

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

Clyde City Council held a Public Hearing at 6:30 p.m. on Tuesday, November 15, 2022 in Council Chambers, 2nd Floor of the Clyde Municipal Building, 222 N. Main Street, Clyde, Ohio, to hear the request of Great Lakes Demolition – 1787 N. State Route 510, Vickery, Ohio 43464 is requesting to rezone part of Outlot 96, Parcel No. 3260000096010, totaling 9.718 acres, in the City of Clyde from (R-3) Multi-Family Residential to (C-2) General Commercial. Mayor Brent Stanley called the meeting to order.

Roll Call.

Present: Mayor Brent Stanley
Vice Mayor Chris Shay
Council Member Scott Black (Not voting)
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

Visitors signing in can be referenced in the Record Book Supplement.

Visitors: Ken Winke, John Biggs, Josh Sengstock, Justin Sengstock, Bill Brown, Frank Weasner

Mr. Ken Winke, Zoning Inspector, reported this request has gone to the Planning Commission. Those members recommend to Council a zoning change from (R-3) Multi-Family Residential to (C-2) General Commercial. Five certified letters were sent to property owners of abutting properties, with two letters being returned. Three regular letters were sent. He received no calls in response to those letters. Visitors who attended the Planning Commission public hearing had their questions/comments answered.

This Ordinance contains an emergency clause due to the need to vacate their current location by the end of the year; if the normal course were followed the second reading to vote to approve this Ordinance would not occur until January 4, 2023.

Mr. Keegan has reviewed the meeting minutes from the Planning Commission public hearing, noting the comments from the visitors/neighbors to the proposed site. Typically neighbors attend a public hearing to air a complaint, but that was not the case for this request. It is necessary to be a good neighbor. He wishes them good luck.

Mr. McCauley thanked Great Lakes for moving to Clyde. He has visited the property. He questioned if a fence will be installed (two neighbors requested their be no barrier, which could obstruct their scenic view, sunset view, etc.) He asked if they plan to plant a tree line (yes, that is planned but they need to be mindful of the farmer who will continue to farm around their property and they do not want to obstruct how close he can farm up to their property; in some cases they will use concrete walls/blocks). Mr. McCauley questioned their plans for dust control (they will use water tanks and will put down calcium; there will not be a lot of traffic on their property throughout the day due to equipment being left at the job site to reduce traveling expenses; they will use asphalt instead of stone, as that causes less dust).

Mr. Shay inquired if it would be their preference to have a fence or not (they are not opposed to having a fence, but they prefer no fence for easier mowing; there will be a gate at the driveway entrance; they will have security cameras around the property and if they find that their machinery is being messed with, they would then put up a fence). Mr. Shay is a fan of their work and is glad to have this business in Clyde.

Mr. Black offered thanks for them locating to Clyde and for being here tonight to answer any questions. He wishes them success.

Mayor Stanley echoes Council comments and offered kudos for the good work they have performed for Clyde projects.

Mr. LaBenne noted they have done excellent work on projects for Clyde, they keep their work sites clean, they are great to work with and they quickly address any concerns. He too is glad to have them come to Clyde.

There were no visitors who requested to speak at this time.

ADJOURNMENT

Motion: to adjourn the Public Hearing at 6:40 p.m. , **Action:** Adjourn,

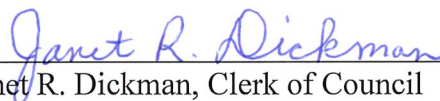
Moved by Council Member Steve Keegan, **Seconded by** Mayor Brent Stanley.

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

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



Brent Stanley, Mayor



Janet R. Dickman, Clerk of Council