

Sandusky County Commissioners – 622 Croghan Street, Fremont, OH 43420

2023 MEETING

Meeting: Board Of Commissioners

Location: Commissioners' Board Room

Date: 5/9/2023

Time: 8:00AM

Present: Commissioners: Charles Schwochow – President; Russ Zimmerman– Vice President; Scott Miller

Present: Theresa Garcia – County Administrator

Others Present: Bill Windnagel, Ron Hiser, Jeff Jackson, EMS Staff

(*action items)

AGENDA ITEMS	BRIEF DESCRIPTIONS / ACTION STEPS:	PERSON RESPONSIBLE:	DOLLAR AMOUNT:	MOTION / VOTE
Call to Order Pledge of Allegiance (8:00am)		Charles Schwochow, President		
*Review & Approval of Commissioner Meeting Minutes, incoming Mail Review & External Meeting Notices	The 5/2/2023 minutes were reviewed/approved by the Board. The Board reviewed incoming mail and external meeting notices. *** No meeting on 5/4/23 There was only one question on a furniture purchase. It was for Sheriff's office.	Charles Schwochow Russ Zimmerman Scott Miller		*Motion: Move to Approve minutes Moved by: Scott Miller 2nd: Russ Zimmerman Yes – 3
Review of External board / Meetings Attended by Commissioners	Commissioners attended the Regional Planning meeting. See attachment for agenda items. They mostly talked about Sandusky Township zoning. They have some issues with rabbits and chickens in the Township. They talked about the solar and wind farm rules they have put together. They all are looking at Woodville and Ballville Townships documents. Once the rules are put in place the Commissioners will pass a blanket resolution. There was questions on the Townships with no zoning and if they can have zoning just for solar and wind or if they have to have other zoning regulations in place. This is something we will need to ask the Prosecutor for advice.	Charles Schwochow Russ Zimmerman Scott Miller		
Commissioners and Administrator Discussion	Commissioners had three proclamations to sign. One for EMS week, one for Law Day and one for Eagle Scout Dasch Sutter.			

	Commissioners met with Congresswoman Kaptur last week at the County Regional Airport. She came in to view the location of the airport and the location of the building on East State Street. She came to see if there was funding available to help with infrastructure out by the airport and the renovation of the building. She talked to the Commissioners and Airport Board about her thoughts on rural communities. She talked about nuclear power and that she is very interested in nuclear power and also in our sugar plant in Fremont. She is very passionate about Ohio taking care of Northern Ohio and collaborating with Canada with how close they are to us. Clean Water is also very important to her. She gave many suggestions on funding available for projects.	Charles Schwochow Russ Zimmerman Scott Miller		
	Commissioners received an email from Beth Hannam, EDC, regarding progress on the water extension on St. Rt. 53. Steve Shiets, Sanitary Engineer, has been working on engineering and design for the area. He updated Beth on the progress.	Charles Schwochow Russ Zimmerman Scott Miller		
	Tucker Fredericksen, City of Fremont, called about the Recovery Funding the Commissioners ear marked for the amphitheater. They had approved \$100,000.00 for the project. Tucker had thought the Commissioners had \$150,000.00 and asked if there would be any additional available. The Commissioners have many projects and did not feel they could put more money into this project.			
	Commissioners discussed an email received from the gentlemen that had an issue with the Sheriff's road deputy. He had complained about a problem he had with the deputy. Sheriff had responded and Commissioner Schwochow did too. He still doesn't seem happy. The Commissioners have told him they do not control the Sheriff and Sheriff is responsible for his policies.			
	There is a special Solid Waste meeting tomorrow. They will be talking about the position of Seneca County in the tri-county OSS Solid Waste board. There was legislation that was read regarding this move			
* Then /Now Documents	One certificate was presented by JJC. D Hirt made purchase prior to PO being opened. His watch broke while on duty and involved in a restrain. One invoice makes up this certificate. David Hirt - \$12.85	JJC	\$12.85	*Motion: Move to Approve certificates Moved by: Scott Miller 2nd: Russ Zimmerman Yes - 3

* Personnel	May health insurance transfer was signed. Cyndi Zienta's sick leave conversion was signed.		\$319,639.38	
* Travel Requests	None			
Community Work Program (CWP)	Bill Windnagel – CWP. Bill came in for his regular meeting with the Commissioners. He is in full swing with mowing. The week of rain put them behind a little bit. They have started working with Villages and Townships on cemeteries. He has one of his crew that has been able to work on some of the equipment. Outside projects will be put off to the side for rainy days. He will start prepping to help with the County Fair and Clyde Fair. Commissioners reviewed projects from the work order list and what projects they have coming up.	Bill Windnagel - Coordinator		
Facility Management	Ron Hiser – Facility Management. Ron came in for his regular meeting with the Commissioners. See attachment for agenda items. Ron continues to work on better insulation at Woodville Court. He is talking about possible insulation panels or some type of film for the windows. Ron feels the best way to handle it is to have two units. The fuel pump islands were renovated and look better with the new pumps. Still working with Trane on the chillers at jail and board of health. He is scheduling duct work cleaning at the health department building. Ron was working with Security at the courthouse regarding the fire extinguishers and having them put in boxes. Ron talked to the fire department and they have not had problems with them hanging on the wall and not in boxes. The Commissioners talked with Ron about the difficulty in hanging these on the marble and the plaster walls. The impound lot is going to be moved over next to the jail. They have measured the property to see how that will fit. They continue to work on housekeeping staff. He has two more positions to fill. They have started to get more application in for the position. The boilers for the Sheriff's office should be in, mid-July. Ron followed-up on a concern on the water quality in the jail. They had a sample taken and they are waiting for the results.	Ron Hiser - Director		

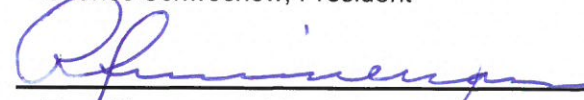
* Resolutions	2023 - 132 APPROVING ADDITIONAL SUPPLEMENTAL APPROPRIATION TO EMS TRANSFER OUT LINE AND FUND TRANSFER, AND SICK LEAVE FUND (\$2,810.19) FOR RETIRING EMPLOYEES SICK LEAVE CONVERSION PAYOUT PER MOU DATED 5/3/2023	EMS	\$2,810.19	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 3
	2023 - 133 APPROVING THE TERMS TO THE DISPUTE OF SICK LEAVE CONVERSION PAY OUT FOR EMS PARAMEDIC EARL TOWNSEND	EMS		*Motion: Move to Approve resolution Moved by: Scott Miller 2nd: Russ Zimmerman Yes – 3
	2023 - 134 APPROVING APPROPRIATION TRANSFER FOR DTF FROM CONTRACT SERVICES TO CAPITAL OUTLAY (\$6,350.00) FOR BILL COUNTER	DTF	\$6,350.00	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 3
	2023 – 135 APPROVING OUT OF STATE TRAVEL FOR STACEY GIBSON TO DALLAS TEXAS FROM JULY 15TH TO JULY 20TH, 2023 FOR COMMUNITY ANTI-DRUG COALITIONS OF AMERICA MID-YEAR TRAINING INSTITUTE	FCFC		*Motion: Move to Approve resolution Moved by: Scott Miller 2nd: Russ Zimmerman Yes – 3
	2023 - 136 APPROVING APPROPRIATION TRANSFER FOR SHERIFF NBI FUND FROM WAGES (\$650.00) AND BENEFITS (\$150.00) TO SUPPLIES FOR 2023 EXPENSES	Sheriff	\$650.00 \$150.00	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 3
Public Open Session	Citizens Attendees – none Media Attendees – none Elected Officials – none			
EMS Promotion Presentation	Chief Jackson came in with EMS staff for his 2023 Promotional and Retirement Ceremony. He presented awards to several employees. Retirees Earl Townsend and Kirk Hunker had combined service of over 50 years. Promotions – Michael McGinnis to Assistant Chief, Paramedics to Lieutenant, Kelly Stoudinger, Brittany Dewyre and Kimberly DeVos. Chief Jackson presented background on the staff receiving promotions.			

* Adjournment (10:59am)	With business completed for the day the meeting was adjourned.			* Motion: Move to adjourn Moved by: Scott Miller 2nd: Russ Zimmerman
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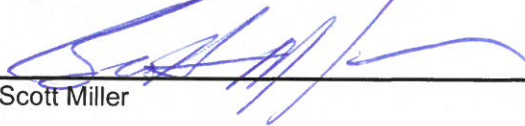
Signature of:



Charles Schwochow, President




Russ Zimmerman, Vice President



Scott Miller

Board of County Commissioners, Sandusky County Ohio

Attest:



Clerk to the Board / County Administrator

I, the undersigned, Clerk of the Board of Commissioners, Sandusky County, Ohio, do hereby certify that the foregoing is a true and correct copy from the official record of said Board of County Commissioners as recorded in its Journal.

Clerk, Board of County Commissioners, Sandusky County, Ohio



Topics of Discussion for the meeting Dated May 9th, 2023.

