

**Record of Proceedings
Jerusalem Township Zoning Commission
April 5, 2023**

Opening: called the meeting to order @

	Present	Absent
James Boothby	X	
Brad LaRue	X	
Jennifer Shepherd	X	
Tim Titgemeyer	X	
Terry Bourdo	X	
Dan Fehn, Alt		X

Elected Officials, Staff, and Visitors **Present:** Linda Rossler, Sandy Nissen, Bill Tank, Maggie Adelar, Karen Wilhelm, Sandy Lytten, Beau Miller, Dennis Radzinski, Ray Novin, Scott Henegar, Phil & Linda Jakubowski

Approval of Minutes: Minutes available from April 5, 2023
Motion made by Jim Boothby to approve the April 5, 2023 minutes second by, Tim Titgemeyer motion carried

Reports: Linda Rossler

Blighted Structures: Current short list: 11056 Bunting, demo to start soon. Send junk car citation, 30 days
11534 Greenwood need to contact adjoining property owner
861 Main, collapsed barn
9825 Corduroy, collapsed barn
558 Beachview, collapsed garage
470 West, blighted garage/porch, owner needs to remove

Land Bank Lucas County Commercial Site Clean-Up Pilot Program, 11741 Corduroy
Parcel #: 33-67751 Property declared unsafe, insecure and structurally defective. Back taxes on property of over \$45,000. Grant received thru Lucas County Land Bank to demo property, \$38,100. Land Bank managing buried tank clean-up. John Gradel remembers a gas station at that location. Goal is to put property back into useful purpose.

Permits: 1720 Short, ac. Bldg. 1042 S. DeCant, remodeling
11854 Corduroy, fence 10950 Corduroy, sign 12513 LaFontaine, Ac. Bldg.

Public Notice: High grass/noxious weeds in The Press this week.

Tidbits: High grass/noxious weeds

Office Assistant: Public Notice in Metro Press this week

HELP WANTED
Part-time Office Assistant
Wednesdays 1-6pm First Wednesday of the month until 8:30

Under general supervision, this position is responsible for acting as a secretary to a department head and/ or Trustee performing a variety of clerical and administrative duties.
Contact: zoning@twp.jerusalem.oh

Legal: 558 Beachview, Straka blight, case continued, intervention ongoing
 Tower St Investments LLC/James McMaster; has made progress, court date, case continued
 Lytten, 360 Howard, recommend additional follow-up
 Stanton, fence permit request; no addition progress to date, recommend additional follow-up

Court provides for social services, advocates not just civil action.

Zoning office: closed April 12, call 419.836.4510 to schedule an appointment

Board Members: Please drive your zones and complete Neighborhood Blight form

Old Business:

Waiting on Ohio Township Association Follow-up; Under 50 Megawatt solar farms
 Zoning Text Amendments;
 Section 2403 G, It is further understood that one notice specifying the violation(s) shall be sufficient notification for repeat offenders.
 Attorney recommended wording adjustments
 Section 18: Signs
 Section 16: Solar

Property Maintenance Code, discussion on Attorney recommendation, Ohio Revised Code
 Jim Boothby moved to withdraw the Zoning Boards recommendation of the Property Maintenance Code to the Trustees, no further action necessary, second by Jennifer Shepherd, motion unanimous.

James Boothby	Yes	
Brad LaRue	Yes	
Jennifer Shepherd	Yes	
Tim Titgemeyer	Yes	
Terry Bourdo	Yes	
Dan Fehn, Alt		Ab

New Business:

- 11071 Dyke, question posed by Christine Fleitz in regards to side yard setbacks. In review of steps extending into a side yard. Steps not covered by a roof may extend into the side yard setback not more than 4', section 1602 2.
- Focus for 2023:
 #1 focus; Junk Vehicles; cars, boats, trucks, Curtice Auto Parts will assist, 40-60 vehicles around twp.
Junk Motor Vehicle Classification
ORC Section 505.871 "junk motor vehicle"
1. Three (3) model years old, or older
2. Apparently inoperable
3. Extensively damaged (missing wheels, tires, engine or transmission)
****Township respects collector's vehicles as defined in ORC 505.871, 505.173 and 4501.01 (F)****
See attached Resolution 1230-2019-00 with enforcement procedures.
Start with Courtesy Notice
 Blight and vacant homes, dangerous properties not to be ignored
- Review Blight in current resolution, Zoning Resolution has been in effect since 1960. Section 100 the purpose of the resolution is to promote public health, safety, and general welfare of the residents of Jerusalem Township. This Resolution shall serve the general good of the community as a whole, protect

property value and secure the most appropriate use of the land, in accordance with the adopted Jerusalem Township Land Use Plan.

Section 1608 Causes of Blighting factors, covers many issues; concrete, wood, junk vehicles.

Storage is to be inside if left over 30 days.

- Review shipping containers in current resolution, Jim Boothby encouraged members to review shipping containers as blight. Restrictions; amount, paint color, foundations, properly placed, location, size, roof.
- Affiliate OTA/LCTA membership forms completed
- Concerns expressed in regards to Cut Wood Properties; smoke, noise, fires, industrial uses on property, height of mulch piles, use of residential drive by commercial vehicles. Clean dry firewood only to be burned in boiler.
- 9531 Corduroy, camper on parcel while building. Paul Mullen, deadline not to exceed 1yr. from the start of construction, foundation starting date, sewage pump out.

Open Comments:

Dennis Radzinski-Thank you for addressing issues; PMC, Shipping Containers, Junk Vehicles if its not bothering anyone?

Linda Jakobowski-boat angel.org Thank you for all you do.

Brad LaRue, encourage people to post blight issue clean-up

Scott Henegar-equipment blight Thank You

Adjourn: Motion by Terry Bourdo to adjourn second by Tim Titgemeyer, meeting adjourned @ 8:15

Next Meeting: May 3, 2023

Approved: May 3,2023