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THE VILLAGE OF HEBRON
BOARD OF PLANNING AND ZONING
PUBLIC HEARING

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Monday Evening Session
April 4, 2022 at 6:30 p.m.

Municipal Complex
934 Main Street
Hebron, Ohio 43025

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Board of Planning and Zoning:

Brandon Daubenmire, Chairman
Rick Stoner, Vice Chair
Scott Jacobs, Secretary
Jim Layton, Mayor
Annelle Porter, Council Member

Community Development Coordinator:
Linda Nicodemus

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Monday Evening Session

April 4, 2022.

- - -

MR. DAUBENMIRE: It's 6:30. We'll go ahead and call the meeting to order. Please rise and join me in the pledge.

(PLEDGE OF ALLEGIANCE.)

MR. DAUBENMIRE: I'll call the roll.

Ms. Porter?

MS. PORTER: Yes.

MR. DAUBENMIRE: Mr. Daubenmire is yes.

Mr. Jacobs?

MR. JACOBS: Yes.

MR. DAUBENMIRE: Mr. Layton?

MAYOR LAYTON: Yes.

MR. DAUBENMIRE: Mr. Stoner?

MR. STONER: Yes.

MR. DAUBENMIRE: The Board acknowledges the minutes are recorded and transcribed. We need to make a motion to amend and remove the minutes from last month.

MS. NICODEMUS: From today's agenda.

MR. DAUBENMIRE: From today's agenda.

Is there a second?

MAYOR LAYTON: I'll second.

1 MS. PORTER: Now, we're taking the
2 minutes from the prior meeting, is that what's
3 happening?

4 MR. DAUBENMIRE: Correct. Because they
5 need to be amended majorly due to some events that
6 transpired.

7 MS. NICODEMUS: We're amending the
8 agenda to remove the minutes because they are not
9 ready. You can do all of them and then have a
10 motion at the end with all the amendments.

11 MR. DAUBENMIRE: Okay. Do I make them
12 all right now?

13 MS. NICODEMUS: Yeah, do the --

14 MR. DAUBENMIRE: -- Second Street
15 request for an accessory structure, amend the
16 minutes to remove that from the agenda.

17 MR. JACOBS: I'll second.

18 MAYOR LAYTON: Is that all we are going
19 to remove, Linda?

20 MS. NICODEMUS: Those are the only two
21 things that you're going to remove from the agenda.

22 MAYOR LAYTON: I'll second it.

23 MR. DAUBENMIRE: We'll call the roll on
24 that.

25 Ms. Porter?

1 MS. PORTER: Yes.

2 MR. DAUBENMIRE: Mr. Daubenmire is yes.
3 Mr. Jacobs?

4 MR. JACOBS: Yes.

5 MR. DAUBENMIRE: Mr. Layton?

6 MAYOR LAYTON: Yes.

7 MR. DAUBENMIRE: Mr. Stoner?

8 MR. STONER: Yes.

9 (MOTION APPROVED.)

10 MR. DAUBENMIRE: Items requiring
11 action, RHDK Investments, LLC, they have an open
12 public hearing from last month. Is there a motion
13 to adjourn from the public hearing?

14 MAYOR LAYTON: I make a motion we
15 adjourn from the public hearing.

16 MR. STONER: I'll second.

17 MR. DAUBENMIRE: Motion by Mr. Layton,
18 seconded by Mr. Stoner.

19 MAYOR LAYTON: They withdrew their
20 request.

21 MR. DAUBENMIRE: They withdrew their
22 request after adjourning from the public hearing.
23 Ms. Nicodemus will explain for the record as to
24 why. I'll call the roll on adjourning from the
25 public hearing.

1 Ms. Porter?

2 MS. PORTER: Yes.

3 MR. DAUBENMIRE: Mr. Daubenmire is yes.

4 Mr. Jacobs?

5 MR. JACOBS: Yes.

6 MR. DAUBENMIRE: Mr. Layton?

7 MAYOR LAYTON: Yes.

8 MR. DAUBENMIRE: Mr. Stoner?

9 MR. STONER: Yes.

10 (MOTION APPROVED.)

11 MR. DAUBENMIRE: Linda.

12 MS. NICODEMUS: So as we were
13 discussing this during the public hearing, we saw
14 that the properties that were laid out had South
15 Maple Drive and West O'Neil Drive and it wasn't
16 clear about the size of which parcels because of
17 that, the vacating and whether that had been done
18 or not.

19 After researching it, the vacating of
20 South Maple Street was not completed and the
21 accepting of West O'Neil Drive was not completed by
22 the Village during the ODOT expansion. So what
23 lots there are and the size of them will depend on
24 that paperwork and stuff being fulfilled later, and
25 that's a Council item.

1 MS. PORTER: So there is no activity on
2 that tonight?

3 MS. NICODEMUS: No.

4 MR. DAUBENMIRE: Okay. The next item
5 on the agenda is the application for site
6 development, Atkore, Allied Tube, 250 Capital
7 Drive, the expansion. An application for site
8 development for a 45,000 square foot addition and
9 remodel of the existing building.

10 MS. NICODEMUS: If you remember at the
11 last meeting, the engineers for Atkore, Southgate
12 Corporation had submitted their amended plans at
13 5:30 that evening, and our engineer had not had a
14 chance to look at them. He has since reviewed them
15 and sent these comments to Ms. Miller, their
16 engineer. She has made changes.

17 And then there was a second review, and
18 she is out of town, but I have talked to her over
19 the phone. She read the email from Josh Miller and
20 she agrees to do it when she comes back in. So
21 that's why you have a list here so that if you
22 wanted to make a motion to approve on the condition
23 that they meet this list of requirements, then they
24 won't have to be on the agenda a third time.

25 MR. DAUBENMIRE: Okay. Do we need to

1 list these individually on the record or just
2 saying it as a whole unit?

3 MS. NICODEMUS: Just say it as a whole,
4 the engineer's request.

5 MR. DAUBENMIRE: Very well. Is there a
6 motion to approve the request pending all of the
7 items on the checklist get checked off?

8 MR. STONER: Can I ask a question
9 before we do?

10 MR. DAUBENMIRE: Sure.

11 MR. STONER: Linda, the terminology in
12 the email, it says, "regarding tonight's planning
13 and zoning meeting, I believe B-3 could be in
14 support of approving the S Corp project given the
15 following conditions."

16 MS. NICODEMUS: Right.

17 MR. STONER: So they've said in the
18 affirmative that if they do all of this --

19 MS. NICODEMUS: They will approve it,
20 yes.

21 MR. STONER: Could, is not a good word
22 to use.

23 MS. NICODEMUS: Right. He's a young
24 man. This is his first engineering job, just
25 saying.

1 MR. STONER: Lawyers don't like the
2 word, could. Will, must, should, shall, not could.

3 MAYOR LAYTON: Our motion needs to say
4 if it is up -- if they fix these issues, not could
5 fix the issues. If they do, but they must.

