

RECORD OF PROCEEDINGS
Minutes of New Russia Township Trustee Public Hearing

HELD

October 24, 2022

Chairman, Andrew Gulish called the October 24, 2022 Public Hearing to order at 6:00 pm, followed by the Pledge of Allegiance.

Trustees: Patricia Brubaker, Andrew Gulish and Scott Justin were present as well as Fiscal Officer, Lisa Akers. Staff and Public: Gary Szuch, Edie Taylor, Tom Martin, Dan Jarven, Jina Jordan, Pat Justin, Jake Simms, Ross Mateer, Ralph Sudina, James Zelenko, Sharon Perez, Nilson Novic, Wayne Prechtel, Michelle Amato, Rob and Mary Henes, Steve and Diane Jackson, Brian Lauer, Elaine King, Bryan Plemons, Kim Guelker, Rich Hamker, Travis Tyson, Rob and Melisa Franka, Tony Polen, Kim Polen, Dale Tokarsky, Sue Gerhardinger, Rudy Reinhardt, Jerry Toth, James Griner, Beth Martin, James Bukovec, Don Romancak, TJ Jaskolka, Shannon Jaskolka, Richard Polen, Dan Polen, Kathy Knipper, John Knipper, Kelly Gropileh, Robert Bakmar

Chairman Gulish stated the reason for the Public Hearing was to discuss the resolution passed by the Zoning Commission recommending the change in zoning for the parcels owned by Lorain County near the Lorain County Regional Airport from R 1-1 to IP 1, also the removal of Appendix A from the New Russia Township Zoning Manual.

Please review attached transcript submitted by Colleen Fox, Court Reporter, for detailed discussion.

Motion to Adjourn

Motion was made by Scott Justin to adjourn meeting at 7:18 pm, seconded by Patricia Brubaker. RCV: Scott Justin—aye; Patricia Brubaker—aye; Andrew Gulish—aye.

MOTION CARRIED

2022-10-23

AFFIRMED by Andrew Gulish at November 1, 2022 Regular Meeting

ATTESTED by Lisa Akers at November 1, 2022 Regular Meeting

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BEFORE THE NEW RUSSIA TOWNSHIP BOARD OF TRUSTEES

In Re: Proposed Amendments to the New Russia
Township Zoning Resolution Regarding Lorain County
Regional Airport

PUBLIC HEARING
MONDAY, OCTOBER 24, 2022

Hearing held in the above-captioned mater,
taken before me, Colleen A. Fox, a Professional
Reporter and Notary Public within and for the State
of Ohio, pursuant to public notice at the Lodge,
Cedar East, 46300 Butternut Ridge Road, Oberlin,
Ohio, commencing at 6:00 p.m., the day and date
above set forth.

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APPEARANCES:

TRUSTEES:

Andrew Gulish, Chairman

Patricia Brubaker, Trustee

Scott Justin - Trustee

ALSO PRESENT:

Lisa Akers - Fiscal Officer

Daniel Jarven - Zoning Inspector

Don Romancak - Lorain County Community
Development

1
2 MR. GULISH: Let's all stand for the
3 Pledge of Allegiance.

4
5 (Pledge recited.)

6
7 MR. GULISH: Call the roll, please.

8 MS. AKERS: Mrs. Brubaker.

9 MS. BRUBAKER: Here.

10 MS. AKERS: Mr. Gulish.

11 MR. GULISH: Here.

12 MS. AKERS: Mr. Justin.

13 MR. JUSTIN: Here.

14 MR. GULISH: We're here tonight to
15 have a public hearing on a Zoning
16 Commission passed resolution recommending
17 the change in zoning for the parcels owned
18 by Lorain County near the Lorain County
19 Regional Airport from R 1-1 to IP 1.

20 Another resolution was passed
21 recommending the removal of Appendix A
22 from the New Russia Township Zoning
23 Manual.

24 The reason why we're hearing this is
25 to let everybody know -- and the Zoning

1 Board has approved this already -- we've
2 talked to numerous people about rezoning
3 the area. There is over 900 acres in that
4 general area. The county, the township,
5 the state, sees an opportunity to bring
6 industry and jobs to this county.

7 The one problem that the airport has
8 is that it's not zoned industrial. It's
9 zoned agricultural. If you go on the
10 website, you can actually look at the maps
11 that are there and our zoning resolution
12 that's already there. You can also go to
13 our land use plan, it's mapped 4-1 in our
14 land use plan, and that land use plan was
15 from 2013. And it has on the map that by
16 the year 2000, that this area should be
17 zoned light industrial.

18 How we got to this point is Lorain
19 County Department of Community Development
20 headed by Don Romancak, who is here, and
21 Matt Lundy from the Lorain County
22 Commissioners' office contacted all three
23 of us and they asked us what do you think
24 your -- what do you think about the idea
25 of zoning the airport industrial.

1 I thought, being on the land use plan
2 that we had back in 2012, 2013, that in
3 that land use plan that was the
4 recommendation that they came up with
5 before, and we also recommended before
6 2013 and then the map that's out there
7 from 2000 that that area of the airport
8 should be zoned light industrial.

9 The area is also in our enterprise
10 zone, which means that we're looking into
11 different enterprises or different things
12 that can go into that general area, so we
13 would like to develop that also maybe at a
14 later date.

15 I've also been in meetings with Team
16 NEO, Team NEO, the Northeast Economic
17 Development Team; Jobs Ohio; and different
18 consulting firms about the airport.

19 One of the things that they have
20 asked us is for a competition advantage
21 for the county to keep what was talked
22 about at that consulting and things a
23 secret, which I know has you guys all in
24 an uproar. It has us in an uproar also.
25 We wish the county would come out and tell

1 us what they plan to do with the airport,
2 but they have not.

3 We were told the first week in
4 September that shortly that it was going
5 to get out and it was going to hit the
6 newspapers.

7 Well, now it's middle of October and
8 we still haven't heard anything, so that's
9 one of the things that we're quite worried
10 about.

11 MR. JASKOLKA: Why is the county
12 being --

13 MR. GULISH: You'll get your chance
14 to speak later. Okay?

15 A couple other things. I don't know
16 what is going in there. The county has no
17 idea what's going to go in there. Okay.

18 Can I promise you what corporation or
19 factory is going to come to the airport?
20 No.

21 Just like most of us, we cannot pick
22 who our neighbors are, but I've been told
23 by many people in the county that they
24 want something big. Okay. They don't
25 want another landfill. They don't want an

1 Amazon. Okay. They want something big
2 and something clean. Okay. That's what
3 I've been told. What it is, we're not
4 really sure.

5 Anything else from the other two
6 trustees?

7 MS. BRUBAKER: This has not been the
8 first time we have been approached and
9 this may not be the last time that we will
10 be approached.

11 It's just something that we feel that
12 we do need to address so that if something
13 does come in, that we are not blindsided,
14 and it doesn't end up into legal action
15 like some of the other communities versus
16 townships in Lorain County. So we want to
17 be proactive versus reactive.

18 MR. GULISH: We are also trying to
19 protect the township. Okay.

20 I don't want to lose any township
21 land. Okay. Could Elyria annex this
22 area? It's been brought up. You take a
23 ride out on -- what is it -- West Ridge
24 and Albrecht, you will see the Lorain
25 County airport fence, and 100 yards from

1 that Lorain County airport fence is a City
2 of Elyria Corp. limit sign -- about 100
3 yards away. Okay.

4 So that's just one of the things that
5 I'm worried about and I think the rest of
6 the trustees up here are worried about.

7 Could it happen? I hope not. Okay.
8 But I can't promise anybody anything.

9 Justin?

10 MR. JUSTIN: Pretty much just the
11 same stuff. We're just trying to get
12 ahead for anybody that tries to come in.

13 AN AUDIENCE MEMBER: We can't hear
14 you.

15 MR. JUSTIN: I said, it's pretty much
16 the same thing like Patty was saying, we
17 are just trying to get ahead of it, try to
18 get some stuff in here before they do come
19 in so we don't have issues and we do have
20 some control over it.

21 MR. GULISH: Questions? Yes, sir.

22 MR. JASKOLKA: You guys have no idea
23 who the they is?

24 MR. GULISH: Okay. If you're going
25 to speak, okay, what I would like you to

1 do is say your name.

2 MR. JASKOLKA: Do we need an address,
3 too?

4 MR. GULISH: Just your name.

5 MR. JASKOLKA: Hi, my name is T.J. I
6 live on Albrecht Road.

7 When you say they, you guys have no
8 idea who they are?

9 MR. GULISH: Correct. I've talked to
10 consulting firms and to tell you the
11 truth, I don't know who they are, and the
12 county doesn't even know who they are --
13 who looked at the paperwork.

14 MR. JASKOLKA: How is that even
15 permissible?

16 MR. GULISH: That's just how big
17 corps. work. They bring in consulting
18 firms to find out what could work and what
19 couldn't work.

