

Nelson Township Board of Trustees
Regular Session Meeting Minutes
05Jun2024 at 7:00 P.M.
Nelson Community House

The Nelson Township Board of Trustees met in regular session on Wednesday 05Jun2024 in the Nelson community house at 7:00 P.M.

Present:

Trustee Anna Mae VanDerHoeven
Trustee Mike Kortan
Trustee Joe Leonard
Fiscal Officer Kevin Cihan
Road Supervisor Chuck Vanek
Zoning Inspector Jackie Kable
Community House Caretaker Sandy Huzl

Guests:

Sam VanDerHoeven	Paul & Susan Mason	Mary Racic	Troy Rhoads
Kathie Tylicki	Nicole Taylor	Mr. Sollenger	

Correspondence:

- Road report
- Community House/Pixley Park report
- Zoning report 02May2023 to 05Jun2024
- 01May2024 regular meeting minutes
- 22May2024 special meeting minutes
- Payment listing 02May2024 to 05Jun2024
- Fund status report as of 05Jun2024
- Receipt listing 02May2024 to 05Jun2024
- Brett Bencze email
- 2024 LGS audit; Agreed upon procedures report & engagement letter
- Example document: Records Retention Schedule
- PCORI fee deadline email
- Medical Mutual insurance policy

Fiscal Officer Report:

- Fund status report as of 05Jun2024
- Payment listing 02May2024 to 05Jun2024
- Receipt listing 02May2024 to 05Jun2024

RESOLUTION NO. 044-2024

Mrs. VanDerHoeven made a motion to accept the 01May2024 regular meeting minutes as presented. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

RESOLUTION NO. 045-2024

Mrs. VanDerHoeven made a motion to accept the 22May2024 special meeting minutes as presented. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

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RESOLUTION NO. 046-2024

Mr. Leonard made a motion to pay the bills and wages as presented. Mrs. VanDerHoeven seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

Community House/Pixley Park Report: Sandy Huzl

- Submitted report to the board
- Thanked the road crew for cleaning the Pixley pavilion
- Asked if some dirt can be purchased for the ball field

RESOLUTION NO. 046-2024

Mrs. VanDerHoeven made a motion to purchase ball field dirt mix not to exceed \$1000.00. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

Zoning Report: Jackie Kable

- Submitted report and reviewed with the board
- Received a complaint from a Mills Road resident
 - Jackie stated she is going to contact Chris Meduri

Road Supervisor Report: Chuck Vanek

- Road report submitted to the board and reviewed
- The high-speed fiber internet installation by Spectrum was not installed where it was supposed to be, and the county engineer's office did not approve of the work, so the work has been halted
- Discussed repairing the injectors and pump for the backhoe; will need ~\$3000

RESOLUTION NO. 051-2024

Mrs. VanDerHoeven made a motion to purchase the parts to repair the backhoe not to exceed \$3000.00. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

Old Business:

- Land Bank Program
 - Jackie Kable presented the board with nuisance abatement agreements for the current property locations

RESOLUTION NO. 047-2024

Mrs. VanDerHoeven made a motion to approve the nuisance abatement agreement for the structure(s) located at 12903 State Route 282, Garrettsville, Ohio. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

RESOLUTION NO. 048-2024

Mrs. VanDerHoeven made a motion to approve the nuisance abatement agreement for the structure(s) located at 8757 State Route 305, Garrettsville, Ohio. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

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RESOLUTION NO. 049-2024

Mrs. VanDerHoeven made a motion to approve the nuisance abatement agreement for the structure(s) located at 10890 Bloom Road, Garrettsville, Ohio. Mr. Leonard seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

RESOLUTION NO. 050-2024

Mrs. VanDerHoeven made a motion to approve the nuisance abatement agreement for the structure(s) located at 12923 Chalker Road, Garrettsville, Ohio. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

- Employee handbook updates
- Internet improvements

New Business:

- Joe Leonard
 - Awaiting a return call from Brett Bencze regarding Nelson Circle ownership
 - 3 individuals are requesting ownership
 - The community house floor needs some attention; will obtain quotes for the next meeting
 - Met with KLA Associates regarding the inspection of the township garage facility; formal report to be sent soon
 - Road signs should be inspected monthly
 - Need auto insurance policy on file for zoning inspector
 - Need diamond placard on the diesel fuel storage tank
 - Welding tank gauges need removed during non-use periods
 - Recommended employees complete sexual harassment training
- Mike Kortan
 - Speed study for Kyle Road is complete and should be sent to the trustees this week
 - Thanked everyone who helped with the annual township clean-up
 - Noted some siding and gutter work is needed for the community house; will contact Roy Bender for a quote
- Anna Mae VanDerHoeven
 - Read letter submitted to the trustees by Mary Racic requesting to fill the open zoning commission seat

