

Village of Shawnee Hills Council Meeting Minutes

January 13, 2025

Mayor Mathews called the meeting to order at 7:00 p.m.

Council in Attendance: Mary Gates, Kathy Isern, Justin LaRosa, Renee Matney, Robert Thatcher and Todd Zimmerman

Also Present: Fiscal Officer Shirley Roskoski and Administrator Russell Baron

Minutes

It was moved by Gates, seconded by Zimmerman to approve the minutes of December 9, 2024. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

Agenda

It was moved by Matney, seconded by Thatcher to approve the agenda. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

Election of President Pro Tempore

It was moved by Gates, seconded by Zimmerman to elect Rob Thatcher as President Pro Tempore. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

Village Administrator

Russ said in regards to the Bogey, I have no idea what they are building. They don't have plans in the system. I spoke with some people in Dublin and they have not received a set of plans yet. Working with Delaware County Regional Planning to shore up the comprehensive land use plan. The walk audit that was just completed, there are some action items the village has to take. Some of them we put as high priority. I am meeting with Chris tomorrow to see how we can respond to some of those items.

We were waiting on the outcome of the multi-family vote and some items on the comp plan before we finalized the Main Street Plan.

AltaFiber is still on track. They submitted all their right-of-way permits. Chris sent his suggestions/comments back and he is waiting on their response.

We have been running short on the road crew. I give kudos to Council for purchasing the second truck. Over the holidays, we lost one truck and were able to switch over to the other truck and as soon as we got the other one back, the new one went down with a factory defect on the plow.

We will be hiring a part-time street crew employee.

There are two council meetings that fall on observed holidays for the village. The two are October 13 and May 26. The recommendation is to move the meeting to the following Tuesday. Council agreed with this.

Visitors

Stephen Osborn, realtor at Parker Realty Associates. I am here today with my client Tom Hodgson, his wife Amy, his son Drew and his fiancé Megan. We are here today to discuss some of the zoning restrictions on his property at 25 E. Cuyuga. Right on the corner of Dublin Rd. We want to be able to sell it to an older couple who is interested in the property. We would like to split that vacant lot off to sell to his son to build a new house on it. I originally reached out to the municipality several months ago and the information I got was deemed not valid after Drew had made a significant investment planning the house that he would like to put on there. It has kind of stopped us in our tracks. Really just causing a financial and emotional hardship both for the potential clients to move in there and for Drew and Megan. The structure is a nice house. It has plenty of life left in it. I know you aren't the Planning and Zoning Commission, but before we go through that whole process, we just want to bring this to your attention. We don't have the resources to carry the cost of a million-dollar commercial property on there. We do have the resources to be able to try to figure out anything we can to make this possible. Thank you for your time.

Mayor Mathews said this is the house that sits back and has the vacant lot on Dublin Road. So the plan would be to build a residence on Dublin Road?

Stephen said yes. The builders have looked at the setbacks and they are more than confident that they can build there.

Council member Matney asked does it meet the lot requirements to build there.

Stephen said the way the lot is set up is it is about an acre lot and about .2 acres of that is a sliver of commercial property. We need to get a new survey on there to get a new parcel. The existing commercial parcel on there needs to be absorbed into the new residential. I talked to someone from the municipality and they are saying it's a hard no. We are pretty far in the process and we really would like to get some feedback. It's the most affordable house in Shawnee Hills and it's a great opportunity for a young couple to move into.

Council member Isern said the house you want to build, is that on residential zoned property.

Stephen said yes. This little sliver right here is commercial, but the rest is residential. We would have to do another zoning variance to make it all commercial. We would like to split the lot evenly and absorb that commercial into residential.

Council member Isern said I think what you really need is a request for rezoning.

Stephen said we can go through that process, we just don't want to do it to have an immediate shut down, an immediate no. We just wanted to kind of gauge your interest in this.

Council member Isern said the whole picture has to be looked at. That's what Planning and Zoning does. I still don't have a good feel for exactly what you want. I thought all the property on Dublin Road was commercial.

Stephen said the current lot it is on now, it's like general commercial all the way up and down Dublin Road. The way it stands now with a residential property, it is a residential zoned lot. There is that little sliver of commercial that we would need to absorb into residential.

Council member Gates said we will have to see the zoning for that.

Tom Hodgson, owner, said originally when I bought the property, I was able to purchase that sliver of lot when the owner passed away. That is what is zoned commercial. When I bought it I had a franchise with a nationwide company. It was a house painting franchise and we were going to utilize that little house as a training house. We were bought out by a private equity and they didn't want us to build on there. It was partially commercial and partially residential. It gave us the flexibility to do what we wanted to originally. I have had it for sale for two years and nobody was interested because of the house. I was told by my mortgage company that if we were to make it commercial, it would void my residential loan. The front area is really too small to build any commercial. I was just trying to sell that main portion off but because of the way it would need to be built it is just too small. My son and his fiancé were wanting to buy a house in this area. I thought this parcel would be great. When I stopped in here to try to discuss it, it seemed because that sliver was commercial. I don't want to be forced to make it into a commercial property when it is already residential. I just want to face the house towards Cuyuga like all the other houses. We always thought we had the flexibility to make it all residential or all commercial. We would like to make it into two parcels.