1. We are investigating ways to better insulate the Woodville court glass front lobby. Maybe insulated composite panels.
2. The fuel station pump islands were renovated last week, this compliments the new pumps that were added a couple of years ago.
3. Trane Company did their spring tune-up on the Sheriff chiller only. They were called out for service calls on the BOH (2 sensors replaced) and the Service Center (Thursday) locations.
4. Aesthetic improvements at the commissioners bld. Is in the design phase. I have talked with Ashley, and she is building our design boards, and was at the commissioners building Monday to look things over again. She stated that she should be ready to present in another week.
5. The Board of Health better buildings project is finishing up with the controls, outside air dampers, air balancing, close-outs and punch-list to finalize. We are also having the ductwork professionally cleaned.
6. Cousino's started on the BOH building restoration project May 2nd. They have begun to remove the wallpaper, and they will patch and paint the walls, and replace the flooring and cabinets. Bethany and I have a meeting with them this afternoon.
7. We are assisting with security in planning at the courthouse. (fire extinguishers)
8. We are working on pest control at a couple of locations. (Clyde court)
9. We had the plan review for the better buildings scope of work for the JDC. Some additional items and HVAC system discussion was had with PDG; however, we have opted to handle any additional HVAC needs as a separate county project. They have been instructed to finish the drawings and bid specifications and get everything in order to bidding this work out.
10. I met with PDG to review all the rest of the better building projects. This bid package will cover the remaining (small building) upgrades and is due mid-June.
11. We are working with the county engineers to install a stone pavement area at the impound lot located behind the cold storage. Also looking into a new gate and some additional fencing. (Pricing only). Discussion for new location?
12. The addition of a fire alarm system for the fire suppression risers at the (new EMS site) 1791 East State St. building is underway.
13. On-going discussions with PDG on the HVAC design for the Woodville court.
14. Working on staffing for Housekeeping.
15. Working on boiler replacements at the Sheriff Office. (Mid- July construction date).

SANDUSKY COUNTY REGIONAL PLANNING COMMISSION

2511 Countryside Drive
Fremont, OH 43420

John R. Willey
Executive Director

419-334-6227
fax: 419-333-6915
Email: willey_john@co.sandusky.oh.us

AGENDA

Regular Meeting of the SCRPC
Monday, May 8th, 2023
4:00pm

1. Call to Order
2. Approval of Minutes
 - a. April
3. Old Business
 - a. Sandusky Township Zoning Amendments
 - i. Rabbits and Chickens
 - ii. Setbacks
 - iii. Solar Energy
 - iv. Wind Energy
4. New Business
 - a. Director's report
 - i. LUC Solar Energy zoning model
 - b. Board comments
5. Adjourn
 - a. Next meeting, June 12th, 2023 at 4:00 PM

Minutes of A Regular Meeting
DRAFT

April 10th, 2023

Attendance: Keith Kruse (Auditor), Scott Miller (County Commissioner), Paul Lotycz (Sandusky Township), Charlie Schwochow (County Commissioner), Carlos Baez (County Engineer), Lisa Kuelling (EMA), Carol Stanley (Riley Township), Steve Michaelis (Woodville Township Zoning), Ken Bonnigson (Green Creek Township), David Amarante (Realtor), Dale Copley (Washington Township), Mary Ann Reser (Ballville Township), John Willey (RPC Staff)

Keith Kruse called the meeting to order at 4:00pm. The meeting was an emergency session as a quorum was not present. The minutes of the March meeting were unanimously approved.

John Willey presented a number of zoning amendments from three different townships for review. Ballville submitted the final version of their Solar Farms and Fields amendment. They also submitted changes for the section describing their maps, new rules for temporary buildings, and a section on trash and dumpsters. There was discussion about these proposals, especially the need for rules on temporary structures, or whether the existing resolution covers it. There were also comments about construction dumpsters.

Woodville presented its version of the Solar Facilities and Arrays amendment. This is very similar to the Ballville version, with a few additions, including language regarding how much of an array must be damaged to be considered non-functioning.

Riley Township presented a proposed zoning amendment to rezone the Wightman's Grove area to the new overlay district that was previously approved.

After discussion, Paul Lotycz moved to adjourn the meeting, Keith Kruse seconded, and the meeting was adjourned at 5:30pm.