6 MR. STONER: What I don't like about
7 the word could, is it's just not definite.

8 MS. PORTER: Sort of like a backdoor.

9 MAYOR LAYTON: I understand.

10 MR. STONER: That's fine.

11 MS. PORTER: So where do we stand on
12 that?

13 MAYOR LAYTON: They have to correct
14 these things and resubmit it.

15 MR. DAUBENMIRE: So is there a motion
16 to approve the motion pending the completion of
17 these projects on the checklist?

18 MR. STONER: I'll motion to approve it
19 pending all these items.

20 MS. PORTER: Why can't we just wait?

21 MR. DAUBENMIRE: This is the second
22 time on the agenda and the third time, correct?

23 MS. NICODEMUS: Yes.

24 MR. DAUBENMIRE: Just to move the
25 process along. We've approved all of their stuff

1 so far.

2 MS. NICODEMUS: I can tell you that
3 most of the issues on here -- the fire department,
4 the fire department issues at the end were just
5 given to them on the 28th, and he had three months
6 to review these plans and didn't review them, the
7 fire chief and the Refugee Canyon Fire District.
8 And he just got those on the 28th. So we were
9 already through the first two processes of changes
10 and she was out of town. And then the other change
11 in the stormwater was due to my inspection of the
12 Atkore building for post stormwater. I found a
13 problem that their surveyor didn't find. Their
14 surveyor had their stormwater listed wrong. And
15 that was Friday. So they really have not had an
16 opportunity to fix these things and it's not
17 incumbent on them.

18 MR. STONER: Right. And just for the
19 record, Annelle, we do approve things conditionally
20 like this fairly regularly. We're basically
21 approving it pending if they do what the project
22 engineer says needs to be done.

23 MS. PORTER: Is there a time frame
24 attached to that?

25 MS. NICODEMUS: Uh-huh.

1 MAYOR LAYTON: What is it?

2 MS. NICODEMUS: They have to have that
3 back to me in two weeks. So she said she would
4 have it back to me by next week.

5 MS. PORTER: So all of these conditions
6 have to be met within two weeks?

7 MS. NICODEMUS: Uh-huh.

8 MS. PORTER: And they're aware of that?

9 MS. NICODEMUS: Yes.

10 MAYOR LAYTON: Well, they have to plan
11 for and provide information so they can fix these
12 in two weeks. They're not going to get a fire
13 hydrant in in two weeks.

14 MS. NICODEMUS: They don't get the
15 certificate until everything is signed and
16 approved. It doesn't matter what happens until the
17 plans are signed by the engineer, no one in this
18 building signs them.

19 And then I don't give a certificate, so
20 the thing is that this is Southgate and it's an
21 addition for a building that has already brought
22 five new jobs in and they're trying their hardest
23 to get this through and --

24 MAYOR LAYTON: I think we need to do it
25 tonight. I agree.

1 MR. DAUBENMIRE: And they also are a --
2 they make the Concertina wire for the military and
3 the razor wire and they are --

4 MS. NICODEMUS: They have been in
5 Hebron for a long time.

6 MR. DAUBENMIRE: They have been in
7 Hebron for a long time. I worked there when I was
8 fresh out of college. It's a multi-billion dollar
9 global operation that is actually in charge of the
10 whole thing. Tyco is in charge.

11 MAYOR LAYTON: Last week we did the
12 pretreatment inspection. Of course they met all of
13 the standards easily. The place is clean,
14 organized and looked good.

15 MR. DAUBENMIRE: Yeah.

16 MS. NICODEMUS: So we have a motion.
17 Who seconded?

18 MR. JACOBS: I'll second.

19 MR. DAUBENMIRE: Okay. We'll call the
20 roll on that.

21 Ms. Porter?

22 MS. PORTER: Yes.

23 MR. DAUBENMIRE: Mr. Daubenmire is yes.

24 Mr. Jacobs?

25 MR. JACOBS: Yes.

1 MR. DAUBENMIRE: Mr. Layton?

2 MAYOR LAYTON: Yes.

3 MR. DAUBENMIRE: Mr. Stoner?

4 MR. STONER: Yes.

5 (MOTION APPROVED.)

6 MR. DAUBENMIRE: Okay.

7 MS. NICODEMUS: So we do have an
8 addition.

9 MR. DAUBENMIRE: Correct.

10 MS. NICODEMUS: Mr. Ware has come in.

11 MR. DAUBENMIRE: Mr. Ware has -- we
12 have an addition to the agenda.

13 Mr. Harold Ware, would you please come
14 up to the podium and state your name and address
15 for the record.

16 MS. NICODEMUS: Just state your name.

17 MR. DAUBENMIRE: Name and address for
18 the record.

19 MR. WARE: I guess, I'm hear to kind of
20 throw myself on the mercy of the Court here.

21 MR. DAUBENMIRE: Name and address for
22 the record please, Mr. Ware.

23 MAYOR LAYTON: We need your name and
24 address on the record. So just state it for us.

25 MR. WARE: Name, Harold L. Ware, 300

1 South High Street, zip code 43025.

2 MR. DAUBENMIRE: Thank you.

3 MS. NICODEMUS: So Mr. Ware had been
4 working for the last several years on exterior
5 property maintenance of the house -- the farmhouse
6 and the accessory building at 300.

7 As you go down South High Street, it's
8 the farmhouse with the house behind it and he has
9 been working for the last year and a half to get
10 the -- finish the house that was behind it and have
11 it approved by Licking County Building Codes.

12 And so then he asked for a demolition
13 permit -- because you can't have two homes on a
14 single family site -- to demo the house and then
15 repair the garage was his plan. So six months
16 ended today. And you have to start by six months.
17 Then you have 18 months to complete.

18 MR. WARE: I really didn't read the
19 fine print, so that's my fault. I had a few
20 setbacks here. First, it was COVID and I couldn't
21 get the guys over at zoning codes to come out and
22 do the inspection.

23 Once I did get them out here, they had
24 a couple of things I had to change in the
25 electrical part of it. I finally got that changed.

1 I finally got the approval. So it's kind of been
2 one thing right after another, but I didn't build
3 that house to leave it sit their empty.

4 I've had a lot of people come by and
5 wanted to know if they can rent it. No, you can't
6 rent it. I'm planning on living in it and tear the
7 old house down. That's why I got the demolition
8 permit.

9 But I'm trying to get a hold of the guy
10 that gave me an estimate on demoing it. It's been
11 a few years back, a couple of three years. I tried
12 calling him again and I couldn't get him to answer
13 because he's pretty busy. Hopefully, I'll get a
14 hold of him and get this thing started again.

15 I was trying to see if I can get an
16 extension on this demo permit because I still got a
17 lot of stuff to move out of the old house before I
18 can demo it.

19 MS. NICODEMUS: Now, are you set on
20 using that company or if I give you a list of other
21 demolition people --

22 MR. WARE: I'm probably getting a new
23 estimate. I'm sure his estimate is going to be
24 different now. I imagine the prices have probably
25 gone up. At the time I got it, it was like \$8,500,

1 demo it, fill in the basement, grade it, take
2 everything on out of there, and maybe plant some
3 flowers in there or something. But I haven't been
4 able to get a hold of him here lately. I'd be
5 happy to get an estimate.