20 We weren't the only area that was
21 looked at.

22 MR. JASKOLKA: Are we allowed to know
23 who the consulting firms are so we can do
24 our due diligence as citizens?

25 MR. GULISH: If you wanted to -- Team

1 NEO would be the place that you'd have to
2 go to.

3 MR. JASKOLKA: Team Neil?

4 MR. GULISH: NEO, N-E-O. They're the
5 ones that brought everybody in for this.

6 MR. JASKOLKA: And what is the
7 advantage of the corporations having the
8 airport land? Why would they want that?

9 MR. GULISH: I just think they see it
10 as a big area. Okay. And they see it --
11 one big problem that our country has is
12 water and, as we know, living in Northeast
13 Ohio, that's one problem that we don't
14 have.

15 MR. JASKOLKA: Correct.

16 MR. GULISH: And that's one of the
17 highlights that I think a lot of these
18 corporations see in northern Ohio.

19 MR. JASKOLKA: As a trustee, do you
20 want that to happen in our town?

21 MR. GULISH: Do I want to see this
22 happen? Yes.

23 MR. JASKOLKA: How come?

24 MS. BRUBAKER: Absolutely.

25 MR. GULISH: I'm seeing from what I

1 was told anywhere between 3,000 and 10,000
2 jobs.

3 MS. BRUBAKER: How could we turn that
4 down?

5 MR. JASKOLKA: How could you not turn
6 that down?

7 MS. BRUBAKER: How could we turn that
8 down?

9 MR. JASKOLKA: That's a great
10 question.

11 MR. GULISH: Just stop and think
12 about it. How much has Lorain County lost
13 in the last 50 years?

14 MR. JASKOLKA: I am not sure. I just
15 moved here five years ago.

16 MR. GULISH: 50 years ago, this place
17 was awesome. I mean there were ten
18 companies in Lorain County that employed
19 over 1,000 people and everybody had good
20 paying industrial jobs. That's what I
21 would like to bring back to the county.

22 MR. JASKOLKA: So I moved here from
23 Brunswick, Ohio to get out of the city
24 that's not being surrounded by industrial
25 farms. Now my house that I just bought,

1 which my backyard is Lorain County
2 airport, I'm going to get screwed and have
3 industrial complexes in my backyard.

4 MS. BRUBAKER: You don't know that.

5 MR. GULISH: I can't --

6 MS. BRUBAKER: Just like Andy said,
7 we have no idea. We make no promises, but
8 --

9 MR. JASKOLKA: With no promises --

10 MS. BRUBAKER: -- what I can say, the
11 landfill isn't going to be here forever to
12 subsidize. Your tax rate will go up -- a
13 lot -- for the residents.

14 So is that what you want, is your tax
15 rate to go up?

16 MR. JASKOLKA: I give two shits about
17 that.

18 MS. BRUBAKER: State your name.

19 MR. MARTIN: Tom Martin, 13725
20 Oberlin Road. I've been a homeowner in
21 New Russia Township for over 25 years.

22 One of the things that if the
23 township zones industrial, they can put
24 restrictions, setbacks, green areas, all
25 those things, that could actually help

1 protect your home as opposed to hindering.

2 I grew up in Chester Township over on
3 the east side and they have significant
4 green areas required for their industrial
5 usage and you're talking, you know, if
6 there was an industrial area over there,
7 it wouldn't -- the first building would be
8 to the treeline or further back.

9 There is General Footline and Timken
10 Bearing are the two industrial places in
11 the township, just little buildings, huge
12 green fields. So that's something that
13 the township could do.

14 As far as peoples' concerns about the
15 airport expanding because of industry
16 zoning, actually it's the opposite.
17 Industry building around the airport will
18 actually landlock and prevent them from
19 putting parallel runways in there and
20 increasing the air traffic into the
21 facility.

22 The main reason I'm here tonight
23 though is I was very disappointed the way
24 this meeting was advertised.

25 AN AUDIENCE MEMBER: We can't hear

1 you in the back.

2 MR. MARTIN: The main reason I'm here
3 tonight is I'm very disappointed in the
4 way this meeting was advertised.

5 We get a card. It doesn't say why
6 there is a zoning -- what the zoning
7 amendment is.

8 Go to the New Russia Township
9 website -- nothing there. The only way we
10 can see what this meeting was going to be
11 about is come up here in person, 9:00 to
12 noon, and I assume that was Saturday and
13 Sunday. I don't know that for sure.

14 MR. GULISH: Monday, Tuesday,
15 Thursday, Friday, Saturday.

16 MR. MARTIN: Okay. People who work
17 might not even have the opportunity to
18 come up and find out what this is about.

19 MR. GULISH: Right. People called me
20 about those concerns.

21 MR. MARTIN: Well, today, I go onto
22 the New Russia Township calendar to see
23 what time the meeting was. This public
24 hearing was not even on the New Russia
25 Township calendar on the website.

1 MR. JASKOLKA: It's shady.

2 MR. MARTIN: Yeah, this whole meeting
3 is like we're going to try to sneak it in,
4 hush, hush, hide it.

5 MR. GULISH: No, no, no.

6 MR. MARTIN: You know, and the
7 paperwork -- well, then another thing,
8 when I was in looking at the paperwork, my
9 wife asked if we could pay for copies.
10 The person there said, no. That's a
11 violation of the Sunshine Laws in the
12 State of Ohio.

13 The way this meeting was advertised
14 and the hiding on what's planning on being
15 done at this meeting is just really
16 disappointing.

17 The amendment should have been on the
18 website. Yes, you should have sent the
19 cards out. On the cards it should have
20 said what the -- some general description
21 of what the amendment was, not just there
22 is a proposed zoning amendment. If you
23 want to see it, come up here between 9:00
24 and noon.

25 And that's really the biggest thing I

1 had and the only other comment I have is
2 Amazon would be big. They're one of the
3 biggest industries here. If you had
4 Amazon in here, they might want to set up
5 next to an airport because they could
6 bring packages in.

7 MR. GULISH: I've heard nothing about
8 that, but then again --

9 MR. MARTIN: That was just my
10 comment. Amazon would be a major
11 employer.

12 MR. GULISH: A couple other things.
13 Some people called me feeling the same
14 complaint that you had. I talked to them.
15 We actually sent e-mails out to different
16 people that wanted them, but you're right.
17 But what you have to understand is,
18 according to state law, all we have to do
19 is advertise in the paper.

20 MR. MARTIN: Yes, you did. You the
21 bare minimum.

22 MR. GULISH: Well, no, we didn't do
23 the bare minimum. We did that, plus we
24 sent out the postcards. Okay.

25 At first we thought maybe we should

1 just send out postcards for the people
2 around the airport. Then Scott said he
3 didn't think that was very good idea. I
4 agreed with him. So we sent them out to
5 everybody in the township.

6 Could we put it on the website from
7 this point on, yes, I would do that.

8 MR. MARTIN: The paperwork should
9 have been on the website. There was no
10 reason --

11 MR. GULISH: Is there an easy way to
12 do that? Is there an easy way to put it
13 on there? I don't know. I'm not a tech
14 guy. Some people have websites they can
15 just go to their website and put stuff on
16 there, but we have an outside company that
17 does all that for us. So, I'm not sure
18 who would be in charge of that or how that
19 would get done, but is it a great idea,
20 when I heard it from other people, I
21 thought so.

22 So, as long as I'm a trustee here, I
23 will try to get it on the website from
24 this point on.

25 Let's go back over here.

1 MS. GERHARDINGER: Yes. Sue
2 Gerhardinger. I live on Butternut Ridge.
3 You talk about advertising the meeting and
4 everything. I don't know about everybody
5 else, but I can't hear what people are
6 saying. We used to go up to the podium
7 and there was a microphone. I didn't hear
8 anything he said.

9 I don't hear half of what you're
10 saying -- maybe it's me. Is anybody else
11 hearing what they're saying? So it's not
12 doing us any good to be here.

13 MR. GULISH: I never had a problem
14 with anybody not being able to hear me. I
15 taught school for 36 years. I never had
16 that problem, so, usually, I'm too loud.

17 MS. GERHARDINGER: Well, we can't
18 hear you. You used to be able to go up to
19 the podium.

20 MR. GULISH: Patty is going to come
21 around with a microphone now.

22 MR. JASKOLKA: I have a question.
23 What is the actual buffer around the
24 airport?

25 MR. GULISH: What do you mean?

1 MR. JASKOLKA: So you have an airport
2 landing strip and there's supposed to be X
3 amount of space. What is that space?
4 Where does the industrial complex come in
5 and then build around that space that is
6 allowed to be built on?

7 MR. GULISH: That would be something
8 that we have to do -- go through planning
9 on I would imagine with the county.

10 MR. JASKOLKA: How do we not know
11 that?

12 AN AUDIENCE MEMBER: You've owned the
13 airport for how long?

14 MR. GULISH: I just know it's a large
15 area. I mean, what would they do, just
16 depends who the company is what they want
17 to do.

18 MR. JASKOLKA: So how does a company
19 approach the township and say we want to
20 put, hypothetically, Amazon on the airport
21 property, right? How do they approach
22 that and then you guys have no idea what
23 is going on? How is that possible?