The meeting was adjourned, and the Commission will meet again at on May 8th at 4:00pm

Approved on: _____

Board President: _____

**SANDUSKY TOWNSHIP ZONING BOARD
2207 OAK HARBOR RD
FREMONT, OH 43420**

RE: CHANGES IN SET BACKS

PAGE 14:
ARTICLE V, SECTION 1, ITEM 1:

ARTICLE V - YARD AND AREA REGULATIONS FOR RESIDENTIAL USES

SECTION 1. Basic Yard and Area Requirements:

1. The following table establishes the minimum yard and area requirements for special and residential districts.

District	Minimum Depth of (in feet)		Minimum Side Yard Widths (in feet) <u>Either Side</u>	Minimum Lot Width (in feet)	Minimum Lot Area
	Front Yard	Rear Yard			
"A-1"	50	40 10	15	150	30,000 sq. ft.
"S-1"	50	40 10	15	150	43,560 (1 acre)
"R-1"	50	40 10	10	120	22,000 sq. ft.
"R-2": Individual Sewage Disposal System					
One-Family	40	40 10	10	100	20,000 sq. ft.
Two-Family	40	40 10	10	120	22,000 sq. ft.
"R-3": Combined, Sewage Disposal System					
One-Family	35	35 10	10	85	12,000 sq. ft.
Two-Family	35	35 10	10	100	15,000 sq. ft.
"R-3": Combined, Sewage Disposal System					
One-Family	30	30 10	10	70	8,400 sq. ft.
Two-Family	30	30 10	10	100	12,000 sq. ft.

2. Maximum Percent of Lot Coverage

A. Residential	<u>A-1</u>	<u>S-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>M-1, M-2 & M-3</u>
B. Non-Residential	25	20	30	30	40	50	60	60

The rear setback for pole barn is 10' unless height is greater than 30', then the overall height of the buildings becomes the setback, excluding in R-1, R-2, and R-3, which is restricted to 18' in height.

No part of the structure may be closer than the setback.

PAGE 52, ITEM 14: The vertical distance from the grade to the peak of the roof highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

SANDUSKY TOWNSHIP ZONING BOARD
2207 OAK HARBOR RD
FREMONT, OH 43420

RE: CHANGES IN ZONING REGULATIONS FOR
PAGE 39, SECTION 15. ANIMALS

3. Chickens and Rabbits
- a. Chicken run or pen is defined as a fenced or other type of enclosure that is mostly open to the elements for the purpose of allowing chickens to leave the henhouse or coop while remaining in a predator-safe environment. The chicken run or pen is typically attached to the henhouse or chicken coop. A henhouse or chicken coop is a structure providing shelter for chickens which is completely enclosed. Rabbits should be kept in a enclosed pen.
 - b. The keeping of chickens shall be allowed by right in any districts and by conditional use permit in "R-1", "R-2", and "R-3" districts.
 - c. Chickens will be allowed on lots one acre or larger.
 - d. Residents will be allowed to keep up to 6 chickens on a one acre lot. On lots greater than one acre, an additional 6 chickens may be kept for each acre.
 - e. No adult roosters may be kept on lots less than 5 acres.
 - f. Chickens must be kept in an enclosed or fenced pen or structure. Chickens will not be allowed to roam.
 - g. All chickens and related structures must be kept in rear yard areas.
 - h. No chicken run, pen, coop or henhouse will be closer than 25 feet from any lot line, or closer than 75 feet from any occupied structure not located on the owner's property.
 - i. Runs and coops will be kept in a clean and sanitary condition. All manure or waste must be kept in an enclosed structure or container. No more than 3 cubic feet of manure will be kept on site at any time. Odors must be undetectable at the property line.
 - j. All feed and manure containers will be located at least 20 feet from any structure not occupied by the applicant, and 10 feet from any lot line.
 - k. Dead or diseased chickens ~~and~~ rabbits will be promptly disposed of in an appropriate and sanitary manner.
 - l. All slaughter of chickens or rabbits will be conducted in a fully enclosed structure.
 - m. Rabbits will follow same guidelines for feed, odor, and manure.
 - n. All rabbits must stay in pens and not be closer than 25 feet from any lot line.

Page 11 Add in "A-1" in permitted Chickens and Rabbits.

Page 11 Add in "S-1" in permitted Chickens and Rabbits

Page 11 Add in "R-1" down in Conditional Use Chickens and Rabbits

Page 11 Add in "R-2" down in Conditional Use Chickens and Rabbits

Page 12 Add in "R-3" down in Conditional Use Chickens and Rabbits

Page 12 Add in "B-1" in permitted Chickens and Rabbits.

Page 12 Add in "B-2" in permitted Chickens and Rabbits.

Page 13 Add in "M-1" in permitted Chickens and Rabbits.

Page 13 Add in "M-2" in permitted Chickens and Rabbits.

Page 13 Add in "M-3" in permitted Chickens and Rabbits.

