

RECORD OF PROCEEDINGS
Minutes of Rossford City Council Meeting
Held November 13, 2006

The meeting was called to order by Mayor William Verbosky Jr. and was opened with the Pledge of Allegiance.

ROLL CALL: Richards, Oberdorf, Eckel, Marquette, Hermes, Michaels and Kovach all present.

APPROVAL OF MINUTES: Approval of regular council meeting minutes of October 23, 2006. Mr. Oberdorf moved and Mr. Richards seconded the motion to approve the minutes. All ayes. Motion carried.

APPROVAL OF AGENDA: Agenda for regular council meeting of November 13, 2006 was presented to council. Economic Development and Public Safety committee reports were added to the agenda. Mr. Richards moved and Mrs. Eckel seconded the motion to approve the agenda as amended. All ayes. Motion carried.

COMMITTEE REPORTS

Economic Development

Mr. Richards presented the committee report of November 13, 2006. The committee discussed the proposed change in zoning as outlined in Ordinance #2006-52. The property is currently zoned agricultural and the change to planned commercial has been endorsed by the planning committee. The economic development committee unanimously recommended approval of the ordinance.

Public Safety

Mrs. Eckel presented the committee report of October 23, 2006. Items discussed regarding the fire department were the draft emergency evacuation plan and the number of fire and rescue calls YTD. In regards to the police department items discussed were the police chief's review of the draft emergency evacuation plan, a police call breakdown using maps and graphs, an update on the results of the 12 hour shift, and parking along Colony Road.

Mr. Marquette inquired who has keys for access to city hall and the recreation center and was told by Mrs. Eckel that all department heads, councilmen, mayor, and city administrator have keys to city hall and that the police and fire chief have keys to the recreation center. Mr. Oberdorf asked if the media will be given copies of the final evacuation policy so it can be released to the public. Mrs. Eckel said the committee has considered sending it out with the recreation bulletin, making it available at city hall, and putting it on the website. Mayor Verbosky said he will make sure that after the final plan is approved that this is publicized as much as possible. Mr. Michaels asked if school buses were considered being used for evacuation rather than TARTA. Mrs. Eckel said that was considered but that TARTA was the better option. Mr. Hermes said that TARTA said they could have buses available within 15 minutes while using school buses would necessitate calling in bus drivers, warming up busses, etc.

Mr. Richards moved and Mr. Oberdorf seconded the motion to accept the committee reports as given. All ayes. Motion carried.

REPORT OF MAYOR AND/OR ADMINISTRATOR

Mayor Verbosky congratulated the Rossford DECA group for their sponsorship of another successful Halloween parade this year. He requested that council approve Ordinance #2006-52 tonight if they have no great concerns, as this will help the Bass Pro project move forward. He reminded council members of a letter they had received from a resident regarding traffic safety and said this issue will be addressed with the police chief. He also reminded everyone of the downtown revitalization committee meeting on November 14, 2006 at 6:30 p.m. at the library.

Mr. Ciecka informed council that as of the November 3, 2006 payroll direct deposited had been initiated for those who had agreed to this. He informed council that Bill Avers had submitted his resignation effective November 17, 2006 and that he is working with Mr. Jones before making a recommendation to the mayor to fill that position.

CORRESPONDENCE

Council was informed of two pieces of correspondence. One was a request for a change in the liquor permit for Barney's Convenience Mart and the other a thank you from a resident for the tree planted by the city.

ORDINANCES

#2006-49 – AN ORDINANCE GRANTING A ZONING CHANGE FROM AN R-1C CLASSIFICATION TO A C-2 CLASSIFICATION UNDER CHAPTER 1142 OF THE PLANNING AND ZONING CODE; AND DECLARING AN EMERGENCY.

