

1 The State of Ohio,)
2 County of Lorain.) SS:

3 BEFORE THE NEW RUSSIA TOWNSHIP TRUSTEES

4
5 IN THE MATTER OF:
6 Zoning Resolution

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11 Complete transcript of proceedings had before
12 the New Russia Township Trustees at the Lodge of New
13 Russia Township, 46300 Butternut Ridge Road,
14 Oberlin, Ohio, on Wednesday, September 13, 2023, at
15 5:30 p.m.

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24 MYERS & ASSOCIATES
25 COURT REPORTING SERVICES
49232 Garfield Road

Oberlin, OH 44074
(440) 965-5353
TRUSTEES

Scott Justin, Chairman

Patti Brubaker

Andrew Gulish

ALSO PRESENT:

Lisa Akers, Fiscal Officer

Daniel Jarven, Zoning Inspector

James Griner, Zoning Commission

Jacob Barnes, Consultant

Gary Szuch

Ron Gillis

Dawn Essex

Kim Guelker

Edie Taylor

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1 CHAIRMAN JUSTIN: Go ahead and call
2 the public meeting to order. It's 5:30. Stand and
3 say the pledge.

4 (Pledge recited.)

5 CHAIRMAN JUSTIN: Roll call, please.

6 MS. AKERS: Mrs. Brubaker.

7 MS. BRUBAKER: Here.

8 MS. AKERS: Mr. Gulish.

9 MR. GULISH: Here.

10 MS. AKERS: Mr. Justin.

11 CHAIRMAN JUSTIN: Here. This meeting
12 is the public hearing for the adoption of the new
13 zoning resolution, the 2023 update.

14 Dan, do you guys have any updates or --

15 MR. JARVEN: Jim does. Jim would
16 like to present two very minor changes.

17 MR. GRINER: So from the zoning book
18 small committee, me, Dan, Ross and Jacob, there were
19 two items that, there were two times that somehow we
20 had dropped the ball on and forgot to include. One
21 was a definition of farm, to point that to
22 agriculture; and the second is a section under the
23 farm section to add Section 201.04, agritourism.
24 And there's a sentence we'd like to add for that
25 that says, "Pursuant to ORC 303.21, agritourism is

1 allowed in any zoning district. Agritourism uses
2 are subject to Site Plan Review for the
3 consideration of size/setback of structures, parking
4 areas, and ingress/egress."

5 So those are the only two things that were kind
6 of left out. Otherwise, it was fine.

7 CHAIRMAN JUSTIN: Thank you. Mr.
8 Barnes, do you have anything or --

9 MR. BARNES: I could make a couple
10 brief comments, if the Board would want me to.
11 First, this has been a great process. So it's taken
12 the last several months. You guys have a great team
13 in place here. I can't say enough good about them.
14 We've had countless meetings, Zoom meetings,
15 in-person meetings, and we've grinded through this
16 new update. And it's really been a great
17 experience.

18 But I just want to mention just in broad
19 generalities that our main goals for this was to
20 make a document that's understandable, that's
21 updated, and that's actually enforceable. So with
22 those three factors, those are what we were looking
23 at. And I think this new document captures all
24 three of those things.

25 It's laid out in a way that, hopefully, any

1 resident can pick it up if they're, you know,
2 inquiring about something, they can go right to the
3 section. It's written in a way that you don't have
4 to be an attorney to understand it. And it ties in
5 with itself so if you go to, you know, a specific
6 zoning district, you can see very clearly right
7 here, here's the permitted uses. Here's the
8 conditional uses. We tried to make it absolutely as
9 easy as possible to understand both from the
10 Township's point of view, and from the residents'
11 point of view.

12 So I think your Zoning Inspector will
13 definitely appreciate this document, because
14 compared to the old one, the old one was much more
15 confusing, had sections that were very difficult to
16 enforce, had other sections that were confusing. So
17 I think we really accomplished all three of those
18 goals with this document. I'm very happy with it.
19 I think your residents will be happy with it, as
20 well. So that's all I really wanted to add.

21 CHAIRMAN JUSTIN: Okay, thank you.
22 Dan, do you have anything else?

23 MR. JARVEN: No. What Jake -- it was
24 great working with Jacob, and I hope he continues.
25 We still have some projects. I hope, after the

1 zoning resolution, to get everything to be
2 consistent, I guess you'd call it, you know, so that
3 one flows into the other.

4 CHAIRMAN JUSTIN: Okay. Any public
5 concerns, questions? Anybody? No?

6 MR. GILLIS: I got some older
7 neighbors, and I was talking to other people before,
8 I have a lot of retirees on the left and right of
9 me, I just want to make sure that nothing in here --
10 you know, they don't have a voice sometimes. They
11 don't pay attention to, you know, the internet, and
12 things like that, and they're all on fixed incomes.

13 I just want to make sure we're not doing
14 anything that's going to harm those folks that's
15 been here for many years. I just want to make sure,
16 you know -- I understand what Jacob and them are
17 doing, but these folks exist, you know. And you
18 know who I'm talking about out here, guys, if you've
19 been around. And I just want to make sure that
20 nothing is going to impact them from a tax
21 perspective, you know. I understand trying to grow,
22 expand airports, those type of things, but those are
23 the folks that we need to not lose sight of.

24 And if you guys have anything in this document,
25 or anything in the future, that I would ask that you

1 consider that, because a lot of them have been here
2 for many years, and they're just living, you know,
3 they're not financially able to incur too many more
4 costs. And I just want to make sure we keep those
5 in the back of you guys' minds.

6 CHAIRMAN JUSTIN: Yeah, I don't think
7 there was any major changes. We were just trying to
8 make it kind of consolidated. There was a lot of
9 outdated stuff in there to make it easier.

10 MS. BRUBAKER: Unless they were born
11 back in the early 1800's, they're good.

12 MR. GILLIS: Some of them you might
13 ask.

14 MS. BRUBAKER: No, after reading
15 through it, and I think Jacob and Jim and Dan will
16 say no, it's not going to affect --

17 MR. GILLIS: There was some
18 conversation -- and the reason I say that, Jacob and
19 them had talked about some light industrial, you
20 know, rezoning, and some of those type things. And,
21 you know, there's a lot of people that don't even
22 know this is happening right now, you know what I
23 mean, when we make changes and those type things. I
24 just want to make sure we keep those in the back of
25 our mind.

1 MS. BRUBAKER: We have done our best
2 to let the public know, postcards went out, you
3 know.

4 CHAIRMAN JUSTIN: Newspaper, it's
5 been on the sign. I mean, it's --

6 MS. BRUBAKER: So short of calling
7 each and every resident, we've done our due
8 diligence in letting residents know.

9 CHAIRMAN JUSTIN: I believe you guys
10 had a lot of residents coming to the final meetings,
11 correct?

12 MR. GRINER: Yeah, we've had probably
13 40 people or so at each one of our meetings, as well
14 as a handful that then followed up at our regular
15 zoning meetings to discuss specific items, to get
16 their voice in on that.

17 But I just want to say this is just the zoning
18 text. So there's no map updates. There's no
19 rezoning of any areas being done. This is just the
20 text update, what things mean within our zoning
21 contexts. It's not -- it doesn't update any --
22 changing anything at this point, so --

23 MR. GULISH: There's no Tax Code in
24 it, or anything like that.

25 MR. GILLIS: Murphy's Law, you know,

1 you got to factor Murphy into everything, because
2 they bring something, and tomorrow bring something
3 else. If we can make sure we keep the older
4 residents in mind as we try to grow and make this a
5 better community, I get it, so --

6 MS. BRUBAKER: Dan, you had
7 something?

8 MR. JARVEN: I just want to follow up
9 with light industrial, this is one of the main
10 reasons we had to update the book was because the
11 zoning for anything for industry and business, it
12 was so outdated, I couldn't -- it wasn't
13 enforceable. And now we have a very, very modern,
14 specific standard and checklist, and it's very
15 accurate as to what somebody -- when they bring an
16 industry in, what they've got, what they have to
17 provide, where it's going to be, very open.

18 CHAIRMAN JUSTIN: I believe there was
19 the production of wagon wheels.

20 MR. JARVEN: And candle making, and
21 the biggest one was making carbon, the carbon black
22 was the big one. But I just wanted to point out
23 that was one, probably the biggest thing we updated.

24 CHAIRMAN JUSTIN: The only other
25 thing I had was the landfill stuff, nothing got

1 changed. We definitely want 419 in there. It looks
2 like it's not just 419, but everything is still in
3 there?

4 MR. JARVEN: It's 1430, and almost
5 everything is in there. Actually, I've added a few,
6 there were a few things added. And then if you
7 notice I moved away, there was if they go to expand
8 or something, there's one set; and then there is
9 operating. We separated plans to expand from
10 operations, so that was the big -- now, I think
11 that's going to be years to enforce.

12 MR. GULISH: From what I read from
13 it, it's going to be almost impossible for them to
14 go across the street.

15 MR. JARVEN: Yeah, so we really
16 tightened, we really tightened it up.

17 CHAIRMAN JUSTIN: No, I'm very
18 impressed with it. You guys have anything else?

19 MS. BRUBAKER: We have the blessing
20 of the Planning Commission?

21 MR. GRINER: Yes, the Planning
22 Commission sent us -- they reviewed the document.
23 We got their input. There was 15 items on their
24 list that they wanted us to -- or, they had comments
25 about specific areas. I created a -- those have

1 been, what we believe we needed to incorporate, we
2 incorporated. There were some that we didn't agree
3 with, with the Planning Commission. And I think it
4 was more of a philosophy type of thing.

5 I created a table. And with our package from
6 the Zoning Commission that I submitted to you guys,
7 there was a table that indicated the changes we'd
8 made, if any, to those. So there's a table there
9 that has all that written out and how we made
10 changes to the book based off of their comments, so
11 it --

12 MS. BRUBAKER: As long as we have the
13 blessing of the Planning Commission.

14 MR. GRINER: Yeah, they overall said
15 yes with these things they'd like us to specifically
16 address. And so my little Word table that I
17 created, that I submitted to you guys, and Lisa had,
18 how we dealt with each one of those. So when we --
19 when you guys are done with it, you have to sign on
20 the form, the Zoning Commission signs on the form,
21 and then we send back how we dealt with that. So,
22 hopefully, we can send that table back, unless there
23 was specific things from that that you wanted to
24 address. I mean, we could go through those, but it
25 took us about 45 minutes at our public hearing to go

1 through all those, so --

2 MS. BRUBAKER: Okay. All right.
3 That's all I have.

4 CHAIRMAN JUSTIN: Dan, Andy, do you
5 have anything else?

6 MR. GULISH: Nothing.

7 CHAIRMAN JUSTIN: Well, I mean, if
8 that's it, do you guys want to vote at this time or
9 wait and vote at our meeting?

10 MS. BRUBAKER: I'm comfortable making
11 a motion to adopt the book as presented with these
12 two changes that are very minor, and we accept it
13 this evening.

14 CHAIRMAN JUSTIN: Okay. Do we have a
15 second?

16 MR. GULISH: I'll second.

17 CHAIRMAN JUSTIN: Roll call.

18 MS. AKERS: Mrs. Brubaker.

19 MS. BRUBAKER: Yes.

20 MS. AKERS: Mr. Gulish.

21 MR. GULISH: Yes.

22 MS. AKERS: Mr. Justin.

23 CHAIRMAN JUSTIN: Yes.

24 MR. GILLIS: Hey, Dan, are you guys
25 going to take July's out? That one's in there. Are

1 you going to remove that out where they can't see it
2 anymore, then?

3 MR. JARVEN: I don't understand.

4 MR. GILLIS: When you go to the New
5 Russia Township under zoning, you can still see the
6 July --

7 MR. JARVEN: Oh, yeah, that all comes
8 off.

9 CHAIRMAN JUSTIN: This will be
10 effective in 30 days, so it will be October 13th.

11 MR. JARVEN: So like around the 15th
12 or so of October, there will be the new zoning
13 resolution will be published on the website, right,
14 Lisa?

15 MS. AKERS: It will stay the way it
16 is until the 13th. Then the 13th, we'll have the
17 updated version, which includes the agritourism.
18 And that will then be our new zoning resolution.

19 CHAIRMAN JUSTIN: Motion to adjourn?

20 MS. BRUBAKER: So moved.

21 MR. GULISH: I'll second.

22 CHAIRMAN JUSTIN: Roll call.

23 MS. AKERS: Mrs. Brubaker.

24 MS. BRUBAKER: Yes.

25 MS. AKERS: Mr. Gulish.

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MR. GULISH: Yes.
MS. AKERS: Mr. Justin.
CHAIRMAN JUSTIN: Yes.
(Meeting adjourned.)

C E R T I F I C A T E

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3 The State of Ohio,)
4 County of Lorain.) SS:

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6 I, Janine M. Myers, Official Court Reporter, do
7 hereby certify that the foregoing is a true, correct
8 and complete Transcript of the Proceedings held in
9 this case on the dates set forth, taken by me,
10 reduced to writing by Computer-Aided Transcription,
11 and that said Transcript has been compared with my
12 stenographic notes.

13 IN WITNESS WHEREOF, I have subscribed my name
14 this 22nd day of September, 2023.

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19
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21
22 *Janine M. Myers*

23 _____
24 Janine M. Myers, Court Reporter
25 Myers & Associates
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