24 MR. GULISH: I think that went
25 through Team NEO, did it not? Team NEO is

1 a company that goes throughout
2 northeastern Ohio and looks for, I think
3 it goes with the Governor's Jobs Ohio.
4 They work with them to try to bring jobs
5 into Ohio and I think what happens is
6 these consulting firms contact -- now this
7 is just me thinking that this is the way
8 it's going or the way I would do it -- it
9 would be them contacting Team NEO or Ohio
10 Jobs and they said we've got this
11 wonderful spot that Lorain County is
12 looking into to develop. And I believe
13 that's how it probably happened.

14 Don, do you have anything to say?

15 MR. ROMANCAK: Don Romancak with
16 Lorain County. Does anyone need me to use
17 the microphone?

18 All right. Basically, probably
19 99 percent of the way jobs -- site
20 selectors come is exactly how it was
21 explained to you. There could be some
22 other things that occur where we will have
23 a property owner come to us and ask, but
24 in this case, the airport is owned by the
25 public, by the county, and we do not know

1 who the company is. And I will say this,
2 it doesn't matter if there is a company or
3 not, you should be doing this.

4 Your township residents back in 2000
5 recommended this. Back around 2010, they
6 recommended it again. It's 2022. How
7 many different companies could have come,
8 may have come, but didn't because the
9 existing zoning is not in place.

10 MR. JASKOLKA: So what is the benefit
11 of having whatever company come into our
12 town, take away X amount of land of acres,
13 to do what?

14 MR. GULISH: Jobs.

15 MR. JASKOLKA: Besides jobs, what is
16 the benefit?

17 MR. ROMANCAK: Tax base.

18 MR. JASKOLKA: Okay. So what is the

19 --

20 MR. ROMANCAK: For the township, for
21 you, for the residents of Lorain County,
22 for the residents of the State of Ohio.

23 MR. JASKOLKA: I give two fucks about
24 money. So what is the benefit of having
25 the tax benefits?

1 MR. ROMANCAK: Okay. You've
2 answered your question. Thank you.

3 MR. GULISH: That's enough.

4 MS. BRUBAKER: Yeah.

5 MR. GULISH: That's enough.

6 MR. POLEN: My name is Richard Polen.

7 I live on Russia Road. We're a sixth
8 generation farmer there. Half of our farm
9 was confiscated to build Lorain County
10 airport.

11 There is land in the City of Elyria
12 and around Elyria, more than enough to
13 develop whatever you want to develop.

14 You have the Ford plant. You have
15 the Midway Mall. They all have services
16 and everything. This is about developing
17 land somebody is going to make a lot of
18 money here and it's not going to be the
19 township and it's not going to be you as
20 the residents.

21 This is a developer's dream here.
22 It's lot easier to go out and take
23 existing farmland and build something than
24 it is to go back into a city and renovate
25 it and redo it.

1 New Russia has 6 million dollars in
2 the bank. We don't need anymore money
3 right now.

4 And one thing you failed to mention,
5 I was on the land use plan the first time.
6 We dedicated that property there to be
7 agricultural and residential property, not
8 industrial. We wanted it to remain -- to
9 be farmland.

10 MR. GULISH: That's not what the land
11 use plan says.

12 MR. POLEN: It was when I was there.

13 MR. MARTIN: One comment on that, the
14 2013 land use plan, when it was tried to
15 be implemented as a zoning change was put
16 up for referendum vote and was
17 overwhelming overturned by over 60 percent
18 of the township residents.

19 MR. POLEN: I stood on the tarmac
20 when Governor Rhodes was there and saying
21 how good the airport was going to be for
22 this area. I haven't seen too much come
23 out of that. We have an airport and it's
24 fine and we can put up with it, but we
25 also when they built the landfill, people

1 that bought the land originally, five of
2 them, they promised that was going to be a
3 game preserve.

4 You see what you've got now. You
5 drive down Butternut Ridge Road and you
6 see what you've got, a borrow pit. There
7 were three really nice farms there. We're
8 destroying 25 acres a day of farmland for
9 what?

10 One of these days you're going to go
11 to the grocery store and you think prices
12 are high now. You wait.

13 MR. GULISH: I mean the farmers that
14 have the land that's over there, they can
15 still farm it.

16 MR. POLEN: Maybe.

17 MR. GULISH: I mean, it's up to that
18 farmer if he wants to sell his land or
19 not.

20 MR. POLEN: That's not the farmer's
21 land.

22 MR. GULISH: I know, but it's the
23 county's land. I know farmers farm it and
24 stuff, but there is nothing to say just
25 because it's zoned industrial doesn't mean

1 you can't farm it.

2 MR. POLEN: Why would you want to do
3 something like that when you don't know
4 what it's going to be?

5 MR. JASKOLKA: Exactly.

6 MR. GULISH: Because that's an area
7 that has been planned to be industrial for
8 at least 20 years.

9 MR. JASKOLKA: So what.

10 MR. GULISH: It's time. It's time.
11 We need to bring jobs to this community.

12 MS. BRUBAKER: One at a time, one at
13 a time.

14 MR. GULISH: Please. It's just how I
15 feel. Okay.

16 MR. POLEN: Ask these people how they
17 feel.

18 MR. GULISH: I'm just speaking for
19 myself. Lorain County has been decimated,
20 guys. It has been. I mean stop to think
21 of all the jobs that have been lost in
22 this county and I have a chance and these
23 guys have a chance to bring some of those
24 jobs back.

25 MR. POLEN: You don't have the job

1 pool here to hire people.

2 MR. GULISH: Then they will come.

3 MR. JASKOLKA: No, they will not. I
4 own a business --

5 MR. GULISH: No, you're done.

6 MR. JASKOLKA: Andy, don't get smart
7 with me.

8 MR. GULISH: You're being smart with
9 me.

10 We have lots of different people that
11 want to speak.

12 MR. POLEN: We built the Bullets
13 Parkway how many years ago, a thousand
14 acres there. How many people have moved
15 in there and built anything? Zero.
16 Nobody.

17 This is a pie in the sky for somebody
18 and it's not people here.

19 MS. LaROSA: Hi. My name is Shannon.
20 I am curious -- my last name is LaRosa --
21 why not renovate and build somewhere where
22 it's already zoned for industry? Why
23 would you take agriculture and destroy a
24 perfectly already established land and not
25 redo somewhere else that's already zoned?

1 Do you know how many empty, old strip
2 malls there are that can totally be done
3 up and beautiful and are huge pieces of
4 property? So why not use those instead of
5 our backyard, literally our backyard?

6 MR. GULISH: I can't answer that.
7 I've asked myself that same question, but
8 I'm seeing an opportunity for the
9 township.

10 Those that are here, don't agree with
11 me. I understand that. Okay. But if I
12 have a chance to bring in good paying
13 jobs, I'm going to do it. Okay.

14 MR. POLEN: Are you going to take
15 responsibility if this doesn't happen and
16 flops?

17 MR. GULISH: Yeah, I have to.

18 MR. POLEN: Where are you going to
19 be?

20 MR. GULISH: I'll find out next
21 November -- not this November, the
22 following one.

23 MR. POLEN: When this happens, you
24 will be gone and these people will still
25 be here.

1 MR. GULISH: If you know anything
2 about me, I always -- anybody that calls
3 me, anybody that talks to me, I will
4 always call them back. You might not get
5 the answer that you want and I will
6 listen, but there has never been a time
7 where someone has contacted me and I did
8 not contact them back.

9 I'm not a big e-mail guy. Okay. But
10 I will call you back if you leave your
11 phone number and if you leave me an
12 e-mail, I will e-mail you back, leave my
13 phone number for you to call me. I like
14 to talk to people. Okay.

15 AN AUDIENCE MEMBER: I have a
16 question.

17 MR. GULISH: We have some other
18 people that are before you here. Go
19 ahead, Patty.

20 MS. KNIPPER: My name is Kathy
21 Knipper. I live on Oberlin Road. I would
22 like to back up what Mr. Polen said.

23 The airport was built. It was going
24 to be a big deal. It was never a big
25 deal. It didn't have the roads coming to

1 it or the way to get in and out of it,
2 doesn't have the space for large planes.
3 So an industrial complex in somebody's
4 backyard is pretty upsetting, pretty
5 upsetting. Especially when you want us to
6 sit here in at a meeting and say, well, I
7 don't know what it will be, and I don't
8 know how it will happen, but I think we
9 should do it.

10 How can you say that? How can you
11 say that?

12 MR. GULISH: I just see a huge
13 opportunity for the township.

14 MS. KNIPPER: Where do you live?

15 MR. GULISH: I live on Parsons.

16 MS. KNIPPER: Well, come over here.

17 MR. GULISH: Yes.

18 MS. FRANTA: Hi. I'm Melisa Franta.

19 I'm curious to know why we can't vote if
20 all of us say no to it, why can't that
21 stand? Why does it have to be up to you
22 guys that don't live here?

23 MR. GULISH: I do live here. I live
24 in the township.

25 MS. FRANTA: It's in our backyard.

1 We moved from cities to come to a nice
2 country place to be quiet and now we're
3 going on have industry placed in our
4 backyards that we don't want. We should
5 have a right to vote. Don't you agree?

