

# Hiram Township Trustees

## Regular Meeting Minutes

September 17, 2024 at 7:00 PM, Hiram Township Complex

**Present:** Trustees; Chairman Jack Groselle, Steve Pancost and Debra Blake. Fiscal Officer Eric Hankinson. Zoning Inspector Rich Gano. Road Supervisor Tom Matota. Public; Robert Seneff, Hiram Fire Chief Bill Byers

This meeting is being recorded to facilitate the written minutes. The recording will be preserved until the minutes are approved.

### Reading of the Minutes:

Mr. Hankinson read the minutes from the August 20, 2024 meeting. A few minor corrections were noted. Ms. Blake motioned to approve the minutes with corrections. Mr. Pancost seconded the motion. Roll Call Vote on the Motion: All Ayes.

### Fiscal Officer:

- Update on Spectrum rollout for Hiram Township: Called Sandra Williams @ Spectrum. Last week BroadbandOhio finally released the winners of the ORBEG 2 grant applications. Still waiting for a specific list of addresses in the ORBEG 2 grant. According to a discussion between Ms. Blake and Ms. Williams, the majority of the Township should be wired up by the end of 2025.
- OTARMA MORE Grant application. OTARMA is now offering a \$1,000 for the grant this year and they have expanded the valid uses of the grant.
- Review Ohio Edison Quote for LED street lighting. Mr. Hankinson provided the Trustees with the quote from Ohio Edison. \$7,942 is the total cost of the LED replacement for all Street Lights within the Township. The Trustees asked about the cost savings, which according to the quote from Ohio Edison, should be about a 40% - 50% savings. The September Trustees meeting the Trustees already issued a resolution to use money from the NOPEC Grant to pay for the lighting upgrade.

### Public Comment:

Robert Seneff , 12770 Winchell, addressed the Trustees with questions he had about pouring a cement slab in front of his large garage at his residence. He gave a history of his dealing with the previous Township Zoning Inspector (Jason G), how his building permit was revoked by the Township (prior to him attaching it to his home) because it was considered an accessory building, how he had to appear before the Township Board of Zoning Appeals where his building permit was reinstated but with conditions (restrictions as he put it). A neighbor had a drainage issue that caused problems with his property. The neighbor has since corrected the drainage issue. He stated he wants to pour cement for the driveway. He offered for the Trustees to drive by his home to see the improvements he has made.

Mr. Groselle asked Mr. Gano if this would be something for the Zoning Board of Appeals. Mr. Gano stated yes. Ms. Blake asked how the building is attached to the house. Mr. Seneff stated the building is attached with a roof/open breezeway. Ms. Blake reiterated that the Township BZA ruled it was an ancillary building at the BZA meeting held for Mr. Seneff in

2011. Mr. Seneff stated that the building is now finished & heated. Mr. Seneff removed a sled shed on the property prior to construction of the building.

Ms. Blake asked Mr. Seneff again what is he addressing the Trustees for as he does not need a permit to pour the cement driveway. Ms. Pancost commented to Mr. Seneff that the house has never looked better. Mr. Seneff stated a BZA condition is only to have one trailer. He does own more than one trailer, and a 20 acre farm on the other side of the Cuyahoga River. He does repair on his equipment at the house so the equipment can be seen outside in front of the building. Ms. Blake explained a bit about the intent of the zoning law regarding cleaned yards where residents have abandoned vehicles and equipment that is not allowed by the Township Zoning. The Trustees also mentioned how the Zoning allows for specific sizes of outbuildings for specific lot sizes. The Township Zoning does allow for 1 sled shed and 1 permanent outbuilding on a lot (not counting agricultural use).

After some further discussion, the Trustees suggested that the Mr. Seneff speak to the Township Board of Zoning Appeals and Mr. Gano can help Mr. Seneff set that up. Mr. Seneff also gave a few examples to the Trustees and Mr. Gano of some houses around him that, to him, look like the residents did not follow Zoning regulations.

