RECORD OF PROCEEDINGS

Minutes of New Russia Township Public Hearing

HELD **December 1, 2025**

Vice-Chairperson, Scott Justin called the December 1, 2025 Public Hearing to order @ 6:30 pm, followed by the Pledge of Allegiance.

Trustees: Scott Justin, Michelle Tyner were present, as well as Fiscal Officer, Lisa Akers. Chairperson Patricia Brubaker was absent. Staff and Public: Judy Walker, Don Case, Cynthia Breda, Charlie McKinley, Deputy Plemons

Reason for the Public Hearing is to review and discuss proposed text amendments with modifications recommended by Zoning Board of Commission.

See attached transcript for detailed discussion.

Motion to Adjourn

Motion was made by Scott Justin to adjourn meeting at 7:12 pm, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye.

MOTION CARRIED **2025-12-234**

AFFIRMED by Scott Justin at December 16, 2025 Regular Meeting

ATTESTED by Lisa Akers at December 16, 2025 Regular Meeting

RECORD OF PROCEEDINGS

Minutes of New Russia Township Public Hearing

HELD **December 1, 2025**

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

BEFORE THE NEW RUSSIA TOWNSHIP TRUSTEES

IN THE MATTER OF:)
PROPOSED ZONING AMENDMENTS)

- - -

Complete transcript of proceedings had before the New Russia Township Trustees at The Lodge of New Russia Township, 46300 Butternut Ridge Road, Oberlin, Ohio, on Monday, December 1, 2025, at 6:30 p.m.

- - -

MYERS & ASSOCIATES
COURT REPORTING SERVICES
49232 Garfield Road
Oberlin, OH 44074
(440) 965-5353

TRUSTEES

Scott Justin

Michelle Tyner

ALSO PRESENT:

Judy Walker

Don Case

Cynthia Breda

Charlie McKinley, II

Deputy Plemons

- - -

MR. JUSTIN: Go ahead and stand for the Pledge.

(Pledge recited.)

MR. JUSTIN: We can go ahead and call the meeting to order. Roll call.

MS. AKERS: Mrs. Brubaker. Mr. Justin.

MR. JUSTIN: Here.

MS. AKERS: Mrs. Tyner.

MS. TYNER: Here.

MR. JUSTIN: This is a public hearing for text amendments to the zoning resolutions that were presented to us by the Zoning Board. Any questions?

MS. TYNER: I mean, I feel a lot of this is overly restrictive. I mean, to quote one of the residents from the minutes, it was overly restrictive and becoming more like an HOA than a rural township. I don't know if you want to go through them, I guess.

MR. JUSTIN: We can go through them real quick and see.

MS. TYNER: Raising of livestock.

MS. AKERS: Are you going through yellow or blue?

MR. JUSTIN: Blue.

MS. AKERS: Michelle has yellow.

MS. TYNER: I have yellow in front of me. I just think that it's too restrictive, and it's misquoting the ORC, anyhow. I mean, this is something that, you know, that Leah Curtis from the Ohio Farm Bureau, I didn't talk to her, I talked to Pete Arnold, but from what I understood in an article she had written, this is something for HOA's, not for zoning. I mean, we can't be more restrictive than, you know, suburbs of Cuyahoga County.

MR. JUSTIN: We have agritourism, that's allowed in a zoned district.

MS. TYNER: I'm not exactly sure why this is in here. Is there supposed to be a definition?

MR. JUSTIN: I think the only thing that changed, we already had it under zoning. I think they were changing the ORC, is what I'm guessing. A lot of them seem to have different ORC numbers now.

MS. TYNER: Yeah.

MR. JUSTIN: The one about ponds, ornamental ponds are exempt from Section 1408. I do

agree with the ponds that are less than a quarter acre should be prevented, because you can't dig a quarter acre pond big enough to make it nice and, keep fish in it.

MS. TYNER: Yeah, but then it goes against ornamental ponds. Again, we're a Township. Should we really get into that? That would be my only, you know -- if people want to do koi fish. I don't believe we should stand in the way of that.

MR. JUSTIN: Well, it says they're exempt, ornamental ponds. That would be a little pond of fish, but a quarter acre pond --

MS. TYNER: I mean, is it a real issue? Are we having problems with this?

MS. AKERS: I think we have an issue right now, don't we?

MR. JUSTIN: Do we?

MS. AKERS: New build over on Quarry, corner of Quarry and Russia.

MR. JUSTIN: Oh, really?

MS. TYNER: Have you heard any of that at the Zoning Commission?

MS. BREDA: No, it was never explained why we were changing that. Just, it was, I think, at one point Dan Jarven mentioned it. It

could have been a safety issue for the ponds that are, like you say, a quarter acre. Other than that, it was just, I think, trying to stay in line with the Ohio Revised Code. But, in all honesty, like after the fact, I'm not -- I think there needs to be a deep dive and figure out what really is Ohio Revised Code and make sure everything is --

MS. TYNER: That's what a lot of the stuff seems like. We don't have the whole picture, so how can we change something if we don't know what the full picture is?

MS. BREDA: Right. And I do not know if there was an issue or not.

MR. JUSTIN: Okay.

MS. TYNER: Let's see, I'm out of order here, the land, is that next?

MR. JUSTIN: Um-hum.

MS. AKERS: I believe he may have filed a variance or something, that gentleman. It's a brand-new build on Quarry and Russia. It's a big two-story colonial, and he dug a pond in the back. And it's a very small lot. There's something with that, but I believe he may have filed a variance, or they were going to try and get it to be an ornamental pond, or something like that.

MS. TYNER: Isn't there something, I mean, I don't know, we have geothermal, but there are some geothermal that use a pond. Would that be prohibited for geothermal systems? I don't know what size --

MR. JUSTIN: Normally, they do that with existing ponds, because it's cheaper. Like if you already have a pond dug, then, yeah, you put it in there, because it's cheaper than digging and doing it.

MS. TYNER: Yeah, because we had a brief conversation about drilling, but these are some questions just to, you know, put up our questions and kick it back to the Zoning Commission. That's fair, right?

MR. JUSTIN: And then it goes to sales and special events.

MS. TYNER: Again, I think that needs -- this seems excessive. It just seems so over -- I have people contacting me, well, if I have a party in my barn, do I have to have --

MS. BREDA: So I do know a little bit about that. Apparently, it was an issue, maybe Quarry Road, somebody threw a festival, and it was to invite the public. So it wasn't like, hey, we

have a wedding at the house, we have a graduation party. It was a private residence holding a public event.

MS. AKERS: They went to Court on that.

MS. TYNER: This wasn't a one-off thing for her. She had been renting that space for quite some time.

MS. AKERS: No, they own it. She lives there.

MS. TYNER: Right, right. So, I mean --

MS. BREDA: Well, this was the point in question, is somebody taking advantage. So if somebody's using their private residence as a commercial industry, to make money like a private business. And then you're also looking at things like where, you know, can everybody park on the property, is it safe? You're looking at like a safety issue. So I do know that issue, whatever that issue was, is what prompted this language in the zoning book.

But if it's not clear enough, so if a resident can read and say, oh, this doesn't apply to me, then maybe we need to make the language a little clearer.

MS. TYNER: Because the comment was having a class reunion at their farm, and, of course, you would charge something.

MS. BREDA: That's to recoup the cost.

MS. TYNER: It's a lot of confusion.

MS. BREDA: Right. So maybe the language has to be clearer, but to say, hey, I'm having a party at my house, there's the money --

MS. TYNER: Do I need a permit?

MS. BREDA: Right, to recoup the cost, rather than somebody who says, hey, I really want to have a party for this business and raise money for it to earn a profit, might be the key word.

MS. TYNER: Wouldn't that be, then, just a certain time of year, you know, it says something in there about that.

MR. JUSTIN: It says three times a year.

MS. TYNER: I have more than three parties a year.

MR. JUSTIN: Three days of duration shall not occur more than three times a year, in a calendar year, but that's in the business and

industrial districts. Residential is limited to a maximum of 72 hours, and shall not occur on the same residential property more than four times in a calendar year. Such events shall not require a zoning permit. You should be able to have a residential party if you want to.

MS. BREDA: I agree.

MR. JUSTIN: I mean, I'm not going to drive around and say, oh, you had a birthday party three times this year, you get one more.

MR. McKINLEY: I know, you have five kids, you can only have three parties.

MR. JUSTIN: Have to share a party.

MS. TYNER: Where is the zoning, how do we even monitor that? Because doesn't that sort of overlap with agritourism, too?

MR. JUSTIN: But then it says commercial event regulations: Commercial events that extend for not more than three calendar days may be permitted in residential district R1-1, provided that a conditional use certificate is approved by the Board of Zoning Appeals. So that would be like them having that party in a residential area, they would have had to have gotten a conditional use certificate to be able to hold

that.

MS. TYNER: Which she was told to get a permit, anyhow, still didn't do it. So, I mean, and doesn't that just all go under nuisance, as well? I mean, if you're going to get someone who's holding events consistently for X, doesn't that also kind of generally fall under nuisance?

MS. BREDA: I do not know. I can find out, but I do not know.

MS. TYNER: To make all these regulations is so, you know -- we do have a nuisance clause that that would kind of entail, and then that would require complaints by the neighbors. If there's a routine amount of complaints by the neighbors, then, you know, that does become a nuisance, and we have to deal with it. To make such complicated rules for a small Township --

MS. BREDA: It's like saying the bad apple theory, it takes one bad apple to ruin the whole barrel. But if we were to put language in there that has consequences for the bad apple, as opposed to the whole barrel, then that might be better.

MS. TYNER: Right, and the change may be simple enough, that we have the Zoning Inspector

can stop all activities, not just construction activity. Would that play into some of the situations like this that --

MR. McKINLEY: The wording is in there what they want to change.

MS. TYNER: Yeah, so you don't have to have such excessive language regarding parties, in that you have, potentially, the ability for the Inspector to come in, because I think they had tried in that particular instance. So maybe that's a simpler way.

MR. JUSTIN: I think the rest of it is just adding the sales and special events for conditional uses. And then we have -- what was the real estate sign, does anybody know? Has there been an issue with real estate signs?

MS. BREDA: I don't know if there's been an issue about it. It was just something that was brought up. Sometimes Dan will go to like workshops and seminars, and what he learns from those meetings, he'll bring into the zoning.

MS. TYNER: Would that restrict other signs, then, if they're not, you know, real estate signs? There's, you know, political signs that stay up year round. Does that mean they have to take

those down?

MS. BREDA: Some more clarity on that, then. I don't know if it was real estate as in once the house is sold, or is it because, you're right, if somebody had their windows or their roof done, you see the little sign in the front yard to say who it's by, so maybe more clarity on that.

MS. TYNER: I don't think we should restrict any of that.

MR. JUSTIN: And the next goes into the notice for the meetings, public hearing notices.

MS. TYNER: Yeah, they just say as required by ORC, but now that particular instance, do we want to label some of that out so that people, when a resident would read this, I mean, for their edification to check back to ORC? I mean, we had it in there before. Why can't we just update it to what the new ORC is and stipulate it instead of just referring a resident back to ORC Code 5, or whatever. I would say just spell it out, write it out. And if the ORC changes, then we update it again. I mean, this has to be a document that the residents can readily understand and the new Zoning Inspector.

MR. JUSTIN: Then the Zoning

Inspector just doesn't limit them to just construction activities, it says non-permitted activities.

MS. TYNER: Right. So I think with that restriction, or that, you know, it gives the Zoning Inspector a little more leeway to stop --

MR. JUSTIN: He could put a stop order on that party.

MS. TYNER: Right, right, right. So do we need, I mean, I'm just --

MR. JUSTIN: More about the public hearing notice, they got rid of pretty much the stuff in the newspaper back to ORC 519.15.

MS. TYNER: I think it should state where we are publishing it.

MR. JUSTIN: I'm sure it does in the ORC, but it should be spelled out.

MS. TYNER: It should be spelled out in here.

MS. BREDA: It used to say, if I recall correctly, it used to say newspaper. I don't remember what the updated ORC is off the top of my head. I know we wanted to incorporate Facebook, the website, or other avenues of communication. And I don't know if, I don't know why that wasn't added in

that, but if it's going to be added, I know that was one of the reasons, because we wanted to do more than just in the newspaper.

MR. JUSTIN: Yeah, I don't think you have to anymore. They changed it.

MS. AKERS: You don't have to advertise. It's meant to be a cost saving avenue for Townships. So if you're going to require zoning to advertise in the newspaper, the Trustees don't. We only use the website and Facebook, so we'll have to --

MR. JUSTIN: No, we like that part, but instead of just saying ORC 519.15, we should say what ORC 519.15 is. It should be in writing what we have to do, because it used to say in one publication, in one or more newspapers of general circulation at least ten days before the date of such hearing.

MS. AKERS: Right, but I thought Cynthia said they wanted that in addition to; whereas, 519.15 eliminates the newspaper.

MR. JUSTIN: Right, I'm fine with that.

MS. BREDA: The Zoning Board wanted to just add those notices to social media, to

websites, to make it more accessible, because not everybody gets the newspaper.

MS. TYNER: Should, but that needs to be stipulated.

MS. BREDA: Fair enough.

MS. TYNER: I'm just saying if it's not there, where is it? It needs to be easy to read.

MR. JUSTIN: Then we go to Section 25. It gives definitions of agritourism.

MS. TYNER: Is that for like future zoning again?

MR. JUSTIN: It's just a definition of what agritourism means when you reference it. And then boarding and stabling of horses, that's a definition.

MS. TYNER: Well, they're trying to delineate between private and commercial, but equine is ag, except -- it's agricultural. Why is that commercial being targeted?

MR. JUSTIN: Go to child care. Type A family, Type B.

MS. TYNER: Is there a reason why they broke these out?

MS. BREDA: There are two different

types of child care. One's within the home, another one is maybe more of a --

MS. TYNER: Center?

MS. BREDA: Right, like a center. And I think it was really just to separate the two. So if you have, you live in, you know, residential and you're running this business out of your house as opposed to if you live in a residential, and then you put this commercial business on it. That may have been the thought behind that.

MR. JUSTIN: Looks like Type A is considered more of a home-based business, 7 to 12 children at one time or a permanent residence in which child care is provided for 4 to 12 children at one time.

Type B is more of just a home occupation, one to six children at a time.

MS. TYNER: This is all coming from ORC, then?

MS. BREDA: More than likely.

MR. JUSTIN: And then we have daycare facilities. Looks like we have more definitions.

MS. TYNER: Well, the filling of land, I also don't understand that. I mean, I guess I do understand it, but why are we --

MR. JUSTIN: And then mobile food units. We are permitting them in all zoning districts, but must comply with all Ohio and Lorain County regulations, and must have permission from the landowner to occupy and operate on the premises.

And then we have a definition for ornamental pond, and then a definition for solid fill.

MS. TYNER: Is there a reason why they broke apart asphalt in the fill? Is it because of the oil in there or --

MR. JUSTIN: Where is that at?

MS. TYNER: This is going back to filling of land. Maybe it's gone now.

MS. AKERS: Solid fill, you mean?

MR. JUSTIN: It says under no circumstances shall asphalt material be used for filling.

MS. AKERS: What page is that?

MR. JUSTIN: That is Page 2, under 1420, filling of land, about halfway. It's just saying that all materials which may be excavated prior to filling of the land shall be left on the subject premises. A grading plan shall be submitted to the Zoning Inspector, along with a material list of the type of fill to be brought to the site, which

that's already in there, I believe. This was already in our book. It's just the blue that they're changing.

So they want to add, they want to make it so it's one acre of land is disturbed. And then adding the agricultural uses, in accordance with ORC 519.01, are exempt from this section.

MS. TYNER: So they simplify it from the old where they're talking cubic yards and --

MR. JUSTIN: Um-hum. Then the Planning Commission, on September 25th, reviewed. They voted to accept most of it. The Planning Commission voted to disapprove both the prohibition of ponds listed at a quarter acre and the prohibition of accessory dwelling units. They understood not wanting detached ADU's, but felt aging in place is the way of the future and zoning does not have the power to regulate within the walls of a building.

MS. TYNER: So the second page from the County, going through in more detail, the statement of raising and maintaining livestock, farm animals, is to more accurately reflect the ORC, but I do believe there was a difference between a subdivision and a platted subdivision. The way it's

written now, it would prohibit people from having chickens.

MR. JUSTIN: We don't allow it in subdivisions.

MS. TYNER: So I think this one is sort of -- they have to go back to the drawing board on that one.

They took the accessory dwelling units out, you know, prohibiting ponds less than a quarter acre in all zoning districts, according to ponds, right? I kind of agreed with the County on that one. You know, do we want to, you know, the fill permits, that is an acre, right?

MR. JUSTIN: Which, I think, that's why they added the acre. And then creating a new sign exemption under 1604 for real estate signs.

MS. TYNER: That's not necessary.

MR. JUSTIN: Yeah, I don't understand that at all.

MS. TYNER: And replacing public notice requirements, you know, which is fine, but to stipulate what they, what the new -- what the ORC now references. And the phrase for the Zoning Inspector to do a cease and desist order, however they determined it, from construction activity to

just activities, I mean, that would help in any kind of nuisance circumstance.

Would you agree, Charlie?

MR. McKINLEY: I would, yeah.

MS. AKERS: Well, these first ten are what the Township's recommending.

MR. JUSTIN: Right.

MS. AKERS: Okay. And then this is what --

MS. TYNER: Um-hum. This is just going through it again.

MR. JUSTIN: And they recommended --

MS. TYNER: So the question, with adding these definitions at the end, that means they have an idea of making those zoning changes regarding those definitions. So do they have, in the plan, does it say something about mobile food trucks or --

MS. BREDA: I know they were trying to update it, and try to cover kind of everything, so I have no answers.

MS. TYNER: So some of these definitions, are you trying to zone through definitions?

MR. JUSTIN: No, they have the zoning

change. That's just telling, like in our zoning book, you have the definitions of all the different words. That's just -- it's not in order. It's just they're going to add that.

MS. TYNER: So this is what the County came back with. We should look at the definition of agritourism. There have been issues in the past with haunted houses, beer gardens and other commercial uses, and whether they are considered agritourism.

MR. JUSTIN: Right.

MS. TYNER: So they're already giving us a heads-up that we need to look at our definitions. So maybe we should do that first before we make any changes.

MR. JUSTIN: Then they're concerned about prohibiting all ponds to 200 square feet, quarter acre. There are some attractive ponds in that size range, especially koi ponds, which need to be deeper so fish can survive in the winter.

Then, No. 3, the Township does not require a permit for yard sales, but limits them to four times a year. How do you plan to monitor? Same thing with the real estate signs.

MS. TYNER: The same thing could be

said about events. If you only have so many events per year, how is the Zoning Inspector going to regulate that? How do you know? How do you know it's four times a year? Again, it all falls under nuisance if the neighbor complains.

MR. JUSTIN: That's exactly what it would be.

MS. BREDA: Or what is the definition, what is a party? A party to this person might be 100 people, whereas, a party to this person might be 15.

MR. JUSTIN: You're right, you can only watch four football games a year?

MS. TYNER: But, again, the logistics of trying to keep tabs on all that, how are you going to keep tabs on all these parties and all these, you know, I think maybe just giving the Zoning Inspector the ability to stop the function if it becomes a nuisance, and then maybe going from there. But, then, like one bad apple, then the whole Township has to suffer because of one person.

And then reading the minutes about the in-law suites and some of the things that came up beyond, I know the BZA came up to talk --

MS. BREDA: That was definitely a

concern for a lot of the residents.

MS. TYNER: And you can see it.

MS. BREDA: And thinking about it, mother-in-law suites typically have an interior shared wall, so it's -- at least the ones that I'm familiar with. But you're talking about this, so that might be like the definitions. So we don't want people to have a mother-in-law suite and rent that out, but these mother-in-law suites are needed. The residents have expressed concerns about making sure it is available. And we aren't an HOA, so there's that, but I think the one thing was just there's a shared interior wall, usually a common door. And maybe find a definition of what a mother-in-law suite really is compared to an accessory unit.

MS. TYNER: Just Googling it, a duplex is different than in-law suite. Duplex would have -- what do you call that?

MR. McKINLEY: A fire wall.

MS. TYNER: A fire wall between the two.

MR. McKINLEY: No access going from one to another, two separate dwellings.

MS. TYNER: In-law suite has some

common area and a shared address.

MS. BREDA: Right.

MR. McKINLEY: Right.

MS. TYNER: Not that that's for today.

MR. JUSTIN: Do you want to come back with a list of questions?

MS. TYNER: Yeah. Do you just want to go section by section?

MR. McKINLEY: I have a question. So the filling, are they talking about filling a giant pit that somebody dug, or filling your gravel driveway?

MR. JUSTIN: I think filling in a lot, filling in a big area, or dumping.

MS. TYNER: But that needs to be written better.

MR. McKINLEY: Because my back yard neighbor, he has a landscaping business, graveled his yard more than -- I mean, he's allowed to, like he's on Oberlin Elyria Road, so he can have multiple use, but he used asphalt grindings. But I understand I've never been allowed to dump asphalt grindings in a landfill situation like an old quarry or like Fabrizi accepts fill from job sites, you

dump there, dirt, concrete, any of that; never asphalt because of the oil that's involved. But, for a driveway, I mean, everywhere uses asphalt grindings.

MR. JUSTIN: Right here the definition says filling of land will be the act of placing, setting down, or depositing solid fill on land for the purpose of, or which has the resultant effect of, changing the existing contour. So if you're just digging and putting a driveway in, you're not changing the contour, but if you went in and raised your property up 3 feet from the neighbor's --

MR. McKINLEY: Right, I'm just asking.

MR. JUSTIN: I think that's what they're trying to get away from.

MR. McKINLEY: Trying to, but that's not --

MS. TYNER: It needs to be written differently.

MR. McKINLEY: It needs to be a little more specific with the asphalt.

MS. TYNER: Because that's too hard to enforce.

MR. McKINLEY: Yeah, because I'm just grading my driveway, or I could be filling in something, you know, 30 yards is like not much, two dump trucks, or one really big dump truck, you know, like the big ones haul, they're 20-yard boxes. That's a truck and a half.

MS. TYNER: What do some of the other communities do, do you know?

MR. McKINLEY: For filling or grading?

MS. TYNER: Yeah, filling.

MR. McKINLEY: Usually, it's something like the landfill, or, like I said, how Fabrizi accepts fill. The big issue I see is in these developments, because they dig those ponds, all that dirt goes for the road and houses to sit on, and then usually the lots are light, because there's not enough dirt from the ponds. So I can see that being an issue to fill the yard, and then cap with a foot of clay. Somebody goes to plant a tree, and it's all rock or asphalt, you know, like something you're not supposed to. So I don't know if that's what they're saying with anticipation of like housing.

MS. TYNER: Development going in?

MR. McKINLEY: You can dump anything in there, put a little bit of sod in the yard, I've seen it.

MS. TYNER: Well, maybe so -- okay. So now after that discussion, perhaps it is better to kick it back to the Zoning Commission with your assistance and re-look at some of this stuff.

MR. McKINLEY: I mean, it's all like --

MS. TYNER: What you're describing is something we should think about.

MR. McKINLEY: Right.

MS. TYNER: And maybe be more specific.

MR. McKINLEY: Right, on what filling is, because somebody could be like, oh, I want to put some more yard in because I have a kid now. In the drive, that's not a problem, but when you put a street in that's 6 feet higher than that yard, you know, the yard just drops off, and you want to fill, that would be filling in my opinion. Right? I mean, I'm just trying to get --

MR. JUSTIN: Yeah.

MR. McKINLEY: A little clearer.

MS. TYNER: Some clarity.

MR. McKINLEY: In my mind, you know what I mean?

MS. TYNER: But as you start thinking of developing the land, this is what we have to consider.

MR. McKINLEY: This is just stuff I've seen happen.

MS. TYNER: So I think maybe a lot of this we can kick back for some more clarification. Charlie, it sounds like you're going to be a nice asset to the Township moving forward.

MR. McKINLEY: I mean, even the pond thing, quarter acre on the acre, you still have to have room for your house and septic system, so I don't even know that you could do a quarter acre on an acre. It might have to be a smaller pond. Like the County recommended, there's a lot of nice smaller ponds than a quarter acre; might use 25 percent of somebody's yard if they wanted a nice pond, right? I mean --

MS. TYNER: So we just put together what our thoughts are, right?

MR. JUSTIN: Yep, I think we have either 20 or 30 days to vote on this.

MS. TYNER: I don't think it will be

tomorrow.

MR. JUSTIN: No. When is our next meeting?

MS. TYNER: Next meeting -- isn't the next zoning meeting the hearing?

MS. BREDA: The 11th.

MS. TYNER: That was the regular scheduled meeting, as well.

MS. BREDA: So the 11th is a Thursday. The regular meeting is the 9th.

MS. TYNER: Okay. So you will have a regular meeting before, or are they canceling that?

MS. BREDA: I do not know.

MS. TYNER: Oh.

MR. JUSTIN: Any public comment, concerns, questions? No? Anything else?

MS. TYNER: No, just the format of how we do this. Just got to make our list and then, I assume, he wrote on each individual one, or is it just going through --

MR. JUSTIN: I think it would be the whole.

MS. TYNER: So do we have to accept it all as it is, or can we make changes?

MR. JUSTIN: We can make changes and

send it back to them, but we need clarification first. So we have to send our questions to them, and then we can make changes and send it back to them.

MS. TYNER: So I will send you my thoughts, and then you want to combine it with yours and send it to Jim?

MR. JUSTIN: You can send it to the Chairman.

MS. TYNER: Can do that, too. I didn't know if you want to combine them or have two separate documents.

MR. JUSTIN: I'm sure we'll be pretty similar, but we can send them to each other and go from there.

MS. TYNER: Sounds good.

MR. JUSTIN: All right. I'll make a motion to adjourn.

MS. TYNER: Second.

MR. JUSTIN: Roll call.

MS. AKERS: Mr. Justin.

MR. JUSTIN: Yes.

MS. AKERS: Mrs. Tyner.

MS. TYNER: Yes.

(Meeting adjourned.)

C E R T I F I C A T E

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

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

IN WITNESS WHEREOF, I have subscribed my name this 10th day of December, 2025.

Janine Myers

Janine M. Myers, Court Reporter
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