

**AMERICAN TOWNSHIP ZONING DEPARTMENT**

**102 PIONEER ROAD**

**ELIDA, OHIO 45807**

**AMERICAN TOWNSHIP BOARD OF TRUSTEES**

**PUBLIC HEARING**

**JULY 31, 2023**

**On Monday, July 31st, 2023, at 7:00 PM, the American Township Board of Trustees convened a public hearing, at the American Township Administration Building, 102 Pioneer Avenue, Lima, Ohio. This hearing was conducted at the request of the American Township Zoning Commission and the American Township Zoning Inspector to review and approve the proposed amendments to the American Township Exterior Property Maintenance Code. The last time this code was amended was in the year 2011. Over last decade, property maintenance standards across the State of Ohio have been updated and amended to meet the current trends in construction, standards for building and construction and finally exterior areas of properties.**

**Meeting as called to order by Trustee Mohler. A roll call of Trustees was made with Mr. Basinger and Mr. Vandemark both being present. A quorum of members was present to continue with the public hearing. Notes were taken by Mr. Bishop, Zoning Inspector for meeting.**

**After the roll call was completed, Mr. Mohler made a short presentation of the reason for the public hearing. This hearing was being held in accordance with Ohio Revised Code 519.12 Zoning Amendments. Mr. Mohler commented there was no prior business to discuss, and the meeting was turned over to Mr. Bishop for presentation.**

**Mr. Bishop presented the following facts:**

**On June 6th, 2023, an Application for a Zoning Text Amendment was filed by M. Bishop, Zoning Inspector. This concerned the proposed zoning text amendment to the American Township Exterior Property Maintenance Code, under Articles 22.1 through 22.8.02, being the entire version of the “Code”. The current version of the external maintenance property code was last updated May 19, 2011. This amendment was filed by adoption of motion of the American Township Zoning Commission, in accordance with O.R.C. 519.12 and American Township Zoning Resolution, Article 19.2.1.**

**On May 20, 2023, a Notice of the Public Hearing to be conducted on June 6, 2023, by the Zoning Commission was published in the Lima News Legal Notices, one-time, Number #203. Notice of Zoning Commission public hearings are additionally posted on regular basis, on the American Township Web Page. Notice has been available for public view and comment for over 30 days.**

**On June 6, 202, the American Township Zoning Commission conducted a public hearing at the American Township Administration Building, to review, update and amend the American Township Exterior Property Maintenance Code. During this meeting various proposed amendments were reviewed by commission members. These amendments are consistent in language with a Property Maintenance Code for Shawnee Township and other Townships in Ohio of same / similar population size. Updates were reviewed, discussed, and subsequently amended to the document. For time purposes, the document was reviewed from sections 22.1 Purpose through Article 22.5.22 Agricultural Uses Regulated.**

**On June 27, 2023, the American Township Zoning Commission conducted a second public hearing at the American Township Administration Building, to review, update and amend the American Township Exterior Property Maintenance Code. Again, this meeting was open to the public, however no one from the general public attended.**

**During this meeting the remainder of proposed amendments to Articles 22.5.23-Commercial Vehicles and Construction Equipment to Article 22.8.02 -Emergency Orders – Hearings were discussed. At the conclusion of the hearing, the Zoning Commission recommended approval for passage of the document by a 4 to 0 vote. A recommendation letter to the Board of Trustees was prepared and forward along with this case to include the newest amended version of the Exterior Property Maintenance Code.**

**On June 29, 2023, the proposed Amended External Property Maintenance Code was electronically emailed to Lima Allen County Regional Planning Commission for review and comment. This was further in accordance with Ohio Law and American Township Zoning Resolution.**

**On July 11, 2023, the DCC Committee for Lima Allen County Regional Planning Commission conducted a review of the proposed amendment to American Township Exterior Property Maintenance Code. Recommendations were reviewed. Two of the three changes were made. One recommendation was changing the Administrative Fee Schedule to “current” and second concerned cases filed with County or City Prosecutors Office. County Prosecutor would handle issues involving the Zoning Resolution, whereas the City Prosecutor would handle cases specific to the property maintenance code. No further action or changes were needed.**

**The DCC Committee recommended acceptance of staff recommendation, reiterating it was a sound and solid document. They further commented that Mr. Bishop, has multiple years in developing property codes and zoning amendments and this document reflects the highest quality of work. Further it was to be a model for other townships to follow. The Code is very informative and has evolved over the years into a solid document, and tool to enhance enforcement of zoning matters in the township.**

**On July 17, 2023, public hearing was scheduled to be held by the Board of Trustees concerning amendment to the American Township External Property Maintenance Code. This review was to be conducted at the conclusion of the a preceding hearing. Due to the length of a preceding case, this case was postponed to the next scheduled Trustee Meeting on July 31, 2023.**

**On July 31, the American Township Board of Trustees formally conducts a public hearing on the proposed amendment to the property maintenance code.**

**Mr. Mohler noted there was no one in the audience and asked Mr. Basinger and Mr. Vandemark if there were any comments and concerns. Mr. Basinger had none, commented that a lot of time went int the document and was pleased with the outcome. Mr. Vandemark also commented that he liked the document and no issues or concerns.**

**Mr. Mohler made a motion for passage. Second by Mr. Basinger. Mr. Mohler asked if there was any additional comment, hearing none, Mr. Bishop was directed for a roll call.**

**Mr. Mohler- Yes, Mr. Basinger – Yes, and Mr. Vandemark – Yes.**

**Motion Made and Passed. No further business before the Board.**

**Motion for Adjournment by Mohler. All in Favor.**

**Meeting Concluded: 7:10PM (07-31-23)**