
MINUTES OF SYMMES TOWNSHIP WORK SESSION

MAY 11, 2017

The meeting was called to order at 7:00 p.m. Elected officials present were: Mr. Kenneth Bryant, Ms. Jodie Leis, and Mr. Phil Beck.

Also present: Kim Lapensee, Administrator.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Ms. Leis made a motion to approve the Agenda, Mr. Beck seconded the motion. Motion passes.

OLD BUSINESS

Property Maintenance Code – Ms. Lapensee went through the proposed Property Maintenance Code.

Article 1 – She stated that she added more terms to the purpose so that it can be applied to multiple items and removed inspections from this section. Inspections have been moved to Section 3.08. Mr. Beck would like to see the wording “intended to be a living document” added into the purpose and footer with title and date on the front page.

Article 2 – Ms. Lapensee stated that she added in several new definitions and a construction of language section so that certain terms like may and shall are predetermined and cannot be interpreted. Some definitions with strikeouts have not been removed but just moved up the page. Mr. Bryant would like for staff to check and see if the definition of junk or inoperable vehicle matches what we have already defined in our zoning code.

Article 3 – Ms. Lapensee stated that this Administration and Enforcement section is new and must be included in the document to enforce the rest of the document. Mr. Bryant would like for staff to check with the Sheriff’s Office to see if we need to cite any specific section of the ORC when tagging junk vehicles. Ms. Lapensee stated that we may have to cite section 505.73. Mr. Bryant stated that we should add that reference into 3.07 Enforcement Officers. Mr. Bryant asked how we plan to handle appeals. Ms. Lapensee stated that she thought it would be easiest if the BZA handled the appeals as the board is already set up for appeals. Mr. Bryant stated that we should adopt fees for that board to handle those cases. Mr. Bryant asked about Section 3.14 and what it actually means. Ms. Lapensee stated that it means that we will have the ability to adopt our own rules and procedures when it comes down to how we want to handle notices and how

much time we give the owners to fix up the items that we cite them for. She stated that she will check with our Law Director on that.

Article 4 – Ms. Lapensee stated that she did keep all of the items that the Board has agreed to enforce to this date and she added a few items such as 4.03 Paint and Coating Materials, 4.04 Property and Structure Exteriors, 4.10 Graffiti, and 4.15 Light Pollution. Mr. Bryant had a question about commercial vehicles and what exactly does that include? Ms. Lapensee stated that our code states anything over 10,000 lbs. Mr. Bryant stated that he wanted it to match our zoning code. Ms. Leis asked what sashes meant? Ms. Lapensee stated that it is the aluminum exterior outline of the window. Ms. Leis asked about graffiti and what items we considered to be graffiti. Ms. Lapensee stated that she believes it is when any exterior item has been defaced like siding, windows, sidewalks, etc. Mr. Bryant stated that he would like to see “from private property” added to downspouts and sump pump as it pertains to the discharging of water. Ms. Leis stated that she wanted to make sure that decorative grass was not included in the noxious weeds or tall grass. Ms. Leis asked where garbage cans can be placed if you can’t put them in the front. Ms. Lapensee stated that they can be placed on the side or rear of the house. If you have two front yards, then there is only 1 side you can place them. Mr. Beck would like to see billboards lighting added to signage or light pollution that it should be shielded from spilling over onto adjacent residential properties.

The board also discussed the various forms that will be necessary and the changes that should be made to the flow chart.

NEW BUSINESS

None

ADJOURNMENT

MR. BRYANT made motion to adjourn at 9:00 p.m. Mr. Beck seconded the motion and the roll call vote was as follows: Mr. Bryant - ‘aye’; Ms. Leis - ‘aye’; and Mr. Beck - ‘aye’.

No further action was taken and the meeting adjourned at 9:00 p.m.

Approved:

Jodie Leis, Board President

Fiscal Officer Pro Tem