

BLOOM TWP. BOARD OF TRUSTEES MEETING AND PUBLIC HEARING 05/22/19

PUBLIC HEARING 5:40 p.m.

CALL TO ORDER: Jason Smith, Vice-Chair, called the meeting to order. Members present were Trustees Carol Moore and Smith, and Fiscal Officer David Cyphert. Brian Randles was absent from the hearing, but present for the regular meeting.

Purpose of Public Hearing: to receive public comment and vote on a proposed zoning amendment to BTZR 809: Home Occupations.

Statement from Zoning Inspector: This would allow a resident to conduct a small scale business operation (home occupation) in an accessory building as well as within the dwelling on the same property as long as only a total of 25 percent of the gross floor area of the residential dwelling on the property is used for the business purpose; and that the business meets all requirements listed in BTZR 809.

The proposed zoning amendment would state:

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 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 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 (sign permit required), 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 public street.

D. Not more than 25 percent of the gross floor area of the principal 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 a full-time employee or volunteer.

Testimony from the Public: Proponents and Opponents of the proposed zoning Amendment: no members of the public attended.

RESOLUTION 15-19:

Motion by Moore, second by Smith to approve the recommendation of the Zoning Commission to amend BTZR 809, and adopt the changes as listed above as an amendment to the BTZR 809.

Moore: yes Randles: absent Smith: yes Resolution approved 2-0.

The Vice-Chair adjourned the public hearing.

5:45pm: Agenda review and signing of the checks

6:00pm: Regular Meeting:

CALL TO ORDER: by Brian Randles, Chair. Other trustees present were Trustees Carol Moore and 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.

FISCAL OFFICER REPORT: by David Cyphert, Fiscal Officer

Motion by Smith, second by Moore to approve the minutes of the 5/8/19 meeting. Motion carried 3-0.

Motion by Moore, second by Smith to approve the payments in the amount of \$26,490.98 and charges in the amount of \$185,425.18. Motion carried 3-0.

RESOLUTION 16-19 to award contract for the BLOOM TOWNSHIP EQUIPMENT STORAGE BUILDING PROJECT:

BE IT RESOLVED BY THE BLOOM TOWNSHIP BOARD OF TRUSTEES that the BLOOM TOWNSHIP EQUIPMENT STORAGE BUILDING PROJECT contract is awarded to Eversole Builders at a total contract price of \$242,899.00.

Be it further resolved that the Fiscal Officer is granted the authority to execute the contract between the Bloom Township Board of Trustees and Eversole Builders with substantial completion date extended to November 15, 2019.

Be it further resolved that the Owner's Representatives for this project are Chief Terry Gill and David Cyphert.

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Motion by Smith, Second by Moore

ROLL: Moore: yes Smith: yes Randles: yes Resolution approve 3-0.

ADMINISTRATIVE REPORT: by Anne Darling-Cyphert, Board Administrator

- Memorial Day: She will be organizing the parade again this year. This year, the president of the American Legion #677 Ladies Auxiliary, Barbara Byron, will be the grand marshal. This will be the first time we have ever had a woman as a grand marshal. This is the Ladies Auxiliary's 100th anniversary.
- Zoning Violations: She reported that zoning violations were verbally discussed with two different residents who have been very cooperative and remedied the problem.
- Newsletter: It's in the mail.
- Policies per OTARMA consultant will be presented within the month.
- Meeting with the Mayor of Lithopolis: She had lunch with him last week and he updated her on what was happening in the village.
- A new bill has been introduced at the Statehouse: HB 114 NOISE REGULATIONS (HOTTINGER) - To expand the authority of a township to regulate noise within the unincorporated area of the township.
- Meeting with Colleeview Trustees was held and they all exchanged information about zoning concerns and she was able to explain the township regulations to them.
- Motion by Smith, second by Moore to change the meeting date of June 12, 2019 to June 5, 2019 at 6pm and the meeting of July 24, 2019 to 8am. Both meetings to take place at the regular location, 8490 Lithopolis Road. Motion carried 3-0.

ROAD SUPERVISOR'S REPORT: by Steve Green, Supervisor

- Drainage repair job in right-of-way on Pickerington Road: the first repair did not hold. The issue is the property just north of 1715. He recommends either replacing the pipe or fixing the perforation or opening the ditch. The property owner, Terry Gill, said an open ditch is totally unacceptable. He said since it's covered now, it should be covered again. Green said he consulted with engineer's office who recommended an open ditch. The trustees will refer it to the prosecutor's office once our legal liaison has received a complaint form from Gill and photos from Green.
- Update on the signage of the vehicles: project has now been completed.
- He provided an update on the contract that carried over from 2018 with crack sealing, with Scodeller Construction. They began work again today. Some changes to the affected roads is required. Betz Rd. removed because it is scheduled for paving this year. Pine Hill Estates and some on Alspach added.
- Update on mowing: Road workers have been doing spring mowing.
- How are duties assigned in supervisor's absence: He makes a list of projects when he is out. Mike is responsible for supervision when Steve is not at work. He said Mike is aware of being in-charge in Steve's absence.
- Cintas update: They have assigned a surcharge to us for \$85. The fiscal officer instructed Green to take the necessary steps to communicate with them that he desires to end the uniform service for the township.
- Paving resurfacing projects should be completed by Oct. 18. Ad will go paper in soon.

FIRE DEPARTMENT REPORT: by Terry Gill, Chief

- Monthly Reports were distributed.
- He provided an update for the new medic that is built and sitting in Loudenville. We will have it in the next few weeks.
- Motion by Moore, second by Smith to declare Fire Dex coats # 91259001 and 91259002 surplus due to exceeding the NFPA recommended life. Motion carried 3-0.
- County EMA exercise participation: They participated in a training exercise recently.
- Discussion of storage of fish fry equipment: He is hoping to have more storage trailers donated.

EXECUTIVE SESSION

Motion by Smith, second by Moore to enter into Executive session to consider the employment of personnel. Motion carried 3-0.

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

Minutes Certified by

David L. Cyphert, Fiscal Officer

Date: