

Buckeye Lake Village Council Meeting  
Held in Village Hall  
**August 27, 2018**  
Meeting Minutes

**Call to Order:** By Council President Zwissler at 7:03 p.m.

**Pledge of Allegiance and Moment of Silence:** Led by Council President Zwissler.

**Roll Call:** Present: Kitty Zwissler (0,0), Bill French (0,0), John Geiger (0,0),  
(Consecutive Total Absences) Doug Poorman (0,0), Arletta Ruton (0,0) Tom Wolfe (0,1)

Mayor Wells

Absent: Robert Masone, MD, (0,2)

**Staff Present:** Valerie Hans, Clerk of Council; Rochelle Menningen, Clerk/Treasurer; Dave Ruton, Assistant Fire Chief; Rex Adkins, Code Enforcement Officer; Doug Stewart, Zoning Officer; Toby Miller, Water Superintendent.

**Approval of Council Meeting Minutes:** Motion by Councilor Ruton to approve the minutes dated August 13, 2018 Seconded by Councilor French.

**Roll call vote:** Yays: Zwissler, French, Geiger, Poorman, Ruton, Wolfe  
**Motion Passed 6-0**

**Approval of Clerk Treasurer's Report:** Motion by Councilor French to approve the Treasurer's report dated August 24, 2018, seconded by Councilor Wolfe.

**Roll call vote:** Yays: French, Geiger, Poorman, Wolfe  
Nays: Zwissler, Ruton

**Motion Passes 4-2.**

**New & Unfinished Business:** Council Clerk Hans stated that it was time to set the dates for the fall clean-up. She reminded council members that this event usually occurs during the first full week of October. That would make the dates for the fall clean-up October 2-6, 2018.

Motion by Councilor Ruton to establish October 2-6, 2018 as Fall Clean-up days for the Village of Buckeye Lake, seconded by Councilor French.

**Roll call vote:** Yays: Zwissler, French, Geiger, Poorman, Ruton, Wolfe  
**Motion Passed 6-0**

**Planning/BZA Committee:** Chairperson Cookston stated that her commission met on 8/14/18 and had several informal items on their agenda. She also stated that the PC chair and vice chair met at Licking County Planning Commission with Brad Mercer, Chris Harkness, Mayor Wells, Valerie

Councilor Wolfe asked how many letters have gone to the landowners asking them to remove the disabled vehicles.

Mr. Stewart stated that about 20 letters have gone out asking landowners to remove the disabled vehicles. We have had some landowners remove vehicles on their own and we don't have a budget.

Mr. Stewart stated that as zoning officer, he's going out and finding people who are making improvements to their properties without any zoning or building permits. He stated that he is issuing more permits for people after the fact than people who are doing things legitimately. Mr. Stewart suggested that council pass an ordinance that if you get a permit after the fact, you should pay double. He further suggested that money received be used for zoning and code enforcement.

Councilor Wolfe stated that the 2019 budget is supposed to be sent to the Finance Committee by the 2<sup>nd</sup> council meeting in September (9/24/18). He suggested that Mr. Stewart work with the Mayor to add his request to the budget.

Councilor Geiger asked what legality we have to tell people to remove their disabled vehicles.

Mr. Stewart stated that we have regulations for disabled vehicles and the issue is covered fairly well in the code.

**Code Enforcement:** A written report for the Month of August 2018 was submitted for the council record. Mr. Adkins stated that notices were sent to properties with several violations. He stated that six properties were posted as uninhabitable. Mr. Adkins stated that he received 7 new complaints and followed up on each one. He also mentioned that some communities place a metal X on buildings that are uninhabitable for safety services identification. He would like to see a similar type of identification on uninhabitable buildings in Buckeye Lake.

**Finance Committee:** Councilor Wolfe stated that his committee met last Monday to discuss the general budget. The committee voted to fund the police department on an emergency basis. He would like to see every effort made to add police officers.

Councilor Poorman asked if we have moved forward to identify funding priorities for the village. He stated that we need to get the lease rate in addition to the purchase cost for a fire truck. He also stated that we need to address the need for a new emergency squad.

Councilor Geiger suggested to Chief Mason now that the new roadway is completed on the dam, since the bridge that was installed will be wide enough for a smaller pumper truck. He would like to see us contact ODNR and ask them to assist us with funding for such a vehicle.

**Public Safety Committee:** No report at this time.

**Public Service Committee:** Councilor Ruton scheduled a Public Service Committee meeting for 9/4/18 at 6:00pm to review and discuss energy rates.

Hans and Doug Stewart to discuss the Landings at Maple Bay project. She stated that the project has been ongoing for 11.5 years and there have been three different owners and several extensions. She feels the project clearly has gone beyond the extensions and that their plat has expired. Ms. Cookston feels that we have been accommodating to the developer's needs; however the project needs to come into compliance.

Ms. Cookston also mentioned that the Village needs to look at updating their zoning code and the subdivision regulations. She stated that Hebron has an RFP out to get a re-write on their codes and the first time it went out they did not receive any responses back. They have revised their specifications and putting it back out for responses again.

Ms. Cookston also stated that the finance committee needs to find money to do this project.

Mayor Wells is working with the developer on a re-plat.

Ms. Cookston stated that all streets should be built to village specifications not just ones that are initially intended to be public.

Councilor Poorman complimented Ms. Cookston on handling the PC/BZA meeting well.

Councilor Ruton stated that Hebron is attempting to hire a firm to manage their code updates. She stated that the village has tried to make changes to the zoning code but were told not to make things too difficult on the developers.

Ms. Cookston stated that any changes made to the zoning code have to go through the public hearing and adoption process which takes 60-90 days.

Councilor Ruton asked who would normally manage that process.

Ms. Cookston stated that if the village had a Development Director they would manage the process. She then suggested that PC typically creates a subcommittee to oversee the process. Ms. Cookston also stated that Council can appoint any committee that they want.

**Zoning:** Mr. Stewart stated that vehicles, trees and shrubs blocking the R-O-W make it hard for fire trucks to make turns, especially on corner properties. He's observed 50-100 vehicles that are unlicensed, disabled or in pieces in the village; and he feels we need to start tackling that problem. Mr. Stewart stated that we need to get vacant houses torn down. There is one house that blew down and another on North Bank with estimates to tear down. He stated that he is seeing a lot of nuisance animals; and some people are even feeding the nuisance animals. We need to get that under control as well. There are properties that have been neglected and it brings down the value of everyone's property. Mr. Stewart stated that we have something that other communities don't have, the lake. I get complaints from people with neighbors who are being disrespectful and poor neighbors. He would like to see people being considerate to their neighbors.

A copy of Mr. Stewart's report is included in the council record.

**Rules Committee:** Councilor Geiger stated that he had a committee meeting prior to the council meeting but they didn't have enough members present for a quorum. They discussed the rules and are ready to vote and move forward with the rules changes as soon as a quorum is present. He scheduled a Rules Committee meeting for 9/17/18 at 6:00pm to continue the rules discussion.

Council members thanked Councilor Geiger for his hard work on the council rules.

**Community Development:** Councilor Poorman stated that they received a commendation from Senator Hottinger and the president of the Senate for getting the Harbor Community Center off the ground.

**Personnel:** Councilor French stated that his committee is continuing to look at the employee handbook.

**Citizens Comments:** Karen Cookston, Anchor's Way, Buckeye Lake. Ms. Cookston stated that setting priorities for the village are very important. She would like to see council put more money into Planning and Zoning and a Development Director budgets as she feels these are important issues for the village.

Ms. Cookston also stated that the rules and regulations are extremely important; however there are no consequences for breaking the rules and that needs to be addressed.

**POLICE CHIEF'S REPORT:** No report. A written report was submitted at the previous meeting.

**FIRE CHIEF'S REPORT:** A written report dated August 27, 2018 was provided in the council packet.

**STREET SUPERVISOR'S REPORT:** A report for the month of June/July 2018 was submitted.

**WATER DEPARTMENT REPORT:** A report for the month of July 2018 was submitted.

Mayor Wells feels that council needs to have a finance committee meeting before the next council meeting to discuss how the water department is being drained of money because the storm water utility money coming in has not been appropriated back out to pay for costs that are incurring.

**Mayor's Report:** Mayor Wells submitted a written report dated August 27, 2018. A copy of that report is attached to the council record.

Mayor Wells swore in Doug Sanderson as the Safety Officer for the Fire Department.

Mayor Wells stated that she was glad to hear Councilor Wolfe discussing the budget. She will propose adding a 2<sup>nd</sup> code enforcement officer to address additional code issues.

Police chief is at a required new chief's training in London, Ohio.

She would like to mention that the permits for the landings expired years before this administration took over. It is a situation that her administration inherited. We would like to welcome developers as we need more revenue in our village. She feels that we have come up with a compromise that will allow them to continue to proceed with the structures that were approved previously and do the additional review needed on the new structures, roads and canal as well as additional phases. Mayor Wells feels that this compromise would be in the best interest of the developer and the village.

**Council President Zwissler:** Council President Zwissler thanked everyone for all of their hard work. She also thanked the civic association for their \$1,000 donation that will go towards the challenge grant for the Harbor.

## **ORDINANCES**

Motion by Councilor French to have a first reading on 2018-30, seconded by Councilor Poorman.

**Roll call vote:** Yays: Zwissler, French, Geiger, Poorman, Ruton, Wolfe

**Motion Passed 6-0**

### **2018-30** AMENDING ORDINANCE 2018-18 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARATION OF EMERGENCY

Motion by Councilor French to suspend the rules on Ordinance 2018-30, seconded by Councilor Poorman.

**Roll call vote:** Yays: Zwissler, French, Geiger, Poorman, Ruton, Wolfe

**Rules Suspended 6-0**

Motion by Councilor Poorman to adopt Ordinance 2018-30 as presented, seconded by Councilor French.

**Roll call vote:** Yays: Zwissler, French, Geiger, Poorman, Ruton, Wolfe

**Motion Passed 6-0**

## **Citizens Comments:**

Cindy Stewart, 4537 North Bank Road, Buckeye Lake. Ms. Stewart thanked everyone for the Harbor Community Center. She stated that she is taking yoga classes there which are a bargain at \$15 per class.

Teresa Kaylor, Buckeye Lake. Ms. Kaylor stated that the village should be setting an example by fixing up their property. She stated that the house (next to the Harbor) has broken windows and people going in and out of it. She feels that the village needs to take the property down. She also stated that the village needs to get the slumlords to fix their properties.

Mayor Wells reminded everyone that the building being discussed is not owned by the Village of Buckeye Lake.

**Council Members Comments:**

**Councilor Ruton:** Stated that Finance Committee needs to look at getting a Development Director.

**Councilor Geiger:** Stated that Rule 46 discusses civility in meetings and the way we work with the employees. He suggested that we should choose the words we use carefully as they can be construed negatively.

**Councilor Wolfe:** Stated that most of the things we would like to do, we don't have the money. He stated that it's a struggle to get things done. Lastly, he would like to see a charter review commission.

**Councilor French:** He thanked Clerk/Treasurer Menningen for her time and hard work.

**Councilor Poorman:** He thanked Mr. Adkins and Mr. Stewart for their hard work.

**Council President Zwissler:** Thanked everyone for attending the meeting.

**Other Business:** Councilor Geiger asked for the Hunts Landing Road status.

Mr. Miller stated that the road will be closed on 8/28/18-8/29/18 for resurfacing. There is a 5 day curing period where you cannot have any truck traffic on the road. Mr. Miller stated that there will be detour signs posted directing people through Cranberry Bay.

**Adjournment:** Motion by Councilor Wolfe to adjourn the meeting, seconded by Councilor Ruton.

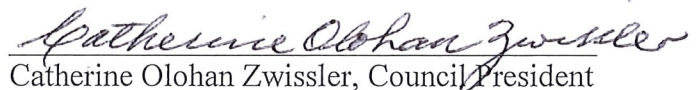
**VOTE: IN-FAVOR ALL YEAS; MOTION CARRIED 6-0**

Meeting adjourned at 8:09 pm.

NEXT MEETING: September 10, 2018



Valerie L. Hans, Clerk of Council



Catherine Olohan Zwissler, Council President