6 MR. ROMANCAK: You have a right to a
7 referendum.

8 MR. GULISH: You have a right to a
9 referendum.

10 MS. FRANTA: Melissa Franta, did you
11 get it?

12 MR. GULISH: After this is all said
13 and done, you have a right to a
14 referendum. If you can get enough
15 petitions out there and put it on the
16 ballot, you can do that. That is
17 something you could do after --

18 MS. FRANTA: I just don't think it's
19 fair to push us out of our dream homes and
20 people are already building on Albrecht.
21 They have been there 40 years in their
22 houses. They're older people now. I mean
23 I just I think it's kind of crummy.

24 MS. JACKSON: I'm Diane Jackson. I
25 just wondered how are you going to have

1 the roads to support five thousand people
2 coming in there, because I'm assuming they
3 might use the Turnpike or 113? We already
4 have that killer intersection of Russia
5 and Oberlin that three people just died
6 like a month ago.

7 I know my parents can't cross the
8 road to get the mail. They had to have
9 the mailbox moved to the other side. In
10 the morning, you already have a rush hour.
11 Everybody is leaving here to go to
12 Cleveland for their jobs. I'm not sure
13 having five thousand jobs here would help
14 our congestion.

15 How are you going to fix that? Are
16 you going to widen the road and then
17 everybody there is going to have -- it
18 would take some planning. And I don't
19 think that -- it's like a congested area.
20 It's bottlenecked. It wasn't meant for
21 that kind of industry. You would have to
22 come back from other side of the airport
23 maybe to get other side of the land and
24 Albrecht is like a secondary road, like
25 Butternut. It's just bottleneck. You're

1 going to have to spend a lot of money to
2 build a new road or something. It can't
3 take five thousand more people. The
4 county would be working on the road every
5 two weeks to fill in all the potholes. I
6 don't know. It would take some planning.
7 I don't know how you're going to do that.

8 MR. GULISH: I'm sure that's going to
9 be all worked into the plan. Those are
10 county roads of course, they're not
11 township roads, but, yeah, that would be
12 something that would definitely have to be
13 looked into.

14 MR. POLEN: I would like to ask a
15 dumb question.

16 MR. GULISH: Hold up a second.

17 MR. POLEN: My name is Dan Polen. I
18 live on Oberlin Road. I would like to ask
19 you a stupid question.

20 MR. GULISH: Sure.

21 MR. POLEN: Why did you take the
22 white fence down in front of your park
23 there?

24 MR. GULISH: Because it looked
25 terrible.

1 MR. POLEN: Oh, it did. So are you
2 planning -- what are you going to do here
3 on Russia Road when something looks
4 terrible?

5 You can stop this, but you don't want
6 to stop it.

7 MR. GULISH: No, I don't. I don't.

8 MR. POLEN: But we do.

9 MR. GULISH: Like I said to you
10 before, after we get going through this,
11 if we agree to do this, it's not --

12 MR. POLEN: Do you what Home Rule is?

13 MR. GULISH: Yes, I'm a social
14 studies teacher. I thought history and
15 government for 36 years.

16 MR. POLEN: Okay. Explain why you
17 want to do this.

18 MR. GULISH: I just did.

19 Anybody else?

20 MS. POLEN: I'm Kim Polen. I live on
21 Russia Road. I have like three little
22 things here and you guys can answer them
23 in whatever order you want.

24 First of all, I would like to hear
25 from the other two trustees, instead of

1 just Mr. Gulish. In all of these
2 questions that we've been asking, we've
3 only heard from him. That's No. 1.

4 No. 2, I have a really hard time
5 believing that we with our planning and
6 our trustees, so the fiscal and trustees,
7 that we don't have any kind of plan set up
8 for when that dump disappears. It could
9 disappear tomorrow.

10 Why do you guys not have a plan
11 already? You should have already had a
12 plan. You shouldn't be like, oh, wow,
13 they're coming in with a wonderful
14 opportunity. Now this is going to cover
15 our butts because we don't have a plan.

16 MR. GULISH: The plan would be to
17 raise taxes.

18 MS. POLEN: To buy more stuff that we
19 don't need, like \$600,000 to pave the
20 walkways of the park that none of us are
21 walking on. Other people from other
22 communities are coming here, so it's
23 costing us more money.

24 The other thing is I want each of you
25 to remember that we elected you to speak

1 for us, not to just make decisions because
2 you think it's the best thing for us. You
3 should be listening to us and voting on
4 our behalf. Same with the Commissioners,
5 the Commissioners should be, too.

6 So if you guys want to address those
7 things, I would appreciate it.

8 MR. GULISH: I believe that I'm doing
9 this for the over 1,800 people that live
10 in our township. I'm doing this for the
11 county and for the State of Ohio to bring
12 jobs to our area.

13 That's my view on this whole thing.

14 MS. POLEN: We have how many places
15 in Lorain County that you can't even go to
16 a Dollar General without a sign being up
17 because they have to close early because
18 they don't have people to show up.

19 How are you going to get -- not you
20 specifically, I know that's their
21 problem -- but what makes you think that
22 5,000 to 6,000 people or 10,000 people
23 want to drive out here when you can't get
24 people to show up at a grocery store and
25 they're getting paid \$20 an hour? I don't

1 see any other benefits of this and nobody,
2 the county, community development, or any
3 of you, nobody has told us a benefit other
4 than bringing us money. None of us here
5 seem concerned about bringing in more
6 money, not at the moment, especially when
7 you have all the money in the bank
8 account.

9 So we want you guys to be more
10 transparent. We want to know more
11 information before you vote on this.
12 You're supposed to be speaking for us, not
13 for yourselves.

14 MR. JASKOLKA: Scott, what is your
15 opinion?

16 MR. JUSTIN: I understand what you
17 guys are saying. I live very close to
18 there on Butternut. I see what you guys
19 are saying and I am not 100 percent for
20 this, because I see what you guys are
21 saying, but I'm also worried what if we
22 don't do it? What's the county going to
23 do with it?

24 MR. POLEN: Are they threatening you
25 to do this?

1 MR. JUSTIN: No, no, but I'm just
2 saying --

3 MR. POLEN: Why don't you do a
4 referendum and have the people vote on it?
5 That would be real easy to do, not I think
6 this is good.

7 MR. GULISH: Well, there is a process
8 that is built in there. We can approve it
9 and then 60 days, I believe --

10 MR. ROMANCAK: I'm not sure of the
11 time period.

12 MR. GULISH: There is a time period
13 that you have that you can put a
14 referendum on the ballot, for the people
15 of New Russia Township to vote on it if
16 you don't like it. That is out there for
17 you to do.

18 AN AUDIENCE MEMBER: After you voted
19 on it?

20 MR. GULISH: Correct.

21 MR. POLEN: Why don't we just vote?

22 MR. GULISH: This is the process.
23 This is the process that we have to
24 follow.

25 MS. LaROSA: But you've already made

1 your decision.

2 MR. GULISH: I made my decision.

3 MR. JASKOLKA: Same with him, same
4 with him.

5 AN AUDIENCE MEMBER: What are we here
6 for?

7 MR. GULISH: To listen.

8 AN AUDIENCE MEMBER: Nobody is
9 listening.

10 MR. GULISH: We're listening, but --

11 AN AUDIENCE MEMBER: You already made
12 your decision.

13 MR. ZELENKA: My name is James
14 Zelenka. I live on West Ridge Road. I am
15 the Zoning Commission Chairman for
16 Carlisle Township. Carlisle Township goes
17 down all of West Ridge Road. We abut New
18 Russia Township. That part will not be
19 rezoned to my knowledge.

20 Amherst Township goes down the entire
21 Albrecht Road. I don't think that's going
22 to be rezoned. So you're going to have
23 all this residential property abutting
24 light industrial property.

25 Normally, land is buffered in between

1 where you have a step down, like general
2 business in between these areas. That's
3 not going to be an option for anybody in
4 this area. I've been to many, many
5 Jennifer McSwasey land use planning
6 commission meetings, so forth and so on.

7 For you guys to say you don't have
8 zoning in place to stop this -- right now
9 it's zoned residential, right,
10 agricultural? You have the zoning right
11 there to stop it.

12 People come in there, you can just
13 vote it down and say, no, this is a
14 residential/agricultural area. You don't
15 have anything in place right now for your
16 light industrial to take and step this
17 down and set it up the way you want it.
18 So if you vote it in right now, it can go
19 through and be -- have development go in
20 there and go by what your guidelines are
21 in your books right now, not what you have
22 in the future. What you have right now is
23 what they can do.

24 MR. GULISH: There has been an Elyria
25 Corporation city limit sign right there.

1 MR. ZELENKA: I don't care where that
2 is. The City of Elyria tried to annex the
3 airport one time before and nobody would
4 let the city annex the land to get to the
5 airport.

6 MR. GULISH: It's right there, guys,
7 I mean --

8 MR. ZELENKA: They tried to come
9 through a spot in the middle of Albrecht
10 Road and West Ridge Road and say they
11 could annex the airport that way. No,
12 they could not. It was Carlisle Township
13 and Amherst Township before they could get
14 to the airport and nobody would let the
15 City of Elyria annex their land to pursue
16 going to the airport.

17 MR. GULISH: From what I see there,
18 it only takes one person to sell out.

19 MR. ZELENKA: That's correct. And
20 nobody would do it.

21 MR. GULISH: And if the money is
22 offered to them --

23 MR. ZELENKA: You don't have the
24 planning in place for what you want to
25 vote on tonight. What you should do is

1 get your planning in place. Do your step
2 down on your zoning and then bring it back
3 to the people with a nice public hearing.
4 Let's see the Township trustees from
5 Carlisle here, from Amherst Township, your
6 full Board of Trustees here and then
7 discuss it with everybody and at that
8 point in time, do the referendum, put it
9 on the ballot and let people vote on it
10 then instead having it decided on at that
11 meeting and then have us have go back to
12 do a referendum to get it back off.

13 It would be a lot more convenient for
14 everybody.

15 MR. JASKOLKA: Very well said.

16 MR. ZELENKA: That's like NOPEC.

17 Look what everybody did with NOPEC. That
18 was voted in without the neighbors' --
19 people's concerns about it. Now they're
20 going bankrupt and they're trying to
21 outrageously price us to do it. Why do
22 you have to call to opt out of NOPEC?

23 It's the same thing as what you're
24 doing here. If you rezone this, then we
25 have to go back with a referendum to get

1 it back on the ballot, have people spend
2 their time, their gas, their livelihood,
3 to go vote this down and you know it would
4 be done.

5 That's all I have.

6 MR. GULISH: I don't believe it would
7 be voted down.

8 MS. KING: Good evening. I'm Elaine
9 King. I live on Russia Road. I was the
10 previous fiscal officer before Lisa came
11 on board and I can tell you about the
12 annexation issue we were faced with.

13 Elyria trying to annex at a single
14 point in the road, that is not possible.
15 They won't allow that.

16 The other issue is the airport has
17 all of the facilities it needs. It has
18 sewer. It has water. It has everything
19 that it needs to do whatever it wants to
20 do.

21 So the City of Elyria can't come in
22 and say, well, we'll provide you water.
23 They have it. We'll provide you sewer.
24 They have it. They have electricity.

25 I don't think you need to fear

1 annexation because you have Amherst and
2 Carlisle Township on board, I feel,
3 without allowing that to happen.

4 The other thing I would like to know
5 is has there been a tax analysis benefit
6 that would be available for us to look at
7 so that we know how much benefit the
8 township would be getting from changing
9 from R 1-1 to IP 1?

10 MR. GULISH: Don?

11 MR. ROMANCAK: There has not been.

12 MS. KING: Then I think that needs to
13 be done so that we have the facts and
14 figures in order to assess this change.

15 The last thing is New Russia Township
16 has always -- when I was on board with the
17 Board -- was going to consider itself an
18 agricultural community and putting IP 1 in
19 that location does not keep it an
20 agricultural community.

21 My only fear is that the county is
22 looking for virgin land in order to have
23 new industry come in and I think that's
24 the biggest mistake that anyone can make
25 taking virgin land in order to build an

1 industry where there is industry already
2 set up in cities.

3 This is not the approach that we
4 should be going to. If the landfill
5 leaves and we have to look at new property
6 taxes, well, then we'll face that and I
7 don't think you'll see a whole lot of
8 residents say, okay, yeah, we need to
9 support our fire department. We need to
10 support our roads. We've had a wonderful
11 gift with the landfill, but there is a
12 point in time we have to start paying our
13 own. And I don't think you will find that
14 an issue with our residents.

15 So I would suggest you look into
16 those tax figures. Of course, we can't
17 put a payroll tax on the township, so that
18 would not benefit us. It would all be
19 property tax, inventory tax, that kind of
20 thing, but I think you should come up with
21 those figures before you try to sell this
22 to the residents. Thank you.

23 MR. JASKOLKA: Thank you.

24 MR. GULISH: Anybody else?

25 MR. ROB: Yeah, I have a question.

1 Rob, Albrecht Road. If you're going to
2 put an industrial parkway there, you can't
3 come in off Russia Road, get in there
4 because of the airport.

5 So how are you going to get an
6 industrial parkway there? So now you're
7 going to come off what, West Ridge,
8 Oberlin Road, Albrecht Road?

9 MR. GULISH: It hasn't been decided
10 yet.

11 MR. ROB: Basically that's your only
12 three options of getting in there.

13 AN AUDIENCE MEMBER: I think at the
14 last meeting people said it would be along
15 Russia Road and they would figure out how
16 to share or move the entrance further down
17 the road. I believe that's what they
18 said.

19 AN AUDIENCE MEMBER: We have still
20 have airport property where the planes and
21 everything else -- you have to have that
22 buffer. You've got to have that buffer
23 for planes. So nobody can figure this
24 out.
25

1 (Several audience members speaking at the same
2 time.)

3
4 AN AUDIENCE MEMBER: Yeah, there you
5 go.

6 MR. MARTIN: Do I need to introduce
7 myself again? Tom Martin, 13725 Oberlin
8 Road.

9 Earlier I had mentioned that if this
10 is done properly, which I don't believe
11 that the correct course is going at this
12 time, that the residents could be
13 protected and are you willing to provide
14 the kind of protections that I mentioned
15 earlier that Chester Township is using to
16 change the industrial zoning definitions
17 prior to approving this even if that would
18 mean that businesses may -- that this
19 opportunity quote, unquote, that we have
20 right now might get turned down?

21 Some of the examples -- I went ahead
22 and looked up what Chester Township has.
23 They have -- for industrial, they have a
24 minimum of 75 percent green space,
25 25 percent of which will be landscaped.

1 Maximum lot coverage is 25 percent.

2 Building height restriction is 35 feet,
3 accessory building is 15 feet.

4 This really wouldn't come into play,
5 but minimum acreage is 25 acres and then
6 some of the other things that they have is
7 minimum rear yard is 250 feet of adjoining
8 residential property. Minimum side yard
9 250 feet of adjoining residential
10 property. And those are the significant
11 ones.

12 So I really think that those types of
13 things have to be put into our industrial
14 zoning laws that would address a lot of
15 the issues that were brought up today
16 protecting the neighborhoods, protecting
17 the people that live around it by
18 providing the kind of buffers that they
19 would need and even if that means that the
20 people who want to come in there right now
21 would say no, that we can't provide that
22 much green space, we cannot, you know, we
23 have to, you know, put industrial
24 buildings right up next to the plot lines.

25 And, so, that would be my suggestion

1 that we don't vote this through now. That
2 we make amendments to the industrial
3 zoning first and then we look at rezoning
4 if the people are still interested.

5 MR. GULISH: I mean, all those things
6 we can look into. Like I said before -- I
7 don't know. I can't promise you anything.

8 MR. MARTIN: But you could, you could
9 promise that.

10 MR. GULISH: I can't promise you
11 anything right now. I would have to look
12 at it.

13 AN AUDIENCE MEMBER: Why not? Why
14 not?

15 MR. GULISH: I don't know all the
16 situations.

17 AN AUDIENCE MEMBER: If you don't
18 know what you don't know, you can't help
19 us.

20 AN AUDIENCE MEMBER: You should have
21 not voted --

22 MR. GULISH: Guys, guys, one at a
23 time and I will call on you. You've had
24 your chance to speak. I've given you --
25 you can see my answers. You're not liking

1 my answers, which is what I expected, but

2 --

3 MR. JASKOLKA: Why are you so happy
4 to push this through?

5 MR. GULISH: Jobs.

6 MR. JASKOLKA: I opened a business
7 and I can't get people to come work.

8 MR. GULISH: Jobs, guys.

9 AN AUDIENCE MEMBER: So you're
10 willing to give us --

11 MR. TOKARSKY: Dale Tokarsky, Parsons
12 Road. What's the environmental impact of
13 this? It's going to bring thousands of
14 jobs, but there's also going to be
15 thousands of houses built in the township,
16 which is going impact the nature of this
17 city, of our township. We're going on
18 have more sewage, more traffic.

19 I know for a fact, I have a guy that
20 moved in next door, took out 40 trees.
21 That's going to happen.

22 MR. GULISH: It's right across the
23 street from me.

24 MR. TOKARSKY: Yeah, yeah, right
25 across the street. Took a whole bunch of

1 trees out haphazardly. I don't want to
2 see that happen. I love this county
3 because it has beautiful parks. Carlisle
4 Township has an awesome park. That would
5 make a nice park. Keep it agricultural,
6 make it a park for people to walk there
7 and enjoy themselves.

8 MR. TYSON: Travis Tyson. I want to
9 go back to the beginning with something
10 you said when you first kind of started to
11 open up and talk about this, you said that
12 your approach was to kind of keep this
13 secret.

14 MR. GULISH: Correct.

15 MR. TYSON: Because they didn't want
16 whatever to get out. I guess, what was
17 the reasoning behind that, because I would
18 think that would automatically raise red
19 flags because if you want to keep
20 something secret, there is something --

21 MR. GULISH: Competition,
22 competition. So, if a corporation is
23 interested in coming into here, they don't
24 want the whole world to know that they're
25 coming to New Russia Township because then

1 what happens is then they go to another
2 place and try to work out a better deal
3 that way.

4 Am I correct here, Don?

5 MR. ROMANCAK: Yeah, yeah.

6 MR. GULISH: It's all about
7 competition and trying to work it that
8 way. The way they feel is that -- I would
9 love for the county to come out and say
10 this is what they're planning to do with
11 the airport. They wouldn't. It would be
12 tremendous. But right now they're not
13 willing to do that because -- Don
14 anything?

15 MR. ROMANCAK: Nothing.

16 MS. JACKSON: My daughter just
17 graduated. She had you for history.

18 MR. GULISH: Correct.

19 MS. JACKSON: She just graduated with
20 a degree in engineering. I'm Diane
21 Jackson. She works in plastics. So she
22 works at new company maybe called New
23 Generation -- I'm not even sure -- in
24 Lexington, Ohio, south of Mansfield.

25 So she was hired and they asked her

1 if there were five more of her. They're
2 looking for like 500 people to work at
3 that plant. They cannot find the people
4 and that's Mansfield.

5 And, also, I work in Westlake and a
6 lot of the restaurants close at a certain
7 time. They don't have people. So that's
8 the other problem, you're going to need to
9 find out where they're going to get the
10 employees, you know. We might provide
11 jobs, but it's hard to find employees.

12 MR. PRECHTEL: Wayne Prechtel. I
13 live on Russia Road. You talked about
14 3,000 to 5,000 people coming in to work.

15 MR. GULISH: I've heard anywhere from
16 3,000 to 10,000.

17 MR. PRECHTEL: 10,000? What about
18 Russia Road and West Ridge and Oberlin
19 Road, three, five, ten thousand cars
20 coming to work everyday, going home every
21 night. Russia Road anymore is nothing but
22 a race car track. So now we have another
23 five thousand cars coming from every
24 direction. How many people are going to
25 enjoy that?

1 MR. JACKSON: Steve Jackson. I live
2 on Oberlin Road. Andy, you guys are going
3 to redo the zoning book, correct?

4 MR. GULISH: Correct.

5 MR. JACKSON: So why would we be
6 rezoning a piece of property when we are
7 about to redo the book? Presumably our
8 current zoning is not up to date?

9 MR. GULISH: Correct.

10 MR. JACKSON: Why are we doing this
11 before we get the book up to date? If we
12 rezone it now and someone comes in and
13 buys it and we're under the current
14 zoning, you're throwing the whole gist of
15 this into the lap of an Appeals Board
16 and/or the Zoning Commission? I don't
17 think it prudent to have a moratorium on
18 rezoning anything if you rewrite the book
19 if that's going to happen in the next
20 year.

21 MR. GULISH: From what I was told, I
22 was told to do this first.

23 MR. JACKSON: Well, they're not
24 necessarily right whoever told you that.

25 MR. MARTIN: Because they like the

1 current zoning. They can do whatever they
2 want, more or less.

3 MR. GULISH: Dan, any comment on
4 that?

5 MR. JARVEN: Dan Jarven, current
6 zoning inspector. We're just starting to
7 rewrite the books. It will be six to
8 eight months before that get's done.

9 AN AUDIENCE MEMBER: What's the
10 hurry?

11 MR. ZELENKA: James Zelenka. As I
12 said before, working for Carlisle
13 Township, we never rezoned anything for
14 one individual. We rezoned things for the
15 township, not one individual.

16 MR. GULISH: This is for the county.

17 MR. ZELENKA: One individual that
18 you'd be rezoning it for that's trying to
19 come in here.

20 AN AUDIENCE MEMBER: That we can't
21 know about.

22 MR. ZELENKA: That we can't know
23 about. And, also, I think you should have
24 someone from the prosecutor's office at
25 your next meeting here. I believe this

1 meeting should be tabled until you have
2 your zoning in place, have your
3 prosecutor's office here so we can have
4 questions directed through him.

5 Thank you.

6 MR. JASKOLKA: Thank you.

7 MR. GULISH: Anybody else?

8 MR. JACKSON: My name is still Steve
9 Jackson. I still live on Oberlin Road.

10 So if you rezone inside the fence,
11 which I don't think you should do, but
12 that's my opinion, you're going to leave a
13 lot of properties outside the fence
14 between the fence and the road.

15 So, if I had a house on Albrecht Road
16 or Russia Road and now behind me is turned
17 into an industrial zone, what is my house
18 worth today? There were those that
19 thought they could cash in on it. Oh,
20 it's an industrial park. I'll sell my
21 house for industrial land. No, it's still
22 zoned R 1-1.

23 Will the houses up on Albrecht Road
24 be effectively cut off from the township
25 as an R 1-1 zone so there essentially will

1 be a little spot of houses because the
2 airport touches Albrecht Road to the east
3 of them and to the west of them? Is the
4 entire thing going to be rezoned so that
5 those houses will be an island of R 1-1?

6 MR. GULISH: There has been talk of
7 the whole enterprise zone being zoned
8 industrial.

9 MR. JACKSON: But that's not what
10 this hearing is about. This hearing is
11 about Lorain County Airport property.

12 MR. GULISH: Correct.

13 MR. JACKSON: I don't think it should
14 be rezoned, but if it is, I think you
15 should rezone this from road to road to
16 road, so you don't leave --

17 MR. GULISH: I was thinking from
18 township to township instead of road.

19 MR. JACKSON: So you go from Russia
20 to Albrecht to Oberlin. So none of the
21 houses that are north of Russia, south of
22 Albrecht, east of Oberlin Road, all those
23 properties should be technically rezoned
24 light industrial?

25 MR. GULISH: I was thinking Carlisle

1 Township and 58.

2 MR. JACKSON: I think we're saying
3 the same thing and saying it differently.

4 MR. GULISH: Correct.

5 MR. JACKSON: You want to go all the
6 way to 58?

7 MR. GULISH: Correct.

8 MR. JACKSON: That's not what's been
9 stated in this hearing.

10 MR. GULISH: Correct.

11 MR. JACKSON: That's a whole
12 different idea now.

13 MR. GULISH: That's something that
14 could come in the future.

15 MR. JACKSON: Why not go all the way
16 to the edge of the township at the west,
17 why stop at 58?

18 MR. GULISH: It goes to south
19 Amherst.

20 MR. JACKSON: Right.

21 MR. GULISH: That's where the
22 enterprise zone is, guys. That's where
23 the land use plan from years ago said that
24 we should zone that whole area.

25 MR. JACKSON: Well, that's what

1 Olgameyer said, because they wrote the
2 land use plan.

3 MR. GULISH: Correct.

4 MR. JACKSON: They wrote a lot of
5 things into that plan that were never
6 mentioned by the people on the Board. I
7 was on the first Board and they were
8 really good at putting words on paper that
9 we did not say. We corrected them
10 numerous times and yet it would still go
11 to print, even with stuff that those of us
12 on the Board didn't want written in there.

13 MR. GULISH: Then that shouldn't have
14 been approved by the trustees at the time.

15 MR. JACKSON: You're right.

16 MR. MARTIN: And, again, when they
17 tried to implement that plan, it got
18 overturned by over 60 percent of the
19 residents in a referendum. So, you know,
20 you keep referencing back to that plan,
21 it's like the residents have already
22 spoken on that plan. They said it was
23 garbage.

24 MR. GULISH: Back here.

25 MR. LAUER: Hi, Brian Lauer. I guess

1 one of the things that I want to kind of
2 clarify is that you seem to think that
3 changing the zoning from residential to
4 industrial will protect the township from
5 annexation if they go through the
6 appropriate steps. I want to clarify that
7 that's inaccurate. That they still can
8 because this would be a significant
9 economic development. So you would
10 actually be losing your ability to control
11 what is going into that area with
12 different variances, conditional use
13 permits, changing it to industrial.

14 MR. GULISH: There are also things
15 called JEDZ.

16 MR. LAUER: The second thing, I would
17 use caution blindly following the county
18 in a secretive corporation that they're
19 bringing in. For example, one of their
20 last ventures with Carvana, their stock is
21 what, less than \$15 a share, massive
22 layoffs, can't title in different states,
23 rumors of bankruptcy now.

24 You have to be very careful in just
25 secretively bringing in a company and not

1 knowing what it is and the impact on the
2 community.

3 MR. JASKOLKA: Amen.

4 MR. REINHOLD: Rudy Reinhold, Jr. I
5 live right at the corner of 58, Russia
6 Road. You just brought up the perfect
7 example of what I have seen there in 35
8 years that I've lived there.

9 You talk about traffic. I've seen
10 more people die at that intersection since
11 the day I moved in there all the way up
12 till now.

13 You're going to take -- make Russia
14 Road -- you think it's bad now, it will be
15 worse. 58 is a racetrack in the morning.
16 I see the kids and everybody going to and
17 from work, to and from the JVS and all
18 over the place, all the semi trucks going
19 up and down the road. One of these
20 mornings, I'm going to wake up and have
21 one looking in my window.

22 You're saying that you're wanting to
23 make all that fields that used to be farms
24 and all that industrial businesses. I'm
25 zoned GB 1. I don't really give a

1 monkey's butt about that. What I'm
2 worried about is the traffic patterns now
3 because of the turnpike and all the
4 businesses that are building north of me
5 that are coming to the south.

6 I know what's going to happen. They
7 will just say, well, eminent domain and
8 take whatever they want.

9 You guys need to stand up for the
10 residents here instead of looking into
11 people's pockets.

12 MS. MARTIN: My name is Beth Martin.
13 I live on Oberlin Road in New Russia.
14 We've heard from everybody but Patty, so
15 what's your view on all this?

16 MS. BRUBAKER: My view is, yes, we
17 need to rezone. There is so much that is
18 in the zoning book that -- there are
19 things that are back from the 1800's.
20 Yes, we need to update the zoning book,
21 desperately.

22 We have been approached -- the first
23 time we were approached we were one of
24 five that was in the running for
25 something.

1 This time, I have no idea how many.

2 MR. ROMANCAK: I think we made it to
3 three.

4 MS. BRUBAKER: Okay. We are one of
5 three this time. That doesn't mean that
6 they're going to come in here tomorrow and
7 do anything. This is years down the road.
8 So there are -- yes, a lot that -- and I
9 will repeat -- a lot of things that need
10 to take place and be put in place before
11 this even happens.

12 Am I excited about it? Yes and no.
13 I live on 58. Like Rudy said, it is a
14 racetrack in the morning. It is a
15 racetrack at night. To get my mail, it is
16 difficult sometimes at best.

17 Can I in good conscience say, oh,
18 heavens, no. We're not going to have X,
19 Y, Z company come in here. I can't say
20 that in good conscience. I just can't.

21 As things progress, maybe I will
22 change my opinion, but at this time, I'm
23 sorry, but I think -- I think we need to
24 look into this.

25 It had been mentioned about rezoning

1 from Carlisle Township all the way west.
2 I think that's something that we seriously
3 need to look into is putting all of that
4 into the industrial -- at least to Route
5 58, you know. Whether we go further west,
6 you know, that would take another half a
7 block to go to south Amherst. You have to
8 have a conversation with them, but I think
9 at this point, we really do need to think
10 about going to 58.

11 So, Scott, any words of wisdom?

12 MR. JUSTIN: I think you guys brought
13 up a lot of good points. I definitely
14 liked, Tom, what you said about a lot of
15 the stuff with Chester Township and I'm
16 kind of on the fence. I think we should
17 get zoning set up before we vote on it.

18 You brought up a lot of very good
19 points. I'm glad you did. And also the
20 stuff Mr. Zelenka brought up.

21 So that's where I'm at right now. I
22 think we should do a little bit more
23 research.

24 MS. BRUBAKER: Okay. This will be
25 last call. Mr. Polen.

1 MR. POLEN: If this is true and you
2 want to rezone this light industrial, what
3 do you suggest we do with all this land
4 that is industrial now that's been
5 abandoned? What about all this land?
6 This idyl land, what are you going to do
7 with that?

8 MS. BRUBAKER: What's industrial
9 right now that's been abandoned?

10 MR. POLEN: Ford, Fisher Body.

11 MS. BRUBAKER: That's not in the
12 township. We're talking township right
13 now.

14 MR. JASKOLKA: But he's also talking
15 the county.

16 MS. BRUBAKER: Excuse me. We're
17 talking New Russia township right now.
18 We're not talking about Ford Motor in
19 Lorain, Vermilion, Amherst. We're not
20 talking G.M. plant in Elyria. We're
21 talking New Russia Township.

22 MR. POLEN: You will you see New
23 Russia abandoned if something happens like
24 Fisher Body, General Motors, Ford. We
25 don't want that to happen.

1 MS. BRUBAKER: I understand that.

2 MR. FRANTA: My name is Rob Franta.

3 I have property on Albrecht. So this is a
4 township meeting and it's pretty clear the
5 members of this township meeting that are
6 here that are residents are pretty much
7 against this.

8 A lot of good points have been
9 brought up about industrial in the other
10 counties that are left empty.

11 Everyone keeps saying this is jobs,
12 and jobs doesn't really help the members
13 of New Russia Township. The county is
14 going to be helped by that more so than
15 us. And if the county is going to get the
16 benefit of that, why are we giving up our
17 land and turning our land into industrial
18 wastelands eventually that could end up
19 empty like a Carvana or could end up
20 empty, when as everyone said, there are so
21 many other properties?

22 Why doesn't the county do something
23 else and look at other things and get more
24 benefits to whoever wants to come in and
25 pay to knock down property and turn it

1 into green space so the corporations
2 coming in don't have to do this? There is
3 other ways to do this besides just giving
4 up our green land so it's easy for someone
5 to come in here and build?

6 I think this is important for us,
7 because I live in the county, yes, but I'm
8 more concerned with what happens in New
9 Russia Township and this is something that
10 it's clear that people in this room don't
11 want.

12 MR. TYSON: Travis Tyson. I think
13 the gentleman up there said they're down
14 to three sites. I was wondering if you
15 could let us know what the other two sites
16 were and when they plan on making a
17 decision and when they will release the
18 name, so if they do pick this site here,
19 when the community will know what company
20 it is?

21 MR. GULISH: We have no idea.

22 MR. TYSON: Can we ask them and get
23 dates? I mean, he says, no, but,
24 obviously, he knows probably more than
25 he's letting on.

1 MR. GULISH: What I said a little bit
2 earlier, I would check with Team NEO and
3 Jobs Ohio.

4 MS. BRUBAKER: The last
5 correspondence that I had with anyone was
6 that it would have been announced in the
7 middle to end of September and it was
8 going to be announced in the paper. That
9 was the last correspondence that we as New
10 Russia Township had.

11 MR. GULISH: The consultants that
12 came in, the three places wasn't just
13 Ohio. It was other states also.

14 MS. POLEN: Kim Polen. I just heard
15 a few things tonight where you've heard
16 that it could be three to ten thousand
17 people. There was supposed to be an
18 announcement between middle to end of
19 September. So why the rush to vote? Why
20 can't we wait until they make that
21 announcement? I don't understand why
22 there is the rush to vote. I feel like
23 you guys know more than what you told us.
24 We all heard these things. We all heard
25 rumors.

1 MR. GULISH: Well, from what it
2 sounds like from Patty and Scott, nothing
3 is going to happen. That's what I get out
4 of what just happened.

5 AN AUDIENCE MEMBER: Then why rezone?

6 MS. POLEN: Why can't you wait until
7 it's announced in the paper? Wait till
8 zoning is all edited?

9 MR. GULISH: That's what Patty and
10 Scott are saying.

11 MS. POLEN: Right, but that doesn't
12 mean that's how it's going to happen when
13 you go to vote. I mean you guys can go
14 home and change your minds. Just because
15 you tell us that here tonight doesn't mean
16 when you come back to the meeting to
17 actually vote or vote in ten minutes,
18 whatever it is, people can change their
19 mind.

20 MR. GULISH: The way it sounds right
21 now, we're not voting. If we do vote, it
22 would be at our meeting on the 1st.

23 MS. POLEN: Right, so on the 1st --

24 MR. GULISH: Even if we have a
25 vote -- the way it sounds right now, we're

1 not going to have a vote.

2 MS. POLEN: It sounds like a lot of
3 us feel like you need to get more
4 information before you vote. It sounds
5 like you personally, you told us that you
6 want to vote for it.

7 MR. GULISH: Correct.

8 MR. POLING: I don't understand the
9 urgency to hurry up and vote for it
10 especially when Community Development
11 can't tell us anything.

12 I feel that's, as a trustee
13 representing all of us, that is a quick
14 way to get all -- to lose the trust from
15 all of us.

16 MR. GULISH: And from the way it
17 sounds, I'm one of three, which today is a
18 good thing. You know, I have my opinion.
19 They have their opinions. Do I hear that
20 we're not ready for this? I agree.

21 MS. BRUBAKER: Anyone else?

22 MR. ZELENKA: Another question.

23 James Zelenka. Lorain County Airport is
24 owned by Lorain County Commissioners,
25 correct?

1 MR. GULISH: Correct.

2 MR. ZELENKA: Are they willing to
3 sell this land to the individuals who want
4 to come in here and develop this?

5 Nobody knows the answer?

6 MR. ROMANCAK: I can't speak
7 100 percent on behalf of the Board, but my
8 understanding in conversations with the
9 Board is if it is the right type of
10 company, that would be -- that would be
11 transformative, then they would be open to
12 working with them to transfer property.
13 That's why you've heard things like what
14 it won't be.

15 The Board of Commissioners isn't
16 interested in an Amazon that really is a
17 lot of jobs and a lot of traffic but low
18 payroll and low tax base.

19 They're looking for something
20 transformative to do with that land.
21 They're not looking to just do a deal to
22 do a deal. That is my understanding.