Mr. Richards moved and Mr. Oberdorf seconded the motion to read by title only. All ayes. Motion carried. Rick Stansley, president of the Stansley Group, made a presentation to council regarding his company's plans for this property. He said the zoning change has been requested for the parcel known as 750 Glenwood Road which is a former barrow pit and consists of approximately 15 acres. He sees a real opportunity for developing this for future commercial office space. Presently they are requesting allowed use for a retail landscape business to offset the cost of maintaining an employee on the property to inspect loads that are brought there for fill. He said all loads brought in are inspected and signed off on by the on-site inspector and that Glenwood Rd. is inspected every day and cleaned on a regular basis. He said his company does pay business tax to the city and that the charge for materials brought to the site offsets the cost of inspection.

Mayor Verbosky explained that if the zoning is changed to commercial that at a future time when the company desired to put up commercial buildings it would still have to go before the planning commission for approval. Mr. Oberdorf asked that the buffer zone be described and what is the ultimate goal for use of the property. Mr. Stansley said the buffer is under construction and will be a 30 foot wide buffer, five foot high with plans to plant pine trees and other plantings on top to provide visual screening. He said the goal is commercial use and in fact the fill material will enable them to use a spread footing design that will allow commercial buildings to be built on slabs rather than deep footers. Mr. Hermes asked that the employee they have working at the site be made aware of the obligation to pay withholding tax to the city. Mr. Hermes also asked what is the status of obtaining access to the site from Lime City Rd. and what the holdup with this was. Mr. Stansley said the delay is due to 4-5 parties being part of the negotiations and the problems in getting them all together. He said that three options are under negotiation with the IBEW for access, buying a lot, partnering on all the remaining parcels, or acquiring long-term right-of-way. Mr. Hermes would like it clarified that access to Lime City Rd. is required not recommended. Mr. Hermes asked Mr. Stansley if there was an urgency to this ordinance being approved and was told no. Mrs. Eckel inquired how often loads are accepted at the property and was told about 3 days a week with closing around 4:00. Mrs. Eckel expressed her dissatisfaction with their effort to keep the roads clean. Mr. Richards asked if the planning commission wanted the Lime City Rd. access to allow the continued filling rather than using Glenwood Rd. Mayor Verbosky responded that they wanted two access points not the closing of the Glenwood Rd. access. Mr. Hermes wondered if this was operating as an illegal business and was told by Mr. Heban that it is illegal to operate a commercial business on residential property but that an argument could be made in their favor. Mr. Michaels is concerned about increased traffic on Glenwood Rd. if this becomes commercial property and suggested a traffic study be done. He is also worried about the blind spot caused by the overpass when exiting the site. Mr. Marquette wanted to make sure they had talked to the church and they had no problem with this. Mr. Stansley said he had talked to the church and they had asked for the buffer and screening. Mr. Marquette also asked had there been any complaints from the neighbors in the area and was told by Mr. Ciecka that the only complaint was about the mud on the street. Mr. Marquette said he would like the current activity there stopped but was told by Mr. Heban that the city would be opening itself up to litigation if that was done. Mrs. Eckel agrees that the access from Lime City Rd. is important and she would like the public works committee to meet and discuss the buffer zone to avoid the Arbor Hills problem. Mr. Richards asked Mr. Stansley if 90 days was enough time to conclude negotiations on the Lime City Rd. access and was told yes. Mr. Richards moved and Mr. Hermes seconded the motion that this ordinance be tabled for up to three months. All ayes. Motion carried.

#2006-52 – AN ORDINANCE GRANTING A ZONING CHANGE FROM AN "A" CLASSIFICATION TO A "PC" CLASSIFICATION UNDER CHAPTER 1142 OF THE PLANNING AND ZONING CODE; AND DECLARING AN EMERGENCY.

Mr. Richards moved and Mrs. Eckel seconded the motion to read by title only. All ayes. Motion carried. Mayor Verbosky said this is a recommendation from the planning commission meeting of November 8,

2006 and that Mr. Rex Huffman is here to explain and answer questions. Mr. Ciecka said that this zoning change was advertised for 30 days prior to the public hearing which was held on November 8, 2006 and at that meeting it was approved by the planning commission. Mr. Huffman explained he is here on behalf of American Title Agency Inc. which is the optionee on 700 acres in the Crossroads area which is the area of a potential development by Bass Pro. Mr. Huffman explained that a small piece of property is still zoned agricultural and needs to be zoned planned commercial. He said that this small piece of property is owned by a church and Mr. Mason Rowley. Mr. Rowley is a steward of the land and desires that it be developed in a way conducive to nature and agriculture. One of the conditions for the purchase of the property is that the rezoning only takes place if the purchase by Bass Pro takes place. Mr. Oberdorf moved and Mr. Richards seconded the motion to suspend with the second and third readings. Audience comments were requested and none received. Vote on the motion all ayes. Motion carried. Mr. Oberdorf moved and Mr. Richards seconded the motion to declare an emergency. All ayes. Motion carried. Mr. Oberdorf moved and Mr. Richards seconded the motion to adopt. All ayes. Motion carried.

COUNCIL REMARKS

Mr. Hermes thanked the Rossford DECA for sponsoring the Halloween parade, said a budget committee meeting needs to be scheduled review the 2007 budget which will be on the next agenda, and said he is uncomfortable with the Stansley Group running a business in the residential area and wondered if the city can offer a variance to make this legal.

Mr. Michaels scheduled a marina committee meeting for November 21, 2006 at 4:00 p.m.

Mrs. Eckel thanked the Rossford DECA for sponsoring the Halloween parade and the RBA for the pre-school trick or treat program. She also welcomed Gold Medal Sports to Rossford.

Mr. Oberdorf complimented Chief Vespi for his detailed report on the 12 hour shift schedule and said the new indoor soccer facility (Gold Medal Sports) is fantastic.

AUDIENCE REMARKS

Kathy Trenchik, 1108 Elm Tree Rd., Rossford voiced her concerns about problems at 1109 Elm Tree Rd. as to a semi-truck parked in the front yard and several other issues. She said the yard is a wasteland and wonders why nothing has been done about this. She said her original complaint was about 1105 and 1107 Elm Tree Rd. and nothing has happened about these problems either. Mayor Verbosky responded that he will get with Mr. Ciecka tomorrow, find out what interaction he has had with zoning inspector Drouard, police chief Vespi, and give her a personal call by the end of the week.

Steve Vedra, 170 Hannum Ave., Rossford, said maybe the city should get an ordinance to prevent parking in front yards because it is getting to look terrible. He also asked if there was an ordinance to prevent people from raking leaves into the street and if not someone should think about it because the sewers are getting filled with leaves. Mr. Ciecka said the city has requested that leaves not be raked into the street but it is an ongoing problem.

Cheryl Burton, representing West Valley Developers of the Ironwood subdivision, said they are concerned with the zoning change proposed in Ordinance #2006-49 due to potential smell from the landscaping business, access to the property, hours of operation, and lighting. Mayor Verbosky said any changes proposed would have to be brought to the planning commission. Mr. Ciecka said if the zoning change was granted a special use permit would still be required before the retail landscaping business could operate.

Ms. Burton asked what their recourse was if this was approved but the buffer zone and/or smell was a problem. Mayor Verbosky said the city has a major concern with this due to prior experience with the buffer zone for Arbor Hills and may require a bond or deposit to make sure any action was satisfactory.

Jeff Appelhans, Hannum Ave., Rossford, asked when the Christmas tree lighting ceremony will be held. Mayor Verbosky said it is scheduled for December 3, 2006 and is being sponsored by the Rossford Business Association.

Mr. Richards moved and Mr. Oberdorf seconded the motion to adjourn. All ayes. Motion carried.

William Verbosky Jr.
Mayor

Robert P. Watrol
Clerk of Council

