

**PUBLIC HEARING
CLYDE CITY COUNCIL
INITIAL REZONING OF PROPERTIES**

Clyde City Council held a Public Hearing at 6:15 p.m. on Tuesday, March 19, 2024, in Council Chambers, 2nd Floor of the Clyde Municipal Building, 222 N. Main Street, Clyde, Ohio, to establish the rezoning of the following properties in the City of Clyde. Mayor Doug McCauley called the meeting to order.

Roll Call.

Present: Mayor Doug McCauley
Vice Mayor Scott Black
Council Member Greg McMaster
Council Member Terri Meek
Council Member Chris Shay
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. Ken Winke, Zoning Inspector, explained the rezoning request. Five (5) parcels on North Main Street are currently zoned commercial (C-2 General Commercial), but are being used as residential (R-1A Single Family Residential). One brick home had once been used for a business, but is currently used as residential. This will clean up this residential area and have it zoned appropriately. It was noted the lots are too small to be used as a business.

The properties requested to be rezoned are:

Parcel No. 326000002600	611 N. Main St.	Randall property	0.0379 acres
Parcel No. 325000088000	611 N. Main St.	Randall Property	0.2538 acres
Parcel No. 326000002603	519 N. Main St.	Broyles property	0.9223 acres
Parcel No. 325000025500	610 N. Main St.	Van Doren property	0.4333 acres
Parcel No. 326000002602	605 N. Main St.	Hemmer property	0.6806 acres

Thirty (30) letters were sent to neighboring property owners. One letter was returned as undeliverable. No calls were received regarding this proposed rezoning. One call was received during the first round, when the proposed rezoning went before the Planning Commission, but the call was only to inquire about the procedure and the person did not oppose the rezoning.

Mr. Selvey noted he received a couple calls from residents with questions. He spoke on behalf of the City and explained the reason for the proposed rezoning. No issues were voiced to Mr. Selvey.

Mayor McCauley questioned if there will be real estate tax implications related to a rezoning change (no; the tax is based on the building value, not on the commercial value).

Mr. Shay inquired if there is an upside to the City for making this change (not really, it will only make the area more conforming to residential zoning; it will protect the residents in this area to not have a business come in and possibly disturb the residential area).

It was noted if a building/property is zoned commercial and is used as commercial it cannot go back to being zoned residential.

The second request of the City of Clyde, is to rezone ten (10) parcels in the E. McPherson Hwy./Hamer St./E Maple St. area in the City of Clyde, from (C-2) General Commercial to (R-1A) Single Family Residential for eight (8) of the parcels and (R-3) Multi Family Residential for the remaining two (2) parcels. This is requested to make these properties conform to other residential properties in that area of the City of Clyde.

The properties requested to be rezoned are:

Parcel No. 325000067500	217 Hamer St.	Norman property	0.2394 acres
Parcel No. 326000003301	207 E. McPherson Hwy.	North Coast property	0.1500 acres
Parcel No. 326000003300	211 E. McPherson Hwy.	Metz Property	0.2276 acres
Parcel No. 326000003305	219 E. McPherson Hwy.	Mid Ohio property	0.2303 acres
Parcel No. 326000003303	223 E. McPherson Hwy.	Rhineberger property	0.1910 acres
Parcel No. 326000003302	216 Hamer St.	Ollum property	0.2182 acres
Parcel No. 326000003304	E. Maple St.	Boonie property	0.7900 acres
Parcel No. 325000256600	189 E. Maple St.	Bouyack property	0.0367 acres
Parcel No. 325000256700	187 E. Maple St.	Bouyack property	0.0982 acres
Parcel No. 325000256800	181 E. Maple St.	Stull property	0.0879 acres

Mr. Winke stated this is the same issue as was just discussed, for an area on Route 20. He also referenced a home/building at the corner of Hamer Street/E. McPherson Hwy. It was previously used as a commercial property and now cannot be used as residential unless it is rezoned.

If a property is zoned residential and it is desired to rezone it to commercial, there is a process the property owner can request, to ask the City to consider rezoning.

Thirty-seven letters were sent to neighboring property owners. Two residents who received a letter are in attendance tonight.

It was clarified that eight of the properties are proposed to rezone to R-1A and two of the properties are requested to rezone to R-3, as recommended by the Planning Commission.

Motion: to enter into an executive session at 6:26 p.m. for the purpose to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee and to consider the purchase or sale of real estate.,

Action: Enter Closed Session,

Moved by Mayor Doug McCauley, **Seconded by** Council Member Chris Shay.

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

Yes: Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek.

Motion: to exit the executive session at 6:55 p.m., **Action:** Exit Closed Session,

Moved by Council Member Greg McMaster **Seconded by** Council Member Terri Meek.

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

Yes: Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley.

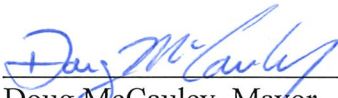
ADJOURNMENT

Motion: to adjourn the public hearing at 6:56 p.m., **Action:** Adjourn,

Moved by Council Member Greg McMaster, **Seconded by** Council Member Chris Shay.

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

Yes: Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay.



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council

CITY OF CLYDE
COUNCIL MEETING

Date: Tuesday March 19, 2024 Regular Session

Visitors – PLEASE SIGN IN:

1. Jesse Darr
2. Robert Rheinberger
3. Gary Smith
4. Ken Wiche
5. Bruce Brown
6. _____
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