6 MR. STONER: So the demolition hasn't
7 started at all?

8 MR. DAUBENMIRE: He hasn't even hired
9 anybody yet.

10 MR. WARE: I need to get some of the
11 stuff put over to the new house, but I'd like to
12 get the final water hooked up. The gas is there.
13 All I got to do is get it hooked up.

14 MS. NICODEMUS: This is from the old
15 house to the new house.

16 MR. WARE: Which until I can get
17 everything over to the other house, I can't -- I
18 still have to have water. I still have to have gas
19 because of the cold weather. The winter is just
20 about over. Today, it didn't feel like it. It's
21 getting warmer now and I really could do without
22 the gas.

23 MR. STONER: If we give him an
24 extension for the demolition, then does that extend
25 everything else, the 18 months?

1 MS. NICODEMUS: It's up to you what you
2 make the motion. If you make the motion then he
3 has to start and the finish date is only three
4 months.

5 MR. STONER: Currently, it was what?
6 18 months, is that what you said?

7 MR. DAUBENMIRE: No. 18 months after
8 the end, right? At the end of the six months?

9 MS. NICODEMUS: All of our permits are
10 once you get a permit, you have to start within six
11 months. Then you have to be substantially complete
12 by 12 months and completed by 18 months.

13 So he hasn't started so that voids that
14 permit after today. So unless you grant him an
15 extension -- you can grant the extension that he
16 has six months or three months. Whatever your --
17 it's up to you to do that. And you can limit that
18 18 months or 12 months because he's asking for an
19 extension. So whatever you decide is what timeline
20 he will now have.

21 MR. DAUBENMIRE: My concern is that
22 there has been no demolition contractor hired yet.

23 You don't really seem to have one lined
24 up that if we do grant a six-month extension, are
25 you going to be here again in six months with you

1 telling us that you have not yet hired a
2 contractor?

3 MR. WARE: Well, getting means money
4 but I got the estimate. Like I say, it might be
5 more now.

6 MR. DAUBENMIRE: I mean, are you going
7 to hire the guy? I'm sorry, Ms. Porter. Are you
8 going to hire him? I don't want to grant an
9 extension and you don't have any concrete plan as
10 you have somebody hired already because we'll find
11 ourselves again in this situation.

12 MR. WARE: I can get the plan if I can
13 get a hold of the guy.

14 MS. PORTER: Maybe you can get a hold
15 of another guy.

16 MR. WARE: Or another guy.

17 MS. PORTER: Because six months would
18 take it to what? August?

19 MR. DAUBENMIRE: Yeah, before he even
20 gets started and then you find ourselves again at
21 wintertime.

22 MR. WARE: When I got this it was
23 October. He didn't have a lot of --

24 MR. DAUBENMIRE: I'm saying that six
25 months from now it's not yet -- the person is hired

1 and you go back in the same position you will be
2 facing the wintertime again, this coming winter.

3 MAYOR LAYTON: What's the recourse if
4 he doesn't -- if we don't extend it?

5 MS. NICODEMUS: Well, he'll just apply
6 for another permit. That permit will be no good
7 and he'll come back in here, hopefully when he's
8 hired someone and has a plan and get a permit and
9 he'll have six months to year and a half again. So
10 it starts the process all over again.

11 MAYOR LAYTON: Is that a requirement to
12 get the permit to have somebody hired to do the
13 job?

14 MS. NICODEMUS: No. No.

15 MAYOR LAYTON: So we can put that in?

16 MS. NICODEMUS: Yeah, in your -- if you
17 grant an extension you can grant it with whatever
18 stipulations you would like.

19 MS. PORTER: Well, if the original
20 expired today, he starts at ground one. It's six
21 months. Which there hasn't been any activity
22 towards this in six months. So at this point I
23 think I could support six months.

24 MS. NICODEMUS: So you want to make a
25 motion to --

1 MR. DAUBENMIRE: Wait a minute. Wait a
2 minute. He's got more questions.

3 MR. STONER: Mr. Ware, when you talked
4 to the demolition people, did they give you an idea
5 how long the demolition was going to take if you
6 started?

7 MR. WARE: He said about two days.

8 MR. STONER: Okay. So if you get
9 someone hired, and he can schedule a date to start
10 the demolition, it's going to be done within a
11 week?

12 MR. DAUBENMIRE: Go ahead.

13 MR. WARE: Actually, I manage the
14 Licking County Airport. I'd be hiring him to come
15 in and demo the old -- what's called the
16 (inaudible). He had it out of there within a week.
17 He had a lot of work to do. He's got a pretty good
18 crew. He's bringing in a big trackhoe to take it
19 down on the edges. He's got all of the dump
20 trucks. He loads them up and puts in some fill
21 dirt, and he's done. He'll take that thing out of
22 there in about one day.

23 MR. DAUBENMIRE: However, he still has
24 to move his water line and his sewer line from the
25 old house to the new house before any demolition

1 can get done, correct?

2 MR. WARE: Well, all you have to do is
3 just connect it. All the water lines and sewer
4 lines and everything is in the other house.

5 MS. NICODEMUS: So he just has to cap
6 it off, which is what you usually have to do for
7 demo. He just hasn't shut them off because he's
8 been living in it.

9 MR. WARE: The gas, I could probably do
10 without because it's going to be cooking with
11 electric. Heat will be gas, but a little warmer
12 weather, I won't need the gas as much. I do need
13 the water.

14 MS. PORTER: Does the Village do that
15 connection?

16 MS. NICODEMUS: No. They have to hire
17 a plumber, and we watch to make sure it's done
18 properly.

19 MS. PORTER: So it looks to me --

20 MR. WARE: The same demo guy put in the
21 sewer and he's also done the waterline, but he
22 didn't make the final connection because I
23 couldn't --

24 MS. NICODEMUS: Move.

25 MR. WARE: -- disconnect until I got

1 out of there.

2 MS. PORTER: So you're still living in
3 the front property?

4 MR. WARE: Yeah.

5 MS. PORTER: When do you expect to move
6 into the new house.

7 MR. WARE: I've been getting stuff
8 moved over there so I can actually move in there as
9 soon as I make the water connection.

10 MS. NICODEMUS: So do you have a
11 timeline -- is what she is asking -- that you are
12 going to be moved from this house to this house?
13 Is it going to be in a month? Is it going to be
14 two months?

15 MR. WARE: It needs to get a little
16 warmer here. I still need to have the heat on.
17 It's pretty damn cold out there.

18 MAYOR LAYTON: It looks to me like we
19 got two options. We can extend it for six months
20 and put caveats on it that says three months down
21 the road if you don't have a contractor hired,
22 we're going to stop. Then he comes back and
23 reapplies and starts the process over again.

24 MR. STONER: I'd be okay with that.

25 MAYOR LAYTON: You're shaking your head

1 no. Those are the two options we have.

2 MS. NICODEMUS: He's saying that if he
3 -- he's saying that if he had six months, he would
4 have it completely done. That's what he just said.

5 MR. WARE: It's not going to be six
6 months.

7 MS. NICODEMUS: So the Mayor said if we
8 do, you have to start in three months and have no
9 longer than six months and that's it, the whole
10 permit be done.

11 MR. DAUBENMIRE: What's the negative in
12 starting the process all over again -- not needing
13 the extension, starting over again, new permit?

14 MS. NICODEMUS: 18 months possibly a
15 year and a half down the road.

16 MR. STONER: So you are saying that
17 could delay things further?

18 MS. NICODEMUS: I'm saying that if you
19 do not grant him an extension and this one dies,
20 and he comes back in three months and asks for a
21 demolition permit, I will grant him a demolition
22 permit. Then he'll have another six months, and if
23 he starts demolition, then he has another 12 to 18
24 months on top of that to complete it.

25 MR. JACOBS: It would be easier, wait

1 until you got somebody lined up to do the
2 demolition, and when you're ready to go, come in
3 and get the permit, and be done.

4 MS. PORTER: So what is the -- Scott,
5 when you were saying that, how long maximum are you
6 talking?

7 MR. JACOBS: It'd be a brand new
8 permit, so he'd have six months to get it started
9 again and then he wants to complete --

10 MS. NICODEMUS: So just remember that
11 this property is under violation and that's what
12 started the whole thing. So it would be back to a
13 violation that I could not do anything with for
14 another six to 18 months.

15 MR. STONER: So it's better to give him
16 the extension, so we can do without the violation?

17 MS. NICODEMUS: Absolutely.

18 MR. DAUBENMIRE: My only caveat would
19 be not six months. Apparently, from when Mr. Ware
20 says that pretty much he got a guy lined up or he
21 can have it done in two or three days. I say
22 maximum three months have it done and demoed.

23 MS. PORTER: But if it's not done in
24 three months, then he can come back and reapply and
25 we're back in the same --

1 MR. DAUBENMIRE: Such is the
2 bureaucratic red tape of city hall, I guess.
3 That's how this system works.

4 MAYOR LAYTON: My opinion is we grant
5 him the six-month extension with the caveat that
6 within three months he has to bring us a signed
7 contract for the contractor to do the job.

8 MS. PORTER: With the date.

9 MAYOR LAYTON: Absolutely.

10 MR. WARE: I can bring her a signed
11 contract from the guy, again.

12 MAYOR LAYTON: The one you can't get on
13 the phone?

14 MR. DAUBENMIRE: Yeah, that guy.

15 MS. NICODEMUS: There you go.

16 MAYOR LAYTON: I say within three
17 months you got to have that signed agreement in
18 there. There you go.

19 MS. PORTER: What about the utilities?

20 MS. NICODEMUS: But no longer than six
21 months, correct, once it's finished? Was that your
22 motion?

23 MR. DAUBENMIRE: Wait a minute, I think
24 we're still --

25 MAYOR LAYTON: If everybody is in

1 agreement.

2 MR. DAUBENMIRE: I don't think we're
3 that far yet.

4 MAYOR LAYTON: I don't see the deal
5 here. If we don't do it --

6 MR. DAUBENMIRE: Don't yell at me,
7 dude.

8 MAYOR LAYTON: If it's a new permit,
9 it's 18 months down the road.

10 MR. DAUBENMIRE: Okay.

11 MAYOR LAYTON: I don't understand.

12 MR. DAUBENMIRE: Okay. We're hashing
13 it out.

14 MAYOR LAYTON: Tell me why you're
15 against it?

16 MS. NICODEMUS: He's not against it.

17 MR. DAUBENMIRE: I'm not against it.
18 I'm not against it. I'm for it with limits.

19 MS. PORTER: And the limits are?

20 MR. DAUBENMIRE: I say half of that
21 time, signed contract, guy here within three months
22 and have it done within six.

23 MS. PORTER: That sounds reasonable to
24 me.

25 MR. STONER: I think that's reasonable.

1 MS. NICODEMUS: So who wants to make
2 that motion?

3 MAYOR LAYTON: I think he just did. Is
4 there a second?

5 MR. STONER: I'll second.

6 MS. PORTER: Okay. So who moved that?

7 MR. DAUBENMIRE: Nobody made a --

8 MS. NICODEMUS: Brandon Daubenmire.

9 MS. PORTER: Thank you.

10 MR. STONER: Stoner seconded.

11 MR. DAUBENMIRE: Okay. So there is a
12 motion to --

13 MS. NICODEMUS: Yeah, say it out loud.

14 MR. DAUBENMIRE: I'm going to. There
15 is a motion to grant an extension, three months,
16 must have a signed contract for demo, and the
17 demolition must be completed within six months.
18 The motion was made by Mr. Daubenmire and seconded
19 by Mr. Stoner. We'll call the roll.

20 Ms. Porter?

21 MS. PORTER: Yes.

22 MR. DAUBENMIRE: Mr. Daubenmire is yes.

23 Mr. Jacobs?

24 MR. JACOBS: Yes.

25 MR. DAUBENMIRE: Mr. Layton?

1 MAYOR LAYTON: Yes.

2 MR. DAUBENMIRE: Mr. Stoner?

3 MR. STONER: Yes.

4 (MOTION APPROVED.)

5 MS. MILLER: Can I ask a question?

6 MS. NICODEMUS: It's already passed, so
7 whatever --

8 MS. MILLER: My question is if he
9 doesn't comply within the time frame, the Village
10 can just go in and do the work and bill him?

11 MS. NICODEMUS: Yes.

12 MAYOR LAYTON: Are you serious?

13 MS. NICODEMUS: It's under unsafe
14 structures. I'd have to get approval by Council,
15 money would have to be appropriated. It's an
16 extension. But that's what will happen if you do
17 not comply is that I will have to go to Council. I
18 will have to ask for funds to be appropriated and a
19 contractor hired. I'll have to go out and ask for
20 quotes and get Council to approve it and then
21 Council will have -- it is all in unsafe structures
22 in our zoning ordinance if you don't comply. So
23 it's really incumbent on you to get that guy in
24 here and get that work finished.

25 MAYOR LAYTON: Remembering that you're

1 going to put \$10,000 in if he doesn't pay it.

2 MS. NICODEMUS: And that will go on his
3 taxes.

4 MAYOR LAYTON: Let me finish. It will
5 go on his taxes and be paid a minimal amount every
6 year for however many years that somebody pays
7 taxes.

8 MR. WARE: Can I get a copy of that in
9 writing?

10 MS. NICODEMUS: You'll get a notice of
11 decision. I'll give you that. I have to have
12 Brandon sign it and I'll type it up tomorrow.
13 Okay?

14 MR. WARE: All right.

15 MS. NICODEMUS: And you can just get a
16 hold of me. Keep me in the loop. Once you bring
17 that in, then I'll email them, scan it, show that
18 you got it under contract, and what the plan
19 schedule is and that will satisfy it.