RESOLUTION NO. 052-2024

Mr. Leonard made a motion to accept Mary Racic's request to fill the open zoning commission seat. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

- The grant applied for with the regional planning commission for updating the community house restrooms was not awarded. Projects in surrounding communities were approved for projects submitted.
- The annual NOPEC grant money for 2024 in the amount of \$4119.00 needs a use determined by 30Jun2024
 - The trustees had a brief discussion of potential uses

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RESOLUTION NO. 053-2024

Mrs. VanDerHoeven made a motion to escrow the 2024 NOPEC grant funds. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

- Introduced Troy Rhoads (Ohio Edison Regional Territory Representative)
 - Mrs. VanDerhoeven requested a streetlight for S.R. 282 & S.R. 305
 - Mike Kortan stated he will contact ODOT to make the request
 - Mr. Rhoads will email information outlining the process for residents to call should they have electric supply issues
 - Wil send document on the suggested trees that can be planted in the right-of-way where power lines exist
- Introduced Jeff Heinrich (NOPEC representative)
 - Mentioned a new resolution that communities can choose to opt in to NOPEC gas (in addition to electric)
 - Noted the township can pass a resolution to allow residents to opt in or out as needed without having to wait for the next business cycle
- Mentioned the vendor list needs to be reviewed (open action item)
- Read through the zoning amendments and the board briefly discussed each one
 - Zoning Amendment #1:

Amendment 1
Article IV Section 1001.2 Solar Panels

Section 1001.2 Solar Panels

- A. Ground and roof mounted solar energy systems are permitted in all residential districts.*
- B. Ground mounted systems may cover no more than one acre of land **for commercial applications. Regardless each and** must comply with lot coverage maximums specific to the underlying zoning district. Ground-mounted systems are conditional use in commercial and industrial zoning districts.*
- C. Solar energy systems are conditional use in commercial and industrial zoning districts.*
- D. All solar energy systems must be designed for on-site consumption.*

RESOLUTION NO. 054-2024

Mr. Leonard made a motion to accept zoning amendment #1 as written to become effective 30 days from today. Mr. Kortan seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

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- Zoning Amendment #2:

Amendment 2
Article X
Small Solar and Wind Energy Systems Section 1001.5

Section 1001.5 Wind Towers/turbines

- A. *The total height of small wind energy systems is measured as the vertical distance from the ground level to the tip of a wind generator blade when the tip is at its highest point, and shall not exceed the following maximum height requirements:*
 - a. *Properties greater than two (2) acres to five (5) acres-maximum one hundred twenty (120) feet.*
 - b. *Properties greater than five (5) acres-maximum one hundred seventy (170) feet.*
 - c. *Properties within ten thousand (10,000) feet of an airport must comply with FAA height standards and regulations.*

Limit of one wind tower/turbine per property

RESOLUTION NO. 055-2024

Mr. Kortan made a motion to accept zoning amendment #2 as written to become effective 30 days from today. Mr. Leonard seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

- Zoning Amendment #3:

Amendment 3
Article V
General Regulations Section 502.4 Prohibited Uses

Prohibited in all districts:

- A) **Sale, storage, and/or processing of marijuana or marijuana related products**
- B) **~~Commercial for-profit resale of energy~~ SALE OF WIND AND SOLAR GENERATED ENERGY OFF-SITE.**

Revised: Off-site sale of wind and solar generated energy.

RESOLUTION NO. 056-2024

Mr. Kortan made a motion to accept zoning amendment #3 as written to become effective 30 days from today. Mr. Leonard seconded the motion.

A roll call vote was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes Mr. Leonard; Yes. Motion passed.

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Guest Comments:

- None

Adjournment:

Mr. Kortan made a motion to adjourn the meeting at 8:50 PM. Mr. Leonard seconded the motion. A roll call was taken with the following results:

Mrs. VanDerHoeven; Yes. Mr. Kortan; Yes. Mr. Leonard; Yes. Motion passed.

Respectfully submitted,

Kevin Cihan,
Nelson Township Fiscal Officer

Approved by

Anna Mae VanDerHoeven

Mike Kortan

Joe Leonard