

**Record of Proceedings  
Jerusalem Township Zoning Commission  
May 4, 2023**

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

	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, Karen Wilhelm, Dana Bollin, Jasmine Tropf, Brenda Zachel, Sandy Nissen, Scott Henegar

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

**Reports:** Linda Rossler

**Zoning focus for 2024:** Zoning Board would like a continued focus on blight, junk vehicles, tall grass & noxious weeds as noted in the Township Comprehensive Plan.

Since significant progress has been made with blighted structures the target issue for 2023 will be junk motor vehicles.

**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)\*\***

**Office Assistant:** 2 applicants will be interviewed at next Trustee meeting

**Permits:** 7364 Corduroy, Ac. Bldg. 12513 LaFontaine, Ac. Bldg.  
11420 Lakeway, New residence 8925 Corduroy, Ac. Bldg.

**Blighted structure:** 11056 Bunting, no work to date removing structure waiting for power to be cut.

**Land Donation:** Deal/Traver/Love 51 parcel land donation via quick claim deeds.  
Attorney Cottrell would process for \$500-\$800, discussion on how trustees will handle

**Requests to file charges:** Requested to prepare charges against the following individuals noting the various violations.

**Farrell Clark**

**Location of violations:** 429 Lakemore Parcel # 3369444

**Violations:**

- Various junk vehicles, watercraft, campers and trailers
- Storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance. The term "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood metal or any other materials or other castoff materials of any kind whether or not same could be put to any reasonable use must be **removed or stored inside a building.**

**Kyle Kolasinski**

**Location of violation:** 8456 Cedar Point Road Parcel # 3311511

**Violations:**

1) Raising/maintaining livestock (Farm Animals).

- No farm animals shall be pastured within five (5') feet on any lot line;
- Keeping of chickens - No person shall keep chickens unless the following conditions are met.
  - A. Lot size** - On lots of one (1) acre or more
  - B. Enclosure** - Hens shall be provided with a covered, predator-proof coop or cage that is well-ventilated and designed to be easily accessed for cleaning. The coop shall allow at least one square foot per hen. Hens shall have access to an outdoor enclosure that is adequately fenced to contain the birds on the property.
  - C. Sanitation** - The coop and outdoor enclosure must be kept in a sanitary condition and free from offensive odors. The coop and outdoor enclosure must be cleaned on a regular basis to prevent accumulation of waste.
  - D. Roosters** - It is unlawful for any person to keep roosters.

2) Campers stored on a lot at no time shall this equipment be used for living or housekeeping purposes.

**Blake Hallowell**

**Location of violation:** 8410 Cedar Point Road Parcel #: 3311451

**Violations:**

- Various junk vehicles, watercraft, campers and trailers
- Storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance. The term "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood metal or any other materials or other castoff materials of any kind whether or not same could be put to any reasonable use must be **removed or stored inside a building.**

**McMaster**, June , 9am  
**Straka**, TBD  
**Stanton**, TBD

**Blighted Structures:** Current short list: 11056 Bunting, demo to start soon.  
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

**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, clerical changes  
Section 18: Signs  
Section 16: Solar  
Review Blight in current resolution,  
Tall grass/noxious weeds, managing is important, ticks an issue at Maumee Bay Campground clearing done to mediate.  
Review shipping containers in current resolution, Jim Boothby Northwood, Swanton, Danbury considered accessory bldg.  
Waterville no containers, Providence no/yes split zoning, options moving forward, 8x20 vs 8x40 . Site plan, no storage on top, residential smaller only, no awnings, placement (setbacks), upkeep. Dave Golis sent document, BBS Memo, dated May 20, 2019.  
Known to contain lead paint, treated with toxic chemicals, built out of country not to US building standards  
Residents do currently have the option to apply for a variance. List of recommendations to give to BZA.  
Jim Boothby; Junk cars Curtice Auto parts .10 per lb. current value. Informational notice maybe, approaching property owners.  
Courtesy notice started last year

**New Business:**

Lake Erie Tree has purchased 4901 Wynscape in Oregon for their industrial side of the business

**Open Comments:**

Dana Bollin expressed property purchase and blight concerns. Jim Boothby, Tall grass is defined as 8"  
Scott Henegar, we purchase things daily out of shipping containers

Sandy Nissen, procedure to change zoning is in the code.

**Adjourn:** Motion by Tim Titgemeyer to adjourn second by Dan Fehn, meeting adjourned @ 7:45pm

**Next Meeting:** June 7, 2023

**Approved: June7, 2023**