The Trustees reiterated that they do not control the Zoning regulations and if Mr. Seneff has questions or grievances, that he needs to address the Township Board of Zoning Appeals and possibly the Township Zoning Board. Mr. Pancost reiterated that some residents do NOT go before the Township BZA and when those residents are identified, they are pursued by Mr. Gano.

**Old Business:**

Mr. Pancost mentioned that Todd Peetz at Regional Planning reminded Steve that they could review the Township's Zoning Book and offer suggestions on how to improve the regulations, structure and such in the Zoning.

Mr. Groselle asked Mr. Byers if there was any news on the Siren. Mr. Byers responded he received an email and a tech should be coming out to repair it the week after this meeting.

Mr. Groselle asked Mr. Matota about the city water line to the Facility. Mr. Matota stated the old water tower still has to come down before a vault is built that will contain the equipment needed to hook up the new water line to the Township Facility. So, still waiting.

Mr. Hankinson asked Mr. Matota the status of the new pickup truck. Mr. Matota stated it is not ready yet, but should be soon.

Ms. Blake asked Mr. Matota about the red & white flags on Abbott Road. Mr. Matota thinks that is for new lines being installed underground.

Mr. Hankinson asked the Trustees for a Resolution to have Regional Planning look at the Township's Zoning Book to provide feedback and improvements. Mr. Pancost motioned to have that done. Ms. Blake seconded the motion. Roll Call Vote on the Motion: All Ayes. **Resolution 2024-021**

**New Business:**

None

**Road:**

Mr. Matota states the Chip & Seal project is completed. The bid was \$188,567, the actual cost is \$167,334 to be billed to the Township. Mr. Matota has been doing tree trimming along the Township roads.

**Zoning:**

Mr. Gano received an anonymous letter about the condition of the inside of a Township home. Nothing can be done because it is inside. A few new permits. The Norton Rd lot may now have The Humane Society involved regarding the animals on the property.

Mr. Turner, of Washburn Rd, was sent a letter regarding debris, unlicensed trucks, and an illegal shed exceeding the allowed size which is also located in the front yard.

The families on Winchell living in the Ag Buildings will have search warrants issued. A Zoning Variance should be incoming soon. Mr. Hankinson just noted a few corrections on Mr. Gano's permit list regarding residents that came before the BZA and were later awarded their permits.

**Police:**

August 2024: 120.5 patrol hours, 8 traffic stops, 1 citation issued

**Fire:**

August 2024: 43 runs for the Township, average response time is 4:43.

Ms. Blake motioned to pay the bills, Mr. Pancost seconded the motion. Roll Call Vote on the Motion: All Ayes.

Mr. Groselle adjourned the meeting. Meeting ended at 8:07pm

**09-17-24 Meeting Payments and Receipts**

<b>Warrant</b>	<b>Payee</b>	<b>Description</b>	<b>Expenses</b>	<b>Received</b>
12309	Medical Mutual of Ohio		\$162.00	
12310	DJM Sales		\$84.10	
12311	Carter Lumber		\$25.98	
12312	Gee-Ville Auto Parts		\$44.92	
12313	Centerra Co-Op		\$848.96	
12314	Mantua Hardware Lawn & Garden		\$136.35	
12315	Village of Hiram		\$237.24	
12316	Industrial Connections, Inc		\$6.29	
12317	Hiram RCCA		\$210.00	
12318	OTARMA Service Center		\$15,344.07	
12319	Preston Ford		\$1,532.04	
12320	Ohio Edison		\$547.01	
electronic	BWC		\$142.81	
electronic	Wages		\$15,113.74	
electronic	Windstream		\$106.92	
electronic	United Site Services		\$141.13	
electronic	Middlefield Bank	ACH Service Fees	\$25.00	
electronic	Middlefield Bank	Interest		\$1,803.19