20 MR. WARE: Thank you. I left a message
21 for this contractor to call me but he hasn't called
22 me back.

23 MS. NICODEMUS: Well, if you can't get
24 a hold of him, let me know. I've got a whole list
25 of demolition.

1 MS. PORTER: Send that with the
2 decision to him because it looks like the
3 contractor is --

4 MR. DAUBENMIRE: There is a reason.

5 MS. PORTER: Yeah. I think maybe you
6 might want to be looking for another demo person.

7 MR. WARE: Maybe so.

8 MS. PORTER: That might be to your
9 advantage because you've got three weeks -- three
10 months to start this and six to complete it.

11 MS. NICODEMUS: All right. So I'll get
12 you that list with that.

13 MR. DAUBENMIRE: Thank you, Mr. Ware.
14 Good evening. My microphone is really screwy.

15 Bonnie, sorry, things moved a little
16 quicker. I know you wanted to say something before
17 the vote. Okay.

18 MS. NICODEMUS: It was a good question.

19 MR. DAUBENMIRE: Great question, by the
20 way. That was awesome.

21 MS. MILLER: (Inaudible).

22 MS. NICODEMUS: The Planning and Zoning
23 Board can't make that determination to remove a
24 structure. Only Council can do that. So even at a
25 recommendation from this Board would be -- it would

1 using what it states in the unsafe structure and
2 then going to our Council. Our Council would have
3 to make that determination.

4 MAYOR LAYTON: That would be a
5 situation that Council would probably not be too
6 enthusiastic to pay that kind of money out to try
7 to get that done, and then trying to collect it
8 back on the taxes. Because you know well as I'm
9 sitting here, getting money out of them --

10 MS. NICODEMUS: But you also noted that
11 I think Bonnie's question, even though you thought
12 it might be a little late, it was the perfect time.
13 If you would have seen the look on his face, when I
14 could say, if you do not do this in this amount of
15 time, we have a recourse.

16 MAYOR LAYTON: Make sure he understands
17 that it will be at our price, not his. He needs to
18 go negotiate the prices with his contractor.

19 MS. PORTER: Just out of curiosity, how
20 long did it take him to build the new residence?

21 MS. NICODEMUS: I don't even know when
22 it started. Theresa Ours was here when it started.

23 MAYOR LAYTON: Two years.

24 MS. NICODEMUS: When I started writing
25 that property up --

1 MAYOR LAYTON: It was a year before he
2 put the windows in, I think.

3 MS. NICODEMUS: What?

4 MAYOR LAYTON: That new building.

5 MR. DAUBENMIRE: Theresa Ours has been
6 gone for at least six.

7 MS. NICODEMUS: Theresa Ours has been
8 gone for a long time from this job.

9 MAYOR LAYTON: If I remember right, it
10 was about -- he started building it about a year
11 before he got the windows.

12 MS. NICODEMUS: When I started doing
13 zoning, Annelle, it just had that insulation board.
14 It didn't even have siding, so I started writing
15 him up for exterior property maintenance code. And
16 it was like, well, you're either going to tear one
17 down -- but you can only have one building, one
18 residential structure in this and you need to do
19 something. So he came up with a plan.

20 And at that time, the plans went to
21 Ralph Wise our Village Administrator and he had so
22 long. He met that criteria but he didn't -- then
23 when he came to get his demolition permit, I mean,
24 it's two years later.

25 MAYOR LAYTON: We really don't have any

1 recourse other than to extend it and put caveats in
2 it. Because if you let it go and he applies for it
3 again, then it takes 18 months.

4 MR. DAUBENMIRE: It starts the whole
5 process over again.

6 MS. NICODEMUS: That's what I didn't
7 get through to you.

8 MR. DAUBENMIRE: Right. It would
9 almost be beneficial for him to do that is what you
10 tried to say, right, but he didn't pick up on that,
11 right?

12 MS. NICODEMUS: But I told him on the
13 phone, I said you could start the process all over
14 again, or you can come to Planning and Zoning Board
15 and get an extension.

16 My hope was that he came to Planning
17 and Zoning Board. That's why I didn't add it to
18 your agenda. I was hoping he would come because
19 that would help Bonnie and I with exterior property
20 maintenance code because you guys would make it --
21 you only get one extension. You don't get more
22 than one. You only get one.

23 MR. DAUBENMIRE: It worked out great.
24 See we all got worked up for nothing, didn't we?

25 MS. NICODEMUS: It worked out for the

1 best for us.

2 MAYOR LAYTON: I just sure hope there
3 isn't a fire.

4 MR. DAUBENMIRE: Moving on. The CDC
5 report. We don't have to line item everything but
6 is there anything that anybody wants to discuss in
7 particular off of this list?

8 MR. STONER: Yeah. Since we're talking
9 demolition, Linda, what is going on on Alpine
10 Street?

11 MS. NICODEMUS: All right. So David
12 and I got together after that last meeting. She
13 got that permit to start and her contractor
14 started. The hole is dug and it started before the
15 six months was over.

16 MR. STONER: I'm not talking about --

17 MR. DAUBENMIRE: Across from Jeremy
18 Gosnell.

19 MR. STONER: The house that got
20 demolished and is sitting there demolished.

21 MS. NICODEMUS: Yes.

22 MR. STONER: And it's been sitting
23 there demolished for weeks.

24 MS. NICODEMUS: For a couple weeks,
25 yep. She got a demolition permit and she has six

1 months.

2 MR. STONER: So she's got six months --

3 MS. NICODEMUS: Well, she's actually
4 got 12 to 18 months for that pile to be gone
5 because she has a demolition permit. She got the
6 permit, it was done within -- before six months
7 started, and we can't do anything to change that
8 until --

9 MR. DAUBENMIRE: Is that the woman with
10 oxygen from last month?

11 MS. NICODEMUS: It's the neighbor who
12 lives right next door who bought that property.
13 She is not going to want that junk sitting there
14 much longer. They just bought it. They got it
15 demoed right away. They want to build a house on
16 that property and rent their property out to their
17 niece. So they have a plan and they are living
18 right beside the mess. So I'm assuming --

19 MR. STONER: I would not be happy.

20 MS. NICODEMUS: I've talked to her. I
21 guess, they both get along because they bought this
22 property that was in final violations of exterior
23 property maintenance code. They cleaned up the
24 whole outside of the property and then they
25 demolished that house. The neighbor right beside

1 is happy that it's demolished. Are they happy that
2 there is still a stack of wood there? I have no
3 idea.

4 MAYOR LAYTON: I would guess that thing
5 will be gone in a couple of --

6 MS. NICODEMUS: Yeah, I don't think
7 it's going to be there long. They were very quick
8 to get as much of it done as they could. They just
9 bought it at the first of the year.

10 MS. PORTER: Who did the demo work?

11 MS. NICODEMUS: I'm not going to refer
12 that guy because he didn't haul it off like other
13 ones do. Other ones haul it off. They are not on
14 my vendor list yet.

15 MAYOR LAYTON: They tore the back of
16 the house off and left that for a week or two.

17 MS. NICODEMUS: Yeah, but you know what
18 happened? The back of that house -- huh, Bonnie?

19 The back of the house was already
20 caving in. It was already pure rot, and so they
21 were moving stuff out and they had a window air
22 conditioning in the back -- you want me to hurry
23 up?

24 MR. DAUBENMIRE: No, I just -- it was
25 collapsed.

1 MS. NICODEMUS: Yeah, it was collapsing
2 and she said the guy wanted -- one of the scrappers
3 they had in there wanted the window air
4 conditioner. And he pulled the window air
5 conditioning and the back of the house fell down.
6 It was the only thing left holding up that
7 structural piece. In the very back was an air
8 conditioner. It was a mess.

9 MR. DAUBENMIRE: I want to ask about
10 Hebron Mini Storage. Does that Lady Crazy Horse
11 from --

12 MS. NICODEMUS: No.

13 MR. DAUBENMIRE: How about that
14 blacktop permit, is it about to --

15 MS. NICODEMUS: Yes, it is about -- it
16 will be done when -- he's going to pave it when he
17 gets the other buildings that were approved.

18 MS. PORTER: What blacktop are you
19 talking about?

20 MS. NICODEMUS: So the mini storage
21 buildings that are on High Street, North High
22 Street.

23 MS. PORTER: Yes.

24 MS. NICODEMUS: In a manufacturing
25 district. They are building two buildings and then

1 they'll pave all of it.

2 MAYOR LAYTON: We gave them a year to
3 pave.

4 MS. PORTER: Can we ever get rid of --

5 MS. NICODEMUS: No, those are in
6 manufacturing.

7 MS. PORTER: I know. I know. They go
8 with manufacturing.

9 MAYOR LAYTON: Well, the manufacturing
10 property is going for, like, \$50,000 an acre. It's
11 not going to be too many more of them built up.

12 MS. NICODEMUS: Yeah, no one is going
13 to want to waste that kind --

14 MR. DAUBENMIRE: What are they doing at
15 the church? Is that more storage units inside of
16 the church?

17 MS. NICODEMUS: No, that was the baby
18 pantry that you guys approved.

19 MR. DAUBENMIRE: Okay.

20 MS. NICODEMUS: And you gave them an
21 extension.

22 MR. DAUBENMIRE: Okay. Okay.

23 MS. PORTER: Does anybody do anything
24 without an extension?

25 MS. NICODEMUS: Not during COVID.

1 MR. DAUBENMIRE: Not during COVID and
2 not during winter.

3 MAYOR LAYTON: Do you know what they
4 did over there? They got half of the money raised
5 and went out and bought all of the materials
6 because they were afraid that it was going to go --
7 the price was going to go through the roof and they
8 weren't going to be able to get it. So they went
9 out and bought the materials. They don't have the
10 money to finish the inside.

11 MS. NICODEMUS: They are just going to
12 get the building up and keep collecting money.

13 MR. STONER: All of these contractors
14 are having problems, Annelle, getting supplies,
15 supply chain issues.

16 I've been trying to have the last
17 bathroom in my house remodeled for a year. He's
18 finally started next week. I've had the supplies
19 in my garage since September waiting for them to
20 start. So I mean, this is happening with all
21 properties.

22 MS. NICODEMUS: Building Codes during
23 COVID wouldn't allow any people to come in except
24 with an appointment. So then you have all of
25 Licking County wanting to get building permits and

1 building codes and inspections, and they weren't
2 getting them.

3 So now, they're finally starting to get
4 caught up but it's --

5 MAYOR LAYTON: I went to Krogers the
6 other day and there wasn't a saltine cracker in the
7 place.

8 MR. DAUBENMIRE: That's funny.

9 MS. PORTER: There is a lot of empty
10 places in Krogers.

11 MR. STONER: Two other quick questions.

12 MS. NICODEMUS: Okay.

13 MR. STONER: I saw on here where you
14 submitted the preapplications for the FEMA Hazard
15 Mitigation Grant for Hamilton and drainage for the
16 wetland retention area. How soon will we know
17 anything on that?

18 MS. NICODEMUS: At the beginning -- I'm
19 supposed to hear in April which ones or if any have
20 been approved to start the application process. So
21 they ended it on the 25th of March. Now, they are
22 reviewing all of the preapplications that they
23 received. Then they'll get back with the ones that
24 Ohio chooses, and then we'll start the application
25 process.

1 MR. STONER: So if they choose us, then
2 you have to fill out an application?

3 MS. NICODEMUS: A full FEMA federal
4 application, yes.

5 MR. STONER: Yes. And then if that
6 happens, how soon?

7 MS. NICODEMUS: Then that gets
8 submitted to FEMA once that deadline gets met,
9 which I will update you if I get approved. They'll
10 have a deadline that I have to meet for that grant,
11 and then that gets submitted to federal FEMA.
12 Usually we won't hear anything until around
13 September or so.

14 MR. STONER: So chances are they
15 wouldn't do the work until late in the fall?

16 MAYOR LAYTON: Or early into next year.

17 MR. STONER: The other thing I wanted
18 to bring up that's been brought to my attention by
19 several Hebronites is what is going on with the
20 dirt pile north of the storage units between the
21 storage units and the factory where people keep
22 moving dirt around? Nothing seems to be happening
23 at that factory.

24 MAYOR LAYTON: Beside Henderson.

25 MS. PORTER: Henderson.

1 MR. STONER: Yeah, south of --

2 MS. NICODEMUS: So they got a permit to
3 store dirt there. That's all they got a permit to
4 do.

5 MR. STONER: So they are building a
6 dirt mound? I'm not kidding you. I've had like
7 five people ask me.

8 MS. NICODEMUS: I know. There's a
9 really cool reason that Southgate is putting dirt
10 there for. It's all I'm at liberty to say.

11 MAYOR LAYTON: You know, we get these
12 for people that want to buy property and you never
13 know who they are or what they're doing. You never
14 know. They don't give you a name.

15 MS. PORTER: Are they building bunkers
16 or something?

17 MAYOR LAYTON: They say, like, we're
18 going to do -- make some kind of food processes
19 with vegetable or plants and that's all the
20 information.

21 MR. STONER: So I should just tell them
22 that it's top secret?

23 MS. NICODEMUS: No. You can just tell
24 them that they got a permit to store dirt on that
25 property and that's what they are doing is storing

1 dirt.

2 MR. STONER: Okay.

3 MAYOR LAYTON: It's a good thing. It's
4 pretty low there.

5 MR. DAUBENMIRE: I know you touched on
6 it real quick. Ms. Fink's in-ground swimming pool
7 on South High Street, again is -- what's going on
8 with that?

9 MS. NICODEMUS: She is hiring a new
10 contractor. She fired the old contractor. But it
11 started before the six months, so she's within her
12 parameters. David said we can't do anything other
13 than make sure she meets that 12 month to 18 month
14 completion.

15 MAYOR LAYTON: The concern is that
16 somebody -- some little kid is going to run in
17 there and drown. Did they ever put fence up around
18 it? Is that something we can make her do?

19 MS. NICODEMUS: I don't know. I can
20 check on it.

21 MR. DAUBENMIRE: Like some of that
22 portable construction fencing they put up around
23 construction sites or something.

24 MAYOR LAYTON: Because there is a lot
25 of water in there.

1 MR. DAUBENMIRE: Right. And isn't it a
2 requirement if you have an in-ground pool in your
3 yard, you have to have a -- is that a --

4 MAYOR LAYTON: I'll call Dana and tell
5 him he needs to do something about the pool fence.
6 He'll be happy about that.

7 MR. DAUBENMIRE: All right. Does
8 anybody have any --

9 MS. PORTER: I don't know if this is
10 the right format to bring this up but you can tell
11 me if it isn't. The other day I was driving west
12 on Main Street, and I saw -- it appeared to be a
13 young individual, just slip through a fence and go
14 down to that retention pond there. And it's the
15 first time I had ever seen that.

16 So I turned around to make sure that
17 what I had seen was correct. There is a whole
18 length of link fence that's missing. So that says
19 that there is an opening for anybody and anybody to
20 slide through there. Is that a problem for Pulte?

21 MS. NICODEMUS: It's a problem that
22 that fence that's out there is ODOT state fence,
23 and they say the Village of Hebron must maintain
24 their fencing and their roadway that goes through
25 the Village of Hebron. So when the fence is broken

1 down, it is up to us to repair it.

2 MS. PORTER: Okay. I think we need to
3 check into it because if this one individual can do
4 that, others can.

5 And then on my little trip around, I
6 thought, there were at least two really young kids
7 there. They probably weren't more than 8 or 10.
8 At least that's what I could determine from the
9 highway, and they were just kind of playing by that
10 retention pond.

11 Now, whether they came in through that
12 opening that I saw or if they came in from the
13 other direction, I don't know.

14 MS. NICODEMUS: Now, there are some
15 people that live on Wooster Street that their rear
16 yard abuts up to that, and they have children. So
17 if they allow their children to go down --

18 MS. PORTER: If they go down there,
19 that pond could just scoop them up.

20 MAYOR LAYTON: There's no fence on that
21 side of it by Wooster Street.

22 MS. NICODEMUS: No. Just whoever and
23 whatever individual has a fence.

24 MAYOR LAYTON: -- when they are fishing
25 down there.

1 MS. NICODEMUS: Yeah, they allowed the
2 residence to. But there is a sign that says
3 there's not supposed to be fish and they're not
4 supposed to be people --

5 MS. PORTER: But the 8- and 10-year-old
6 kids are going to mind the sign and say, hey, we
7 can't go down there.

8 MS. NICODEMUS: Eventually, there is
9 going to be a sidewalk connecting the development
10 to that sidewalk. So, eventually, there will be a
11 sidewalk from Lake Forest over to the East Main
12 Street sidewalk.

13 MS. PORTER: On the pond side?

14 MS. NICODEMUS: In between the Wooster
15 houses and the pond. It's on the plans.

16 MS. PORTER: Who owns that property?

17 MS. NICODEMUS: The homeowners
18 association, Lake Forest Homeowner's Association.

19 MS. PORTER: Who insures that?

20 MS. NICODEMUS: Lake Forest Homeowner's
21 Association. So all those people that are building
22 and buying those new houses, they have to pay a
23 fee. And then as soon as that's built out, they'll
24 have to take over the management of it and they
25 will have to make sure it's all mowed. And maybe

1 then they'll put a fence up and go we don't want
2 people in around here. We don't want people --

3 MR. STONER: I'm glad you brought that
4 up because that leads me to a question.

5 MS. NICODEMUS: Okay.

6 MR. STONER: If, hypothetically, Lake
7 Forest finishes that addition and -- what's it
8 called, the homeowner's association?

9 MS. PORTER: Yeah, the HOA.

10 MR. STONER: HOA. If the HOA decides
11 to dissolve -- just hear me out -- because that is
12 an option. I have talked -- they can dissolve it.
13 They can take it over. They have options. My
14 question is, if they do decide to dissolve the
15 homeowner's association that they have in there,
16 then the responsibility for code enforcement is
17 back on Hebron, right?

18 MS. NICODEMUS: Well, the code
19 enforcement is still on Hebron. We just don't
20 enforce their deed restrictions. Their homeowner's
21 association has to enforce their deed restrictions.

22 MR. STONER: Right.

23 MS. NICODEMUS: We enforce the code
24 enforcement parts. They still have to abide --
25 deed restrictions are just more strict than we are.

1 MR. STONER: Right.

2 MS. NICODEMUS: And they couldn't
3 dissolve that without making a determination on the
4 wetlands and the retention pond area and detention
5 basin.

6 So unless they are planning on donating
7 that to the Village of Hebron -- and the Village
8 Council would have to choose to accept that
9 responsibility. If they don't choose to accept it,
10 the homeowner's association will still have to
11 remain in effect.

12 MAYOR LAYTON: Now, you said -- you
13 perked my ears. You said there is going to be a
14 sidewalk down behind the Wooster Street thing?

15 MS. NICODEMUS: Uh-huh.

16 MAYOR LAYTON: That lady that people
17 are walking through her yard --

18 MS. NICODEMUS: They won't be
19 walking -- they won't be walking through her
20 yard --

21 MAYOR LAYTON: Wait a minute. Her
22 concern is when they come down Wooster Street, they
23 go right through her backyard because it's a
24 straight shot into the housing complex. You're
25 saying there is going to be a sidewalk that they

1 will have access to that will take them away from
2 the back of her property?

3 MS. NICODEMUS: The person who is
4 concerned is on Denison Street, correct, not
5 Wooster?

6 MAYOR LAYTON: But if you're going to
7 have Wooster Street, a sidewalk there, then that --

8 MS. NICODEMUS: It will remove it from
9 there. They'll turn on that sidewalk and walk the
10 sidewalks of the development to get to where they
11 are going. They won't cut down Denison Street.

12 MS. PORTER: You said that that's in
13 the plan?

14 MS. NICODEMUS: Yeah, it's already been
15 approved. They have to do it.

16 MS. PORTER: Who has to? The HOA?

17 MR. DAUBENMIRE: The people building
18 those homes.

19 MS. PORTER: Then why would they put a
20 sidewalk this far from a pond?

21 MS. NICODEMUS: They are putting it
22 there to attach their residence and give their
23 residence more walkability to join the sidewalks in
24 Hebron on the East side. So they are looking at
25 connectivity.

1 MS. PORTER: I'm looking at trouble.

2 MS. NICODEMUS: Well, you're going to
3 look at better because the people won't be going
4 down Denison, they'll be cutting over that nice
5 sidewalk along the pond and going down the
6 sidewalks in Lake Forest to get to their homes.

7 MAYOR LAYTON: Annelle, it's really not
8 any different than going out and walking around the
9 side of the lake.

10 MS. PORTER: -- the walking alongside
11 the lake is not in Hebron, and Hebron won't be
12 responsible for it.

13 MS. NICODEMUS: We're not responsible
14 for their retention pond either. They are. If
15 someone drowns in that, that will be their
16 insurance's problem.

17 MS. PORTER: I think it --

18 MAYOR LAYTON: Now, here's the other
19 one --

20 MS. PORTER: I think it's a real nutty
21 idea to put it this far from water that has no
22 beach, no nothing.

23 MR. DAUBENMIRE: Nobody said it's going
24 to -- nobody is saying it's going to be three feet
25 from the edge of the water. It might be 15 feet.

