

**PUBLIC HEARING
CLYDE CITY COUNCIL
REZONING OF PROPERTY**

Clyde City Council held two Public Hearings at 6:30 p.m. on Tuesday, June 21, 2022 in Council Chambers, 2nd Floor of the Clyde Municipal Building, 222 N. Main Street, Clyde, Ohio, to hear the first request of Leonard J. & Lynn M. Clouse – 4382 W. Twp. Rd. 90, New Riegel, Ohio 44853 is requesting to rezone part of Outlot 124, Parcel No. 326000012401, totaling 8.0000 acres, on CR 236 (Spayd Road), Clyde, Ohio 43410, from (C-2) General Commercial to (I-1) General Industrial, followed by the second request of Charles L. & Mary C. Williams – 3681 CR 213, Clyde, Ohio 43410 is requesting to rezone part of Outlot 124, Parcel No. 326000012400, totaling 7.8902 acres, on CR 236 (Spayd Road), Clyde, Ohio 43410 from (C-2) General Commercial to (I-1) General Industrial.

Call to Order at 6:30 p.m.

Roll Call.

Present: Mayor Brent Stanley
Vice Mayor Chris Shay
Council Member Scott Black
Council Member Steve Keegan
Council Member Doug McCauley
City Manager Justin LaBenne (Not voting)
Clerk of Council Janet Dickman (Not voting)
Deputy Clerk Jackie Hoppe (Not voting)
Finance Director Frank Weasner (Not voting)

Absent/

Excused: Solicitor Zachary Selvey (Not voting)

Visitors: as appropriate, visitors addressed Council during the public hearing

First Hearing to rezone for Leonard and Lynn Clouse.

Ken Winke, Zoning Inspector, informed Council that Mr. Clouse and Mr. Williams presented their request to the Planning Commission at their April 7, 2022 meeting. The Planning Commission recommends rezoning per their request.

Four certified letters were sent to nearby property owners, notifying them of this request; all were signed for. One regular letter was sent. Mr. Winke received no comments in response to these letters.

Leonard Clouse explained that he had a potential buyer for his property, but the buyer wanted the I-1 zoning and did not want to wait for the request and approval to be processed to change it. Now Mr. Clouse wants to be ready for any interested party in the future.

Mr. Keegan questioned if City utilities are available in the area of this property (yes, the utilities are close enough that it would not be a problem).

Mr. McCauley acknowledged there have been no issues raised in response to this request, therefore, he supports it.

Mr. Shay questioned if Clyde has only one zoning category of industrial (yes).

Mr. Black is sorry an opportunity was missed to bring a new business to Clyde.

Mayor Stanley noted he thought this area was already zoned industrial. He has no issues with this change, if the property owners in the area being discussed are okay with it.

Second Hearing to rezone for Charles and Mary Williams.

Mr. Winke explained this request is the same scenario as the Leonard request. This was also presented to the Planning Commission at their April 7, 2022 meeting. The Planning Commission recommends rezoning per their request.

Three certified letters were sent to nearby property owners, notifying them of this request; two were signed for. Two regular letters was sent. Mr. Winke received no comments in response to these letters.

Charles Williams stated he purchased the property years ago from the Credit Union. He purchased it for tax purposes. He was unaware of how it was zoned. He is okay with either class of zoning for this property. He acknowledged they may come back and request to rezone it differently again in the future, depending on the request or needs of a potential buyer.

Mr. Keegan noted this property has good access to the railroad. He has no problem with this change.

Mr. McCauley wishes both property owners well, and stated this was a wise investment.

Mr. Shay offered thanks for your service.

Mr. Black has no problem with this change and supports the rezoning.

Mayor Stanley agrees with this change, and the idea to be ready for an opportunity in the future.

Mr. LaBenne has no issues with this change. He agreed the zoning could flip back to commercial if needed. Appropriate zoning will make the site viable.

Bill Brown, ClydeScope director, explained that all leads come through the State. We need to be ready for all requests. Sandusky County EDC is also involved in this process. These two lots together total sixteen acres, which is a good size, and the rail access is good too. Lots are needed, as all of our current buildings are already in use.

Beth Hannam, Executive Director of the Sandusky County EDC, agreed that companies do not want to wait for rezoning processes to occur. They want a lot to be immediately ready for use.

Mayor Stanley explained that this request has been put into the form of an Ordinance to come before Council. The Ordinance will have its first ready tonight and its second ready in two weeks at the next regular Council meeting. If it is approved, it will go into effect in thirty days.

ADJOURNMENT

Motion: to adjourn the Public Hearing at 6:49 p.m. , **Action:** Adjourn,

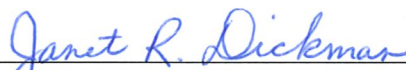
Moved by Mayor Brent Stanley; **Seconded by** Council Member Steve Keegan.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Mayor Brent Stanley, Vice Mayor Chris Shay, Council Member Scott Black, Council Member Steve Keegan, Council Member Doug McCauley.



Brent Stanley, Mayor



Janet R. Dickman, Clerk of Council