

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

Clyde City Council held a Public Hearing at 6:45 p.m. on Tuesday, June 3, 2025, in Council Chambers, 2nd Floor of the Clyde Municipal Building, 222 N. Main Street, Clyde, Ohio, to hear the request of Charles L. Williams and Mary C. Williams, to rezone part of OL 124, one (1) parcel on CR 236, in the City of Clyde, from (I-1) General Industrial to (C-2) General Commercial. 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)
Deputy Clerk Jackie Hoppe (Not voting)
Finance Director Frank Weasner (Not voting)
Solicitor Zachary Selvey (Not voting)

Absent/

Excused: Clerk of Council Janet Dickman

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

Mayor McCauley explained this public hearing is for the rezoning of part of OL 124, one (1) parcel on CR 236, in the City of Clyde, from (I-1) General Industrial to (C-2) General Commercial.

Zoning Director, Ken Winke explained that the property had been zoned C-2 and a couple years ago the Williams' chose to rezone it to I-1. Now they have received an opportunity to sell the property and they feel a rezoning back to C-2 will help with this sale. The Planning Commission met on April 3rd and they recommend the rezoning of this property to C-2. There were several letters were sent to owners of abutting properties; one of those owners, the Spears, are present this evening, along with Mr. Williams.

Mary Ann Spears, 1048 CR 236, Clyde. They are concerned about safety and the traffic on 236. Since the gas station was built on Route 20 there are constantly semi-trucks going in and out of C.R. 236 at the end. The road is a country toad and is not wide. There is a lot of congestion when there are semi-trucks coming out that way since they are not allowed to go west on Route 20. Added to that is the Impact Credit Union, which again has a lot of traffic coming and going. A lot of times the end of C.R. 236 and Route 20 is quite congested, just from these two businesses. Then there is the matter of the railroad down on 236. There are many more trains that go through there than there was years ago. One of the things that happens constantly is that the trains stop and block off C.R. 236. That leaves a lot of traffic to be backed up on the road and a lot of times the traffic

will try to turn around in the Spears driveway and a neighbors driveway. Semis also try to back up by turning onto Mr. Williams property. It is not unusual to see cars and semis and school buses lined up. When Woodland Avenue is blocked from a train, C.R. 236 is the first road that is open that goes north to south, and they get a lot of this traffic. There have been times when traffic is detoured to C.R. 236 if there is an accident on Route 20. Another concern is speeders. C.R. 236 is open on both sides of the railroad. When approaching the railroad from either side, the driver is able to see if there is no traffic coming from the opposite direction. Next she would like to discuss the safety issue related to pedestrians on the road. There are constantly people walking back and forth between the bike trail and the service station on Route 20. There may also be people walking to work. Some of the walkers are kids and some seem to be workers from the Credit Union, walking during their work break.

Scott Black entered the meeting at 6:53 p.m.

She questioned if police/sheriff will come to that area due to the boundary between city and county goes down the middle of the road. She referenced a past incident where she tried to call police to come out and address a possible road rage incident, and there was difficulty in having someone come out. This could possibly happen again. She was previously told properties could not be combined, but a sign on the Williams property advertises it as 15+ acres. This size of a property could be used for a larger industrial business. They have concerns about the amount of traffic for this country road.

Mayor McCauley asked Mr. Williams if he had anything to be said regarding the Spears concerns. He doesn't feel he can do anything about it.

Mr. Winke confirmed there is 15.75 acres for the parcels there. But the parcels are not combined at this point. Mayor McCauley questioned if the Williams property could possibly be combined with the abutting property owned by a different person, if an industrial business wanted to use both (the neighbors have discussed and generally agreed that they would work together in a situation like that).

Mayor McCauley is hopeful that changes being made at Sunrise Cooperative will alleviate the stopped trains concerns. He also noted he appreciates concerns being expressed. The area is developing.

Mr. Winke noted the mowing is handled by the Township, and the City handles the road maintenance.

Mr. Selvey clarified the City Police could take action outside of City limits, if they encounter something that needs their attention while they are making their rounds. There are also cooperative agreements between the City Police and the Sheriff.

William Spears feels that farm machinery traffic is causing breakdown of the sides of the roads and the country roads are narrow. If a new business would come in and bring a lot more traffic, he could see the road needing to be completely redone and widened. He also spoke again about the speedy traffic in this area and a death that occurred in Route 20 in front of the new service station.

Mayor McCauley noted no action will be taken regarding this request at this public hearing. The request to rezone will have its first reading at the Council Regular meeting occurring tonight. It will have its second reading at the next regular Council meeting. Any further comments could be made at those regular meetings.

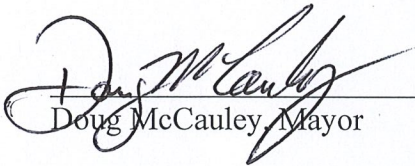
ADJOURNMENT

Motion: to adjourn the public hearing at 7:01 p.m., **Action:** Adjourn,

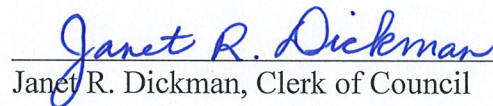
Moved by Mayor Doug McCauley, **Seconded by** Council Member Chirs Shay.

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

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



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council