

## **BLOOM TWP. BOARD OF TRUSTEES MEETING 05/08/19**

### **CALL TO ORDER/PLEDGE**

Brian Randles, Chair, called the meeting to order. Members present were Trustees Carol Moore, Brian Randles, Jason Smith; and Fiscal Officer David Cyphert. Department supervisors were also present and members of the public. The Pledge of Allegiance was recited and we paused for a moment of silence to remember our troops serving around the world.

### **PUBLIC COMMENT AND PRESENTATIONS:**

-Terry Gill, 1715 Pickerington Road, informed the trustees about a serious drainage issue at his property and nearby properties. He has been consulting private contractors and will discuss a solution with the road supervisor that includes correction in the right-of-way.

### **FISCAL OFFICER REPORT: by David Cyphert, Fiscal Officer**

-Opening of Road Storage Building Bid: Fiscal Officer Dave Cyphert presented bids from Eversole Builders and Northrose Builders. The bids are on file at his office. The board discussed the bids and the details. Legal counsel may review the bids and a decision will be made at a future meeting.

-Motion by Smith, second by Moore to receive and file the minutes of the 4/24/19 and 5/6/19 meetings. Motion carried 3-0.

-Motion by Moore, second by Smith to approve payments in the amount of 60,740.30 and charges in the amount of \$66,934.77. Motion carried 3-0.

### **ADMINISTRATIVE REPORT: by Anne Darling-Cyphert, Board Administrator**

-Complaint on Alspach Road tree removal and complaint on spraying at that same property over 40 years ago was referred to legal counsel. The trustees signed a letter to the homeowner citing legal counsel's advice.

-Newsletter update: it's at the printer and will be mailed next week.

-Savvy Citizen Alert System update

-Zoning Amendment: The Zoning Commission voted to recommend approval of Zoning Resolution 809 (Home Occupation). Motion by Moore, Second by Smith, to set May 22, 2019 at 5:40 p.m. for a public hearing to amend BTZR 809 as follows: (Strikes "in residential structures." Also changes home occupation definition in 809.1 to strike "entirely within the dwelling unit")

#### **809 HOME OCCUPATIONS**

It is the purpose of Sections 809.1 to 809.2 inclusive of this Resolution to promote the public health, safety, and welfare through the regulation of home occupations. It is further the intent of these sections to allow limited nonresidential uses in residential structures which are compatible with the residential character of their surroundings.

#### **809.1 Definition**

"Home Occupation" means an accessory use which is an activity, profession, occupation, service, craft, or revenue-enhancing hobby which is clearly incidental and subordinate to the use of the premises as a dwelling, and is conducted entirely within the dwelling unit without any significant adverse effect upon the surrounding environment.

#### **809.2 Home Occupation as a Permitted Use**

A home occupation shall be a permitted use if it complies with the following requirements:

A. The external appearance of the structure in which the use is conducted shall not be altered. There shall be only one sign, not to exceed 4 square feet, on the premises denoting the presence of the home occupation.

B. No internal or external alterations, construction, or reconstruction of the premises to accommodate the use shall be permitted.

C. There shall be no outside storage of any kind related to the use, and only commodities produced on the premises may be sold on the premises; no display of products may be visible from the street.

D. Not more than 25 percent of the gross floor area of the dwelling shall be devoted to the use.

E. No additional parking demand shall be created.

F. One person who is not a resident of the premises may participate in the home occupation as an employee or volunteer.

### **FIRE DEPARTMENT REPORT: by Terry Gill, Chief**

-Finished SERF training on April 29th & 30th: it has been completed. There will be a training fire on 5/14/19. This house is on Royalton Road next to the Amanda Township line.

### **ROAD DEPT UPDATE: Written report submitted by Road Supervisor, Steve Green.**

-Update on tree removal: Project has been completed and invoiced to the township.

### **EXECUTIVE SESSION**

Motion by Smith, Second by Moore, to enter into executive session for the purpose of: To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee. Motion carried 3-0.

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**ADJOURN:** Following the executive session, the chair adjourned the meeting.

Minutes Certified by

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David L. Cyphert, Fiscal Officer

Date: