

**PUBLIC HEARING
CLYDE CITY COUNCIL
REZONING OF REAL ESTATE**

Clyde City Council held a Public Hearing at 6:15 p.m. on Tuesday, July 18, 2023 in Council Chambers, 2nd Floor of the Clyde Municipal Building, 222 N. Main Street, Clyde, Ohio, to hear the request of Anne F. Lehmkuhl, Trustee of rezoning real estate. Mayor McCauley called the meeting to order.

Roll Call.

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

Absent/

Excused: Finance Director Frank Weasner (Not voting)

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

Mr. Winke, Zoning Director, reported the Planning Commission met on 4/6/2023 to review this request. The Planning Commission members recommend approving the requested zoning change. Thirty-six letters were sent by regular mail to residents with properties closest to the property requesting the zoning change to notify them of this public hearing. One resident called with comments and sent an email. A couple others sent emails and pictures.

Bill Brown, Director of Clydescope, is authorized by Mr. Lehmkuhl, trustee of Anne Lehmkuhl, to speak on behalf of him and his family. Mr. Brown distributed a copy of his comments to Council; a copy is in the record book supplement. He has been working with Mr. Lehmkuhl for the past four years. There is still a two year lease with the farmer renting this property and that lease will be made whole. He further explained the growth possibilities for the City of Clyde.

Mr. Stanley questioned when this property was annexed into the City (December 1997).

Mayor McCauley noted the property is currently zoned Residential; he questioned if there has been any interest developing residential properties (there was some talk about developing, but no action was taken).

Visitors offered their opinions:

Susan Meggitt, 4615 C.R. 175

- Her home on the south side of 175 has been in her family for 194 years; she has lived there

for sixty years after purchasing from her grandparents

- The neighborhood is nice and taken care of; rezoning would drive down the property value, with slum lords buying properties
- A factory would bring lots of noise and lights; there is already a factory in this area that is noisy
- There is only one property in this area that is annexed into the City; other properties do not want to annex into the City
- Although they do not pay City taxes, they support Clyde businesses
- Access to the railroad is important but they need to find somewhere that does not abut homes

Michelle Newsome, 4334 C.R. 175

- Her home is between Limerick / 101; she has been there sixteen years and chose that property for the atmosphere; they have put time and money into their home
- She did not know about this meeting to discuss this zoning change request
- She works at the Middle School; they can hear the factory noise even though doors and windows were closed
- Trucks and other traffic have increased dramatically since the factory came into the area; bright lights at night from current industrial businesses is a concern

Matt Riehl, 4772 C.R. 175

- Moved to their home in 2015 due to increased noise and dust at their home in Green Springs from a local construction business; their home is an investment and he is concerned about property value
- They can hear noise from the current factory inside their home
- They can see racks at the factory because the racks are stacked much higher than the earth barrier and this is an eye sore
- There is plenty of other property for Clydescope to use
- He feels residents should have been notified prior to this of this change being considered

Josh Metz, 4616 CR 175 / 260

- He never got a letter to notify him of this meeting; he heard about it from a neighbor
- He bought his home and it has a nice view; he does not want to see a factory in his view
- There is a concern with trash from the current plastics factory
- Having industrial in this area is not good for the kids in the area and is not good in the middle of a residential area

Mr. Winke clarified that letters were sent only to residents within 200 feet of the property line of the property being discussed.

Barb Ritchy, 4690 C.R. 175

- She has lived at this home for over 40 years; they support Clyde businesses and her husband worked at Whirlpool
- The factories ruin the quiet with noise all day and night

- There is supposed to be guidelines to address noise pollution
- The factories are the cause of a lot of trash; there has been no action taken to address the problems with trash from the plastics factory
- How will they put in a train track over the bike trail, for the factory to access the railroad

Bob Crockett, 133 E. Forest for residence / Green Hills Golf Course is in the area of C.R. 175

- He agrees with economic development; there is a fit and a place for everything
- There is a need for more areas for residents to live
- He has a concern with the potential for noise and all other concerns