1 MS. PORTER: Then it will encroach on
2 property.

3 MAYOR LAYTON: They won't be able to do
4 that.

5 MR. DAUBENMIRE: They won't be able to
6 do that but I'm sure it will be the maximum
7 distance away from the pond and as far away from
8 the back setback of the properties. I'm sure
9 that's where it will be at. They're not going to
10 put it right on the side of the pond. There is no
11 way they would put it --

12 MS. NICODEMUS: You already approved
13 it.

14 MS. PORTER: Nobody cares that --

15 MAYOR LAYTON: Well, the thing is,
16 Annelle, there's every place -- every city
17 everywhere has a river walk or something alongside
18 a river or a creek or something like that. I mean,
19 that's just a hazard. And if people fall in the
20 lake often, they will put a rail up or something.
21 I don't know, but you know --

22 MR. STONER: You got a sidewalk right
23 now next to the park, right next to a ditch.

24 MR. DAUBENMIRE: Yeah, with a 20-foot
25 drop on Refugee Road.

1 MS. PORTER: That's a mess.

2 MR. DAUBENMIRE: I mean, you want to
3 talk about having a sidewalk right on the edge of a
4 deathtrap, there you go. Do you know what I'm
5 talking about, the ditch?

6 MS. PORTER: Oh, yeah, I know where it
7 is. I know about that.

8 MAYOR LAYTON: All right. What else do
9 we got?

10 MR. DAUBENMIRE: I think --

11 MS. PORTER: What about --

12 MS. NICODEMUS: Our next --

13 MS. PORTER: What about this length
14 of --

15 MAYOR LAYTON: We'll have CJ go back --
16 We'll have CJ go down and look at it.

17 MS. NICODEMUS: The length of what?

18 MAYOR LAYTON: Pence.

19 MS. NICODEMUS: Yeah, I've already got
20 a message here. I'm going to deal with it.

21 MS. PORTER: Okay. Thank you.

22 MS. NICODEMUS: You're welcome. I got
23 a note for that and the Fink property and what she
24 has to do to protect people from falling into it.

25 MR. DAUBENMIRE: Okay.

1 MR. STONER: I don't have anymore
2 questions but I do have a comment. I won't be here
3 next meeting. I'm going to be on vacation.

4 MS. NICODEMUS: A nice vacation.

5 MR. DAUBENMIRE: Enjoy.

6 MR. STONER: The first one in two and a
7 half years. We've cancelled three of them. I'm
8 going on this one.

9 MR. DAUBENMIRE: Okay. You enjoy
10 yourself. You deserve it, bro.

11 MAYOR LAYTON: He sounded pretty solid
12 about going on that, didn't he?

13 MR. DAUBENMIRE: Yeah.

14 MS. NICODEMUS: Scott, will you be here
15 at the next meeting?

16 MR. JACOBS: I should be.

17 MAYOR LAYTON: Now, here's another
18 one --

19 MS. NICODEMUS: Annelle, are you going
20 to be here at the next meeting?

21 MS. PORTER: Pardon?

22 MS. NICODEMUS: Are you going to be
23 here May 2?

24 MS. PORTER: My plan is to be here.

25 MR. DAUBENMIRE: Me too.

1 MAYOR LAYTON: The lady at the end of
2 Denison that sent a letter into me complaining
3 about people parking down there and people walking
4 through her yard and all of that stuff -- there is
5 a strip down there. I'm going to have CJ go down
6 and find out what it is. She says there is a strip
7 of Village property that goes behind her property.
8 She would like to buy trees and let us plant them
9 there to try and put a buffer up between her and
10 all the people wandering through her yard.

11 I tried to talk to her on the phone
12 today and it was extremely difficult. Every time
13 I'd start -- every time I went like this -- uh, she
14 butted in and rattled off for about 15 minutes
15 about how big of a mess it was.

16 I said, you know I can't keep people
17 from parking on the street, that's a given. The
18 Village is not going to put trees up in your yard.

19 Well, I don't want them in my yard.
20 I'll buy the trees and you guys put them up. So
21 we'll see what happens.

22 MS. NICODEMUS: She can put them in her
23 yard because we can't put them in the road
24 right-of-way.

25 MAYOR LAYTON: It's not a road

1 right-of-way.

2 MS. NICODEMUS: Yes, it is. It's where
3 Hammerhead is, right?

4 MAYOR LAYTON: Yeah, but I don't --

5 MS. NICODEMUS: So the only thing left
6 of our Village property is the road right-of-way
7 between --

8 MAYOR LAYTON: Well, the first thing I
9 was --

10 MS. NICODEMUS: Between the roadway
11 and --

12 MAYOR LAYTON: The first thing I was
13 going to do, Linda, is have CJ go down. She seems
14 to think there is a section of property that
15 doesn't have anything in it. The difference
16 between where Hammerhead quits and where our stuff
17 ends. So I'm going to have CJ find out. If it
18 doesn't fit, that's it. I'll tell her it doesn't
19 fit.

20 MS. NICODEMUS: Okay.

21 MR. DAUBENMIRE: Okay. Our next
22 meeting is May 2, 2022 at 6:30 p.m. Is there a
23 motion to adjourn at 7:24?

24 MAYOR LAYTON: So moved.

25 MR. DAUBENMIRE: Is there a second?

1 MR. STONER: Second.

2 MR. DAUBENMIRE: I'll call the roll.

3 Ms. Porter?

4 MS. PORTER: Yes.

5 MR. DAUBENMIRE: Mr. Daubenmire is yes.

6 Mr. Jacobs?

7 MR. JACOBS: Yes.

8 MR. DAUBENMIRE: Mr. Layton?

9 MAYOR LAYTON: Yes.

10 MR. DAUBENMIRE: Mr. Stoner?

11 MR. STONER: Yes.

12 (MOTION APPROVED.)

13 (Thereupon, the hearing adjourned at 7:24 p.m.)

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CERTIFICATE

I, Rebecca A. Gause, Court Reporter,
do hereby Certify that the foregoing is, to the
best of my knowledge and ability, a true and
accurate transcription of the audio recording.

IN WITNESS WHEREOF, I have hereunto set
my hand and affixed my seal of office at Newark,
Ohio on this 25th day of April 2022.

Rebecca A. Gause
Notary Public in and for
the State of Ohio.

My commission expires May 21, 2024.

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<p>yard [9] 43/3 44/16 47/17 47/20 53/4 53/10 53/18 53/19 53/23</p> <p>yeah [22] 3/13 11/15 17/19 18/16 21/4 24/14 26/13 29/5 33/8 35/6 35/17 36/1 37/12 41/1 45/1 46/9 48/14 50/24 51/6 51/19 52/13 54/4</p> <p>year [11] 13/9 18/9 22/15 28/6 31/1 31/10 35/9 37/2 38/17 40/16 45/5</p> <p>years [7] 13/4 14/11 14/11 28/6 30/23 31/24 52/7</p>		