23 MR. ZELENKA: Further up with my
24 question, during the point in time when
25 the airport was decided to go into the

1 county, was it mandated for every county
2 to have a municipal airport, I believe,
3 and was there a minimum amount of acreage
4 that these airports had to maintain
5 ownership of? That's another thing that
6 you guys need to look into before going
7 any steps further.

8 You're worried about tax revenue, you
9 have your solid waste over here. They
10 have over a million dollars per acre in
11 infrastructure, yet they pay agricultural
12 use tax on that land.

13 Do something about it.

14 MS. BRUBAKER: Anyone else?

15 MR. JASKOLKA: I have a question. So
16 when a secretive company comes in --

17 MS. BRUBAKER: State your name,
18 please.

19 MR. JASKOLKA: My name is T.J. and I
20 live on Albrecht Avenue, 44123 Albrecht
21 Road -- sorry. So when a company comes in
22 and they have secretive relationships, do
23 you guys -- do the trustees have to sign a
24 non-disclosure agreement or anything like
25 that to not let the people of the county

1 or township know anything that's going on?
2 How does that become secretive?

3 MR. GULISH: We were just told not to
4 tell anybody.

5 MR. JASKOLKA: By who?

6 MS. BRUBAKER: Did we sign the first
7 time a non-disclosure?

8 MR. ZELENKA: Speak up, Patty,
9 please.

10 MR. ROMANCAK: Maybe, I don't recall
11 if --

12 MR. GULISH: I did sign something.

13 MR. JASKOLKA: That should be a
14 record of the county or township, correct?

15 MR. ROMANCAK: That was months ago.

16 MR. GULISH: It was back in February,
17 wasn't it?

18 MS. BRUBAKER: Yeah, I'm not sure if
19 we signed -- I know it was mentioned. I
20 know it was mentioned that we sign a
21 non-disclosure.

22 MR. JASKOLKA: So is that technically
23 record of the county and/or township?

24 MS. BRUBAKER: That would have been
25 something that the county would have

1 developed and was signed.

2 MR. JASKOLKA: And who could we
3 request access to that information if it's
4 public or not?

5 MS. BRUBAKER: If it was signed, you
6 would need to go to the county.

7 MR. JASKOLKA: Did you sign it?

8 MS. BRUBAKER: I did not.

9 MR. JASKOLKA: Andy, did you sign it?

10 MR. GULISH: I remember signing
11 something.

12 MR. JASKOLKA: Lisa, did you sign it?

13 MS. AKERS: No, I'm not part of these
14 conversations so --

15 MR. JASKOLKA: Scott, did you sign
16 it?

17 MR. GULISH: This is back in
18 February.

19 MR. JASKOLKA: That's okay.

20 MR. GULISH: I don't remember.

21 MS. BRUBAKER: Yeah, Lisa has not
22 been part of the discussions.

23 MR. JASKOLKA: So how do we access
24 that information? There should be a
25 supply chain, chain of command.

1 MS. BRUBAKER: I stated that if it
2 was signed, it is public -- or a record.
3 I don't know about public, but you would
4 have to go through the county.

5 MR. JASKOLKA: Can you provide that
6 information how I can get to that road?

7 MR. ROMANCAK: Theresa.

8 MS. BRUBAKER: Theresa Upton, who is
9 the secretary for the Commissioners of the
10 Board.

11 MR. JASKOLKA: Mr. Andy, if you don't
12 mind me asking, why are you so excited to
13 push this through besides the jobs?

14 MR. GULISH: I've lived in Lorain
15 County since I was born and I've just seen
16 how bad -- especially Lorain, Elyria, have
17 lost jobs. I mean the steel mill used to
18 employ 13,000 people. The Ford plant used
19 to employ 5,000 people. The shipyards
20 used to employ 2,500 people. They're all
21 gone. What, there is less than 500
22 working at the mill now? The Ford plant
23 has shut down completely. The shipyard
24 left with Steinbrenner years ago.

25 I just think it's something that

1 could bring the county back to where it
2 was back in the '70s.

3 MR. JASKOLKA: Andy, again, T.J.,
4 Albrecht Road. I am in a unique position.
5 I own a company where I get to deal
6 privately with so many people that own so
7 many different businesses and everyone is
8 having such a challenging time trying to
9 hire employees.

10 So with all due respect, I have a
11 hard time believing that 3,000 to 10,000
12 jobs are going to come. Again, with all
13 due respect, it's just asinine. How can
14 you say 3,000 to 10,000? Hear me out.

15 MR. GULISH: I'm talking good paying
16 jobs. That's what I've been told.

17 MR. JASKOLKA: And what's unique with
18 my company, we offer great paying jobs,
19 with great benefits, retirement.

20 Guys, here me out, please.

21 MR. GULISH: That's just how I feel.
22 I don't know how many times I can say it.

23 We have one more and this is the last
24 one.

25 MR. JASKOLKA: Thanks for cutting me

1 off, Andy. I appreciate it.

2 MR. GULISH: You're welcome.

3 MR. HAMKER: I don't mean to cut you
4 off. Rich Hamker, West Ridge Road.

5 We were just told that we were
6 talking about New Russia Township. You
7 started talking about Lorain and Elyria.
8 Why is it New Russia Township's duty to
9 save all the other towns in Lorain County?

10 MR. GULISH: It's an opportunity.
11 It's an opportunity that the county has
12 come to us.

13 MR. HAMKER: Even if this does come
14 in, 10,000 people come to start working,
15 they're going to want to start to live
16 closer to where they work.

17 MR. GULISH: Correct.

18 MR. HAMKER: So the same thing is
19 going on down in Columbus where that new
20 Intel plant is going on.

21 MR. GULISH: Right.

22 MR. HAMKER: The schools are freaking
23 out down there wondering how they are --
24 now they have to pay to get the schools
25 bigger to take care of all the people. So

1 then, now, even more ground is getting
2 taken away because you have people moving
3 in.

4 Do you want New Russia Township to be
5 Avon or Avon Lake, or do you live in New
6 Russia Township because it's New Russia
7 Township, you know, where you have space
8 between your neighbor, where you have
9 farmers out farming. The guys next door
10 have cows, pigs, everything else. Avon
11 Lake now they're saying you have to have a
12 minimum of 7 acres to have a horse or
13 something.

14 Is that what you want? Do you want
15 Cabela's and City Chicken and everything
16 else all piling up down these roads, or do
17 you live in a township because that's
18 where you want to live? It's where you
19 want to raise your family. You're willing
20 to drive a little further.

21 And the Planning Commission, again,
22 taking virgin ground with the Planning
23 Commission for Lorain County, go, man, I
24 got all these empty businesses. Why don't
25 we do some incentives to get them to come

1 in? Look what Amazon did in Euclid,
2 Randall, they went into the blighted
3 malls, took them out, at least put a
4 business that was working in there instead
5 of it just being a homeless shelter.

6 I mean why take good ground when you
7 have something? Why aren't you pushing
8 that rather than pushing, hey, I got a
9 great farm out here, want to put a
10 business in there. Why don't we go in
11 where there is nothing in York or anything
12 like that in Elyria anymore, so let's do
13 something with it. Let's fix our county
14 and use the infrastructure that we have
15 instead of creating new. And then 20
16 years, 30 years, when that's done, now
17 we've got empty buildings sitting on
18 Russia Road.

19 MS. BRUBAKER: Okay. Elaine will be
20 our last speaker.

21 MS. KING: I just want to remind you
22 that that is an enterprise zone which has
23 some taxing benefits for companies coming
24 in.

25 They can negotiate to only pay a

1 portion of the school tax if it's
2 negotiated and this would be with the
3 county. So if all the tax issues are
4 really touchy for the township, I think
5 you better think about your schools,
6 because building something over there is
7 not going to help your schools.

8 Think hard, please.

9 MR. GULISH: Can I have a motion to
10 adjourn?

11 MR. JUSTIN: So moved.

12 MR. GULISH: Can I have a second?

13 MS. BRUBAKER: Second.

14 MR. GULISH: Go ahead and call the
15 roll, please.

16 MS. AKERS: Mr. Justin.

17 MR. JUSTIN: Yes.

18 MS. AKERS: Mrs. Brubaker.

19 MS. BRUBAKER: Yes.

20 MS. AKERS: Mr. Gulish.

21 MR. GULISH: Yes.

22 Thanks for coming, guys.

23 MS. BRUBAKER: On behalf of the
24 Board, thank you very much. We will take
25 your thoughts into consideration in doing

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this and we do appreciate your time.

Thank you and be safe in going home.

(Public Hearing concluded at 7:18 p.m.)

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CERTIFICATE
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State of Ohio,)
) SS:
County of Cuyahoga)

I, Colleen A. Fox, a Notary Public within and for the State of Ohio, duly commissioned and qualified, do hereby certify that the foregoing is a true and correct transcript.

I do further certify that I am not a relative, employee or attorney of either party, or otherwise interested in the event of this action.

IN THE WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Cleveland, Ohio on this day 29th of October, 2022.

/s/ Colleen A. Fox

Colleen A. Fox, Notary Public,
in and for the State of Ohio.

My commission expires June 3, 2023

