

**Record of Proceedings  
Jerusalem Township Zoning Commission  
March 8, 2023**

**Opening:** Brad LaRue called the meeting to order @ 7:01

	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, Ray Novin, Sandy Lytten

**Approval of Minutes:** Minutes available from February 1, 2023  
Motion made by Jim Boothby to approve the February 1, 2023 minutes second by, Tim Titgemeyer motion carried

**Elections:** Meeting minute responsibility will be handled by Zoning Inspector, Motion made by Tim Titgemeyer second by, Brad LaRue motion carried

**Reports:** Linda Rossler

**Blighted Structures:** 11755 Rachel, Demo complete  
Current short list: 11056 Bunting, April 1<sup>st</sup> deadline set by Trustees, sending letter  
11534 Greenwood need to contact adjoining property owner

**Land Bank** Lucas County Commercial Site Clean-Up Pilot Program, 11741 Corduroy  
Parcel #: 33-67751 Demo complete but underground tanks found, Land Bank assisting with clean-up measures.

**Permits:** 1720 Short, Ac. Bldg. 1042 S. DeCant, Remodeling

**Legal:** 558 Beachview, Straka blight, case continued March 21, 2pm  
Tower St Investments LLC/James McMaster; court date, March 31 9am  
Lytten, 360 Howard, recommend additional follow-up, Alex needs to file an approved site plan with Bill Harbert, Lucas County Plan Commission and Dave Golis, Lucas County Chief Building Official. As work was begun on the commercial building no permit or plans were submitted while windows and doors covered blocking egress. While Alex did file for a fence permit, no fence was ever constructed. A clear separation of parking and residential v. commercial needs to be established. A dirt pile and blight still remains in the side yard as well as various vehicles. No approved site plan on file.

Stanton, fence permit request; no addition progress to date, recommend additional follow-up. Several boats, junk vehicles and trailers remain. Construction debris needs to be cleared and property leveled. Blight still remains. No approved site plan on file.

Bollin, Motion to Strike has been filed by Reminger our OTARMA Attorney.

**Tidbits:**

**Web Site:** Updates made to BZA and Zoning Commission terms, 2022 minutes for Zoning Commission posted

**Office Assistant:** Trustees posted

**Zoning office:** closed March 22, call 419.836.4510 to schedule an appointment

**Old Business:**

OTA Follow-up; Under 50 Megawatt solar farms, Jim Boothby gave a follow-up on Ottawa County Meeting  
Property Maintenance Code, attorney reviewing

Attorney Reviewed Zoning Text Amendments, minor changes reviewing adjustments

Section 2403 G, It is further understood that one notice specifying the violation(s) shall be sufficient notification  
for repeat offenders.

Section 18: Signs

Section 16: Solar

Please drive your zones and complete Neighborhood Blight form

**New Business:**

**Open Comments:** Maggie Adelar commented on Lucas County Land Bank and 11741 Corduroy, Sandy Nissen commented on Attorney use and ?.

**Adjourn:** Motion by Tim Titgemeyer to adjourn second by Jim Boothby , meeting adjourned @ 7:37

**Next Meeting:** April 5, 2023

Approved: April 5, 2023