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SWANCREEK TOWNSHIP PUBLIC HEARING

ZONING COMMISSION

5565 County Road D, Delta, Ohio 43515

JULY 13, 2015

6:00 P.M.

IN RE: ZONING OF WEST ONE

ATTENDEES:

Pamela Moore, Trustee

Ron Holdeman, Trustee

Rick Kazmierczak, Trustee

\* \* \*

David Wright, Fulton County Regional Planning

Al Halsey

Diane Halsey

Todd Miller

Sally Wylie

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MR. HOLDEMAN: Can we open  
with a prayer and pledge, please?

MRS. MOORE: Lord God, our  
example of everything righteous and  
good, we ask your blessing on this  
township meeting as we prepare to serve  
this community. Help us, Lord, to work  
together for the good of the people,  
help us work with order, peace and  
patience and wisdom, in your holy name  
we pray, amen.

(ALL SAID AMEN.)

BY ALL ASSEMBLED: I pledge  
allegiance to the flag of the United  
States of America. And to the Republic  
for which it stands, one Nation, under  
God, indivisible, with liberty and  
justice for all.

MS. LOUCH: Roll call.  
Trustee Moore.

ATTORNEY2: Here.

MS. LOUCH: Trustee  
Holdeman.

MR. HOLDEMAN: Yes.

1 MS. LOUCH: Trustee

2 Kazmierczak.

3 MR. KAZMIERCZAK: Here. Here.

4 MR. HOLDEMAN: Okay. This  
5 meeting is here for input from the  
6 residents and proposed zone of West  
7 One, so who wants to go first? Butch?

8 MR. HALSEY: Well, what  
9 good's it going to do? You don't take  
10 care of the zoning you've got.

11 MR. HOLDEMAN: Well, we're  
12 working on it.

13 MR. WRIGHT: Yeah, we're  
14 working on it.

15 MR. HALSEY: And it's not  
16 going to work. There's -- you guys  
17 are -- somebody's hiding something in  
18 order to get this in and number one,  
19 we've got a gentleman sitting right up  
20 here that they were supposed to check  
21 on the residential which they're using  
22 for commercial property. What's that  
23 been? Three weeks ago? And we ain't  
24 heard nothing.

25 MR. WRIGHT: I can -- we --

1 what --

2 MS. LOUCH: You have to  
3 introduce yourself, David.

4 MR. HALSEY: The  
5 residential --

6 MS. LOUCH: That's David  
7 Wright.

8 MR. HALSEY: -- that seven  
9 acres which is junk yard.

10 MRS. HALSEY: Reichers.

11 MR. HALSEY: Where Reichers  
12 used to be.

13 MR. WRIGHT: Yeah, we know  
14 it is.

15 MR. HALSEY: But what's  
16 anybody did about it?

17 MR. WRIGHT: We're not  
18 going to do anything about it right  
19 now, we can't do anything.

20 MR. HALSEY: Yeah. See,  
21 you guys just let that go just to show  
22 what's going to happen if we don't pass  
23 zoning.

24 MR. WRIGHT: Can I say  
25 something?

1 MS. LOUCH: Absolutely.

2 MR. HOLDEMAN: Go right  
3 ahead.

4 MR. WRIGHT: I'm David  
5 Wright, Regional Planning Director for  
6 Fulton County. I'm a bit discouraged  
7 just by the comments that there's  
8 something to hide, it's negative.

9 The county, regional planning will  
10 be moving forward with a comprehensive  
11 plan, updating that which is going to  
12 be what I would suspect a twenty-year  
13 plan. We have a comprehensive plan  
14 that's about twenty years old so it  
15 needs to be renewed.

16 In the comprehensive plan there's  
17 going to be a push for zoning, that's  
18 my opinion, there will be a push for  
19 zoning so it's zoned in the townships  
20 in the county, that that comprehensive  
21 plan, the way it's worded now there's a  
22 push for zoning.

23 Zoning is a primitive -- you can  
24 argue the philosophies back and forth,  
25 but there's nothing to hide and

1 every -- I'm not trying to be  
2 disrespectful when I say that, say  
3 this, but every meeting that I've come  
4 to that you're here there's something  
5 to hide, we're trying to pull the wool  
6 over somebody's eyes, we're trying to  
7 do something that's underhanded and  
8 that's not the case.

9 So I mean we can argue back and  
10 forth all night long. To me, again I'm  
11 not being disrespectful, but it's a  
12 waste of time. It doesn't get anything  
13 done, it doesn't produce anything  
14 positive.

15 MR. HALSEY: I  
16 understand --

17 MR. WRIGHT: And that's,  
18 that's my opinion, that's my  
19 professional and personal opinion.

20 MR. HALSEY: But you got to  
21 remember, this has been voted down  
22 three times already.

23 MR. WRIGHT: Well, then if  
24 it's not a popular thing it can be  
25 voted down a fourth time and then later

1 on down the road we can go through it  
2 and people can vote it down a fifth  
3 time. And in 2025 people can vote it  
4 down a sixth time.

