with the public prior to the January 5<sup>th</sup> meeting. The Board of trustees indicated it has already been shared public and is available on the Township Website.

Brenda Zachel - brought up about the City of Oregon and how much they pay for Emergency Services. Dave Bench shared the current status of the RCOG 911.

Tony Parasiliti - made a comment about the service we are receiving from the RCOG 911 and has complimented them on their performance thus far.

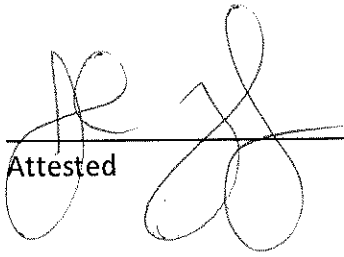
#### Adjournment:

Beau Miller made a motion to adjourn tonight's meeting. Seconded by Dave Bench with roll call as follows:

Dave Bench, yes  
Beau Miller, yes  
Mark Sattler, yes

Motion carried at 8:52 p.m.



  
Attested

  
Approved

**Fund Status**

As Of 12/13/2022

Fund Number	Fund Name	% of Total Pooled	Fund Balance	Investments (Non-Pooled)	Checking & Pooled Investments (Pooled)
1000	General	17.843%	\$231,381.40	\$0.00	\$231,381.40
2011	Motor Vehicle License Tax	1.800%	\$23,340.69	\$0.00	\$23,340.69
2021	Gasoline Tax	16.168%	\$209,660.67	\$0.00	\$209,660.67
2031	Road and Bridge	11.984%	\$155,411.12	\$0.00	\$155,411.12
2041	Cemetery	2.176%	\$28,215.49	\$0.00	\$28,215.49
2181	Zoning	0.000%	\$0.00	\$0.00	\$0.00
2191	Fire Levy	27.951%	\$362,453.02	\$0.00	\$362,453.02
2192	Recreation Levy	3.117%	\$40,417.89	\$0.00	\$40,417.89
2231	Permissive Motor Vehicle License Tax	5.692%	\$73,808.80	\$0.00	\$73,808.80
2273	Coronavirus Relief Fund	13.049%	\$169,220.30	\$0.00	\$169,220.30
2401	Curtice Lighting Assessment	0.119%	\$1,544.13	\$0.00	\$1,544.13
2402	Bono Lighting Assessment	0.037%	\$483.53	\$0.00	\$483.53
3301	Garbage Assessment	0.064%	\$833.50	\$0.00	\$833.50
All Funds Total			\$1,296,770.54	\$0.00	\$1,296,770.54
Pooled Investments					\$606,556.62
Secondary Checking Accounts					\$0.00
Available Primary Checking Balance					\$690,213.92

Last reconciled to bank: 11/30/2022 – Total other adjusting factors: \$0.00