Mayor Mathews said there is a process in place. You have to go to Planning and Zoning.

Carol Kender, Director of Shawnee Hills Area Chamber of Commerce, said I was here in December inviting you to our annual meeting. Obviously, it interferes with some people's schedule. I thought I would give you just an idea of what the Chamber did in 2024. We had a really good meeting. Judge David Hejimenski spoke at this year's meeting and also last years. This year I asked him to give us a history of Shawnee Hills and Powell. He went all the way back to the Shawnee Indians that used to live here. It was very interesting. The annual report that I am giving you just gives you an idea of what we have done this year. We lucked out on previous music in the village because we had good weather. This year every week was 0 to 90 degrees so we didn't have the kind of attendance that we wanted. We are working on recommendations for bands besides the ones that we have been using.

This year we did our fourth academic scholarship. This went to Francine Mullenix who lives over here on Mohawk to continue in her master's degree in nursing. One of our last year's scholarship was there to tell us what she is doing. She is learning a whole bunch of AI things but she couldn't tell us anything else. She said it was a secret. She is a radiologist and they are using AI to find cancer two to three years before the symptoms show up. On page 3 of this report is something we started this year and will continue it this year. This is just highlighting restaurants and the food services in Shawnee Hills. The back page is the SOCA benefits to members. Do you have any questions about what the Chamber is doing?

Communications

Mayor Mathews said 2025 will be a very busy year. The brewery should be open soon. The Bogey is moving forward in some manner. Romanelli & Hughes has submitted their application

for development on Westview. Growth will happen here since we are in such an advantageous spot. It's that controlled growth that we are looking to maintain here. Obviously, there is a uniqueness to our community. Growth will happen; we just have to have our say in it. 2025 should be very exciting and quite a bit will change. I look forward to it. I'm glad you are all on board.

Pro Tem Report

Pro tem Thatcher said he is excited for the new year and excited for the opportunities for the village. I think we built a lot in the last couple of years and look forward to keeping it going and making it even better this year.

Legislative Actions

First Reading – Resolution 01-2025 – A Resolution authorizing the Mayor and Fiscal Officer to contract with Concord Township for Fire and Emergency Medical Protection and declaring an emergency. It was moved by Zimmerman, seconded by Gates to suspend with the second and third readings and declare Resolution 01-2025 an emergency. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none. It was moved by Zimmerman, seconded by LaRosa to adopt Resolution 01-2025 as an emergency. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

First Reading – Resolution 02-2025- A Resolution to reappoint Kathy Isern as Board Member No.1 to the Evans Farm Joint Economic Development District Board and declaring an emergency. It was moved by Gates, seconded by Zimmerman to suspend with the second and third readings and declare Resolution 02-2025 an emergency. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none. It was moved by Matney, seconded by Zimmerman to adopt Resolution 02-2025 as an emergency. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

First Reading – Ordinance 01-2025 – An Ordinance to reappropriate funds for current expenses and other expenditures of the Village of Shawnee Hills, State of Ohio, during the fiscal year ending December 31, 2025 and declaring an emergency. It was moved by Thatcher, seconded by Gates to suspend with the second and third readings and declare Ordinance 01-2025 an emergency. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none. It was moved by Isern, seconded by Zimmerman to adopt Ordinance 01-2025 as an emergency. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

Bills

It was moved by Zimmerman, seconded by Isern to pay the bills in the amount of \$94,030.78. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

Treasurer's Report

It was moved by Zimmerman, seconded by Isern to approve the following treasurer's report.

General Fund	409,740.55	Enfct. and Education	1,795.98
Street Fund	15,223.30	Fire Fund	111,713.59
State Highway	47,270.90	TIF Fund	83,998.76
PD Body Armor	2,444.34	TIF 2 Fund	44,649.74
Cont. Pro. Training	10,819.98	Police District Fund	198,201.86
Evans Farm JEDD	2,034.46	Veteran's Memorial	298.97
Drug Law Enfct.	534.41	Sewer Operating	77,794.73
Indigent Drivers	385.84	Sewer Replacement	7,506.08
Law Enfct. Trust	3,852.20	Storm Sewer Fund	31,872.63
Am Rescue Plan	16,968.14	Debt Service Fund	102,954.84
Weed Fund	648.38	Enterprise Improvement	23,419.00

For a total of \$1,194,128.68

Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

Executive Session

At 7:37 p.m. it was moved by Thatcher, seconded by Matney to go into executive session pursuant to R.C. 121.2 (G)(1) to consider the discipline and/or dismissal of a public employee and invite in the Mayor and Administrator. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

At 7:41 p.m. it was moved by Thatcher, seconded by Gates to adjourn from executive session and go back into regular session. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none

Adjournment

There being no further business, it was moved by Matney, seconded by Zimmerman to adjourn. Following vote on the motion is recorded: yea, 6. Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none. Meeting adjourned at 7:42 p.m.