SANDUSKY TOWNSHIP ZONING BOARD
2207 OAK HARBOR RD
FREMONT, OH 43420

RE: CHANGES IN ZONING REGULATIONS FOR
WIND ENERGY SYSTEMS

PAGE 56:

85. Wind Turbine:

b. Small Wind Farm: Multiple Wind Turbines that have the aggregate ability to generate up to five (5) megawatts of electricity to sell to the electricity grid or up to 20 megawatts if used primarily on-site or whatever PUCO asserts authority.

86. Wind Energy System: A wind energy conversion system that converts wind energy into electricity through the use of wind turbine generator, and includes the nacelle, rotor, free standing tower and pad transformer.

- a. Personal Use Energy System: A Wind Energy System that produces one (1) Megawatt or less of electricity.
- b. Small Wind Farm: A Wind Energy System that has the aggregate ability to generate up to five (5) megawatts of electricity to sell to the electricity grid, or up to 20 megawatts if used primarily on-site or whenever PUCO asserts authority.

*Recommended
Less.*

PAGE 38:

SECTION 13. Wind Turbines: Wind Energy Systems

2. **APPLICATION FOR PERMIT:** An applicant wishing to install a Wind Turbine(s) Wind Energy System shall require a permit from the Zoning Inspector.

5. **SET BACKS:** Wind Energy Systems shall be set back...
Personal Use Wind Turbines Wind Energy Systems shall...

PAGE 11:

Column "A-1" move Small Wind Farm to Conditional Use.

PAGE 13:

Column "M-3" add Small Wind Farm as permitted.

SANDUSKY TOWNSHIP ZONING BOARD
2207 OAK HARBOR RD
FREMONT, OH 43420

RE: CHANGES IN ZONING REGULATIONS FOR
SOLAR ENERGY SYSTEMS

PAGE 53:

40. ~~Large Solar Energy System:~~ Solar Energy System, Large: (Move to after Solar Energy System, Medium page 55.)
~~Defined for all zoning districts.~~

PAGE 54:

52. ~~Medium Solar Energy System:~~ Solar Energy System, Medium: (Move to after Solar Energy System, Small page 55.)
~~Defined for zoning districts A-1, B-1, M-1 -2 and M-3.~~
Add to end of last sentence: Conditional Use in B-1, B-2, M-1 -2 and M-3.

PAGE 55:

74. ~~Small Solar Energy System:~~ Solar Energy System, Small: (Move to after Solar Energy System, page 55.) ~~Defined for all zoning districts.~~ A solar energy system that is less than one acre in size. A small solar energy system requires of an accessory use permit.

PAGE 55:

76. ~~Defined for all zoning districts.~~

Add to end of last sentence: A Solar Energy System requires a permit. An array or collection of arrays that connect to the grid or user at a single point shall be considered a single system.

PAGE 11:

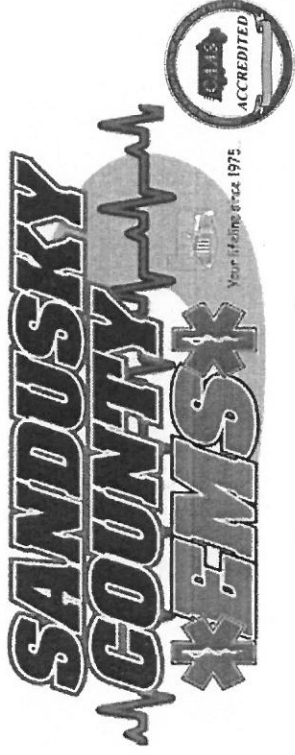
Column "A-1": Move "Large Solar Energy System" to Conditional Uses.
Column "S-1": Move "Large Solar Energy System" to Conditional Uses.
Columns "R-1 and R-2" remove "Large Solar Energy System".
Column "A-1 and S-1": Move "Medium Solar Energy System" to Conditional Uses.

PAGE 12:

Column "R-3, B-1, B-2". Remove Large Solar Energy System.
Column "B-1", "B-2": Move Medium Solar Energy System to Conditional Use.

PAGE 13:

Column "M-1", "M-2", "M-3": Move Large Solar Energy System to Conditional Use.
Column "M-1", "M-2", "M-3": Move Medium Solar Energy System to Conditional Use.



2023 Promotional & Retirement Ceremony

Retirees:

- Earl Townsend
- Kirk Hunker

Promotions:

Captain to Rank of Assistant Chief

- Michael McGinnis

Paramedic to Rank of Lieutenant

- Kelly Stouder
- Brittany Dewyre
- Kimberly DeVos

Sandusky County Commissioner's Office

622 Croghan Street

Fremont, Ohio 43420

TUESDAY 5.9.2023



10:30 AM