Chuck Stein, 4676 C.R. 175

- He has lived here for 35 years; this area has been a residential neighborhood for a long time
- There is a field behind his home; a tile goes across the field into a ditch; if the tile collapses, the water would back up into the residential properties and will affect their wells
- The properties in this area are 100 feet higher than properties in Clyde
- He has concerns for noise and light pollution – with LED lights

Norm Rose, 4722 C.R. 175

- He moved to this home in the mid-90's; he has a concern with property values; he questioned if Council Members would want this in their back yard
- He recalls seeing a sign in the area stating “zoned for your protection” and it is zoned residential; it is not fair to change the zoning after residents have invested in their homes; adding a factory will upset the natural environment
- He voiced a concern with pipes leaking into the water and the soil; lighting; noise from truck back up signals, which currently affects their sleep
- In order for there to be train access across the bike trail they would need to build a bridge
- There must be other options for the property; he sees new homes going up all the time
- Would residents be offered a buy out of their property (the City could not buy the property)

Mr. Selvey, Solicitor

- Clydescope is not part of the City staff
- The Planning Commission members recommend the rezoning; now Council will conduct this public hearing, followed by a first reading of the Ordinance tonight, then a second reading at the next Council meeting on 8/1/2023 and a vote; this process follows the process that is outlined in the Charter
- A private owner can do what they want with their property; the City cannot approve a buyer for the property

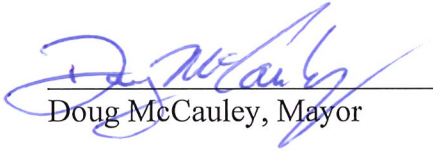
Mayor McCauley noted all concerns voiced tonight are valid and many points were brought up. He appreciates everyone attending. Council discussion regarding these concerns and the rezoning request will occur during the first reading. The second reading and a vote will occur at the Council meeting on 8/1/2023.

Jessilyn Stein, 4758 C.R. 175

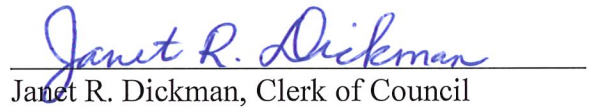
- Her home is in York Township but she is rooted in the community
- If it was your family, would you want this in your back yard? She is asking for support
- EPA has been notified of the concerns related to the plastics factory; she shared pictures from two days ago of trash from this factory along the bike trail and polluting the water
- Clyde is known as “America’s Famous Small Town” and this is what the residents want it to be
- She has many other ideas for the community that do not need money and industry

ADJOURNMENT

The Public Hearing was adjourned at 7:00 p.m.



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council

CITY OF CLYDE

COUNCIL MEETING

Date: Tuesday July 18, 2023 Public Hearing and Regular Session

Visitors – PLEASE SIGN IN:

1. Ben Brown Valerie A. Jackson
2. Arian Meggitt
3. Paul Ritchey
4. Jerry Ritchey
5. Jean Trussell
6. Cheryl Brown
7. Suzanne Dawson
8. Michelle Newsome
9. Alicia Crocker
10. Robert S. Thickett
11. Rebecca Ruhl
12. Marlene G. Ruhl
13. Larry Kuttom
14. Kathy Jo Kuttom
15. Charles Stein Jr

CITY OF CLYDE
COUNCIL MEETING

Date: _____

Visitors – PLEASE SIGN IN:

1. Anne Shelley
2. Adam Sanchez
3. Amador Sanchez
4. Jessilyn Stein
5. Norm & Carol (Lacy) Rose
6. Joshua Metz
7. Beth Hannon
8. Ben Woodruff
9. WS Selvey
10. CR Selvey
11. Gene Paul
12. _____
13. _____
14. _____
15. _____

CITY OF CLYDE
COUNCIL MEETING

Date: _____

Visitors – PLEASE SIGN IN:

1. Gary Smith

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