

**Board of Trustees of Sandusky Township
Sandusky County, Ohio**

Minutes of Regular Meeting of March 18, 2025

The Trustees of Sandusky Township met in regular session at Sandusky Township Hall at 6:00 p.m., with the following members present:

Gilbert Overmyer, Paul Lotycz, and Kyle Amor.

Fiscal officer Alexis Brickner was in attendance.

Attorney Jim Barney was in attendance.

Sandusky County Engineer, Carlos Baez, attend the meeting. Carlos opened the bids for the 2025 Resurfacing of Township Roads in Ballville, Jackson, Riley, Sandusky, and Townsend Townships. The County Engineer's estimate for the project was \$825,000. Bids were received from Gerken Paving, Inc. of Napoleon, OH, Erie Blacktop, Inc. of Sandusky, OH and M&B Asphalt Co., Inc. of Old Fort, OH. All bids contained bonds and were as follows:

- Gerken: 826,370.00
- Erie: \$887,176.00
- M&B: 837,647.00

Carlos will review the bids further and submit a recommendation letter to the township boards. The boards will hire a company after receiving this recommendation. Paul inquired if each company stated whether or not they would be doing milling. Carlos advised that each company will state that. Rudy Sprenger inquired about whether or not the quality of work will be taken into consideration when choosing a company, not just the lowest bidder. Carlos advised that quality is taken into consideration and that there are a set of standards set forth by the County and State that must be followed and also stated that he has used all of the companies previously and they have all done nice work. He stated that there is a one-year warranty with each company and if the job is not up to par, the company selected is responsible for fixing it.

The minutes from the March 4, 2025 meeting were reviewed. A motion was made to accept the minutes with no additions or corrections by Chip. Kyle seconded the motion. There was no further discussion and the motion passed.

Alexis presented a Resolution for Permanent Appropriations. Kyle moved to approve the Resolution. Chip seconded the motion. There was no further discussion and roll call vote was taken:

Paul Lotycz: Yes

Gilbert Overmyer: Yes

Kyle Amor: Yes

The revenues and expenditures were reported by Alexis as follows:

	March 4- March 18	YTD
Revenue	\$ 13,610.68	\$ 95,328.10
Expenditures	\$ 14,583.19	\$ 181,326.42

Chip made a motion to accept and pay the bills. Kyle seconded the motion. There was no further discussion and the motion passed.

Brandi Baez, Zoning Inspector, attended the meeting and shared the following updates:

- Would like to send a letter to the owner of the Leewood property to address all zoning issues. The board advised that they are good with the letter that has been drafted and it should be sent.
- The Zoning Board would like the Board of Trustees to make a request to move forward with Short Term Rental regulations before they do anything further. The board advised that Short Term Rentals are being reviewed at the State Level as part of Senate Bill 104 and they would like to see if the bill is passed before any further decisions are made. Brandi will advise the owners of the AirBnB that is currently operating on Everett to cease operation until further notice.
- A resident on State Route 412 requested she be able to put up a taller fence in her front yard. The zoning resolution states that a taller fence may be allowable if the house faces a major highway. The board advised that they need to know how tall of a fence she would like to have and how far off the road it would be before they are able to make a decision. Brandi will reach out to the resident and get those questions answered.
- A resident would like to split two non-conforming lots of record, potentially into flag lots. The board reviewed the proposed splits and property lines and advised that they would not have an issue with it being done that way.

Paul made a motion to approve a lot split at 701 White Road, parcel number: 13-33-49-0056 and parcel number: 13-33-49-0057 and allow them to continue being nonconforming lots of record. Kyle seconded the motion. There was no further discussion and the motion passed.

- Another resident would like to split his lot on Christy Road. He has not formally submitted a request but is considering splitting off the back of his lot. If he is able to retain 150 feet of frontage and will not have any issues with an HOA through Delmar Lane, there should not be any issues with the split. If he moves forward with the splits, Brandi will advise him of those potential issues.

Kevin and Tyler Artz attended the meeting. Tyler advised that he is building a barn on property that he owns, north of his father Ed's property, on State Route 19. Tyler advised Ed that his property needed to be removed from Tyler's property asap so that he could begin constructing the barn. Ed has not complied with Tyler's requests so Tyler bulldozed all of Ed's property back on to Ed's property. Ed contacted the Sheriff because of this. Tyler spoke with the Sheriff and showed him text messages between he and his father proving that his dad was given ample time to remove his property and saying it was okay for the contents to be pushed back on his property. Tyler offered to provide dumpsters and clean up his dad's property but his dad refused. The board advised that they will reach out to the County Prosecutor and work with her to get the property cleaned up.

Tyler also advised that there are renters living in his father's house and he does not believe it is zoned for a multifamily residence. He advised that the wiring for the electric to the part of the house that is being rented out, is not up to code and is a significant fire hazard. His dad also has a dumpster that he does not fill but has 8-10 trash cans full next to the house. The boys do not believe he will ever clean up the property. Brandi will send a letter to Ed advising that he is not allowed to have a renter in the house based on how it is zoned. She will also reach out to the Prosecutor to see if anything else should be included in the letter.

Gary Overmyer, Riley Township Trustee, attended the meeting to observe the bid opening.

Rudy Sprenger attended the meeting. Mr. Sprenger inquired about the pricing on the Natural Gas Aggregate with Archer Energy. Joe Garrett from Trebel attended the meeting to address the questions from Mr. Sprenger. Rudy advised that he only received one page of the letter that was mailed out but a neighbor provided him with the second page and the information contained on the second page made things clearer for him. Page two stated that a government increase was the cause of the overall price increase. Joe further advised that information was missing from the letter explaining that the TCO pipeline put in for a rate increase and that is regulated by the federal government. The pipeline rate increase caused the overall increase. Residents are able to opt out at anytime if they would like but Joe advised that it would likely be difficult to find a better price.

Kay Saionz, with the Zoning Board, attended the meeting. Kay provided language that the Zoning Board will be submitting to Regional Planning. She also inquired about the changes to publishing of public notices that took effect with the passing of SB 315. Attorney Barney advised that a letter detailing the changes was sent by his associate Gabby. Kay was provided with the letter. Kay inquired about changing the requirements in the Zoning Regulations book and Attorney Barney advised that it would be best for the Zoning Board to change their language but that the Ohio Revised Code would take precedence.

Brent Saionz with the Road Department attended the meeting and shared the following updates:

- Received a call from Paul on Friday regarding 714 Lime Road. The residents wanted the trees trimmed. Brent and Chip went to the residence and looked over the tree. Jarrett Tree Service also went out and looked at it. Jarrett suggested leaving the trees alone because it would likely cause more problems and drop more limbs if they are trimmed. While in the area, Jarrett observed another tree at 704 Lime that had several splits and was dying. Jarrett gave a quote of \$1400 to remove that tree. The quote to trim the other 3 trees at 714 Lime is \$1000. The board advised the tree at 704 to be removed but to leave the trees at 714 based on the recommendations of Jarrett Tree Service.
- Jarrett Tree Service provided a quote to trim and remove trees from the Binkley Cemetery on State Route 19. The quote to complete the project was \$8500.
- Brian Reiter of Reiter Construction provided a quote to paint the Barbeque building and a quote to repair the Trustee Building where it is leaking on the corner around the window of the records room. The quote for the barbeque building was \$6,170. The quote for the window leak was \$480.

Kyle made a motion to accept the quote from Reiter Construction for \$480 to repair the leak in the records room. Chip seconded the motion. There was no further discussion and the motion passed.

- Will begin work on the tile on N. River Road that is no longer draining.
- Digging the ditch at County Road 89 and County Road 142.
- One of the new trees in leaning. Chip will contact Sullivan's and have it fixed.

Kyle advised that we need to look into reseeding the grass around the gravestones.

Chip advised that he received a postcard regarding equipment leasing if we would need to utilize that in the future.

Brent advised there was a piece of equipment at the consignment sale that would be useful for crack sealing the roads. The board advised that they are not interested in purchasing the machine at this time and will just continue to rent one for the few times that it is needed.

Dean Schneider, Chief of the Fire Department, attended the meeting and shared the following update:

- The engine truck has a leak. The repairman will be in the area fixing a truck for the city and will stop at the township station while he's in town to save on the travel cost.
- Unit 3, Brush truck, had plugs and wires replaced.
- Had radio issues. The antenna cable shorted and melted but was taken to Futronics for repair and is now back in service and working properly.
- Grain rescue auger was delivered and training was conducted with Fremont Fire.
- Working on getting mounting devices ordered for the new truck. Pre-paint inspection date will likely be in April. Inquired about best way to contribute to purchase of the truck; would it be best to purchase individual items or just cut one large check and submit to the township from the fire association. Alexis will look into the best way to handle it.
- Has not heard about the grant for new helmets

Paul shared the following updates:

- Inquired about Shannon Road being closed and wanted to make sure all emergency services knew about the closure. The Fire Chief will contact EMS and EMA to ensure all are aware.

Alexis shared the following updates:

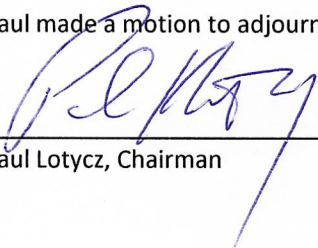
- Following up with the board in regards to the email received from Rural Water. Rural Water would like the board to sign off on them going through the right of way. The board would like to table the issue until more information is received.

Chip advised that we received a letter from Oncore regarding installing solar panels on the farm ground owned by the township on County Road 65, behind the cemetery. The board advised that they are not interested in leasing the ground to a solar company. Also advised that we received a letter from the State of Ohio Liquor Division regarding all active liquor licenses in the township. Advised that all permits will expire on June 1, 2025 and we are able to file any objections and request a hearing in regards to anyone holding a permit if we wish. The board advised that we do not have any objections to anyone holding a permit at this time.

Kyle inquired about RSVPing to the County Township Association Meeting on April 3. Kyle and Paul will be attending the meeting.

Next meeting is April 1 at 6 pm.


Paul made a motion to adjourn. Kyle seconded the motion. Motion passed and the meeting adjourned at 7:47 pm.



Paul Lotycz, Chairman



Alexis Brickner, Fiscal Officer



Kyle Amor, Trustee



Gilbert Overmyer, Trustee