5 MR. HALSEY: Well, why put  
6 it on the ballot and waste all of our  
7 money?

8 MR. WRIGHT: Because zoning  
9 will happen eventually.

10 MRS. HALSEY: Either/or  
11 what's going to happen, this is my  
12 personal opinion. What's going to  
13 happen is Swanton's going to come out  
14 to County Road 4, they're going to dump  
15 city water on it, then they're going to  
16 turn around and annex it, and Delta's  
17 going to do the same thing. Delta's  
18 already there, what 5-2 with their  
19 water and Swanton's already there at 3.

20 MR. KAZMIERCZAK: That's, that's  
21 county water. That's our, that's our  
22 water district.

23 MR. HALSEY: So the county  
24 is --

25 MR. KAZMIERCZAK: Yes, it is.

1                   That was our water district. That's  
2                   our water district.

3                   MR. MILLER:            Incorrect.

4                   MR. KAZMIERCZAK:      No, I am  
5                   correct.

6                   MR. MILLER:            County Road  
7                   H., Swanton has water to 3-A.

8                   MR. KAZMIERCZAK:      Todd,  
9                   Mr. Halsey said Airport Highway and  
10                  County Road -- he said County --

11                  THE REPORTER:         Wait, wait,  
12                  wait. One at a time. I don't know who  
13                  you are.

14                  MR. MILLER:            Todd Miller.

15                  MR. KAZMIERCZAK:      Todd Miller  
16                  and I'm Rick Kazmierczak. He said  
17                  County Road 3.

18                  MR. HALSEY:            Yep.

19                  MR. MILLER:            On H.

20                  MR. KAZMIERCZAK:      I did not hear  
21                  him say H.

22                  MR. MILLER:            You didn't say  
23                  Airport Highway either. You said --

24                  MR. KAZMIERCZAK:      No, he was --

25                  MR. HALSEY:            Airport



1 Highway, County Road 3.

2 MR. KAZMIERCZAK: That's our  
3 water, yes.

4 MR. HALSEY: Then they're  
5 going to go to County Road 4 with  
6 water, that's --

7 MR. MILLER: Swancreek.

8 MR. HALSEY: -- Swancreek.  
9 That's where the line separated from  
10 the non-zoning to zoning. I shouldn't  
11 say -- the zoning, actually it's down,  
12 down there by my horse barn, that's  
13 where it stops at, just on the other  
14 side of the horse barn.

15 MR. WRIGHT: So is the  
16 concern then that Swanton's going to  
17 start gobbling up, annexing Swancreek  
18 Township, is that the concern I'm  
19 hearing?

20 MR. HOLDEMAN: They tried  
21 that.

22 MR. WRIGHT: Well, see,  
23 that's, that happens with population  
24 growth and development, that's a given.

25 MR. HALSEY: We don't want

1 it.

2 MR. WRIGHT: Of course  
3 nobody wants it, but it's --

4 MR. HALSEY: It's another  
5 tax and everything.

6 MR. WRIGHT: But that's  
7 not, that's --

8 MR. KAZMIERCZAK: That's why it  
9 goes up to voters just like this is.

10 MR. WRIGHT: I mean,  
11 there's no arguing with it. I mean you  
12 can't argue it. I mean there's --

13 MR. KAZMIERCZAK: No.

14 MR. WRIGHT: -- there's  
15 always a rebuttal. But this is not a  
16 negative thing. It's not like regional  
17 planning, Fulton County's pushing for  
18 it, this is something that the trustees  
19 have voted to pursue.

20 We're here to assist and do it in  
21 a transparent way which if I'm here at  
22 a public meeting, I think that's pretty  
23 transparent, it's open, we talk about  
24 it. Anybody can call my office  
25 419.337.9214. If you have any concerns

1           you can even come visit me, I'm in the  
2           basement of the Western District  
3           Courthouse. I'd be happy to thumb  
4           through some ordinances and  
5           comprehensive planning wording with you  
6           and we can talk about it and move  
7           forward and I'll be as transparent as I  
8           probably can, which will be a hundred  
9           percent because me, my office, I don't  
10          have anything to hide. I don't think  
11          the township has anything to hide, I  
12          think they're being proactive and  
13          taking responsibility for their  
14          township and protecting their citizens  
15          as far as I'm concerned.

16                 And every time that I come to  
17          these meetings I don't see it filled up  
18          with people that are opposing the  
19          zoning. I mean that will be decided at  
20          the voting time and if it's voted down  
21          like it has been in the past, maybe  
22          it's not the time and we're not, you  
23          know, putting the information out there  
24          like we should to support an endeavor  
25          like this, but I think moving forward

1 at some point I would suspect that  
2 every township in the county would be  
3 zoned appropriately.

4 MR. MILLER: If this is  
5 allowed to be zoned --

6 MR. HOLDEMAN: You have to  
7 state your name, Todd.

8 MR. MILLER: My name's Todd  
9 Miller. I have a place on Airport  
10 Highway. If this is allowed to be  
11 zoned, why won't it be any different  
12 than what happened at North Star where  
13 an excess of 300 people sat in the  
14 gymnasium at the Delta High School and  
15 watched Brad Peoples and the other two  
16 County Commissioners the change zoning  
17 from agricultural/residential to  
18 commercial or manufacturing for North  
19 Star, then the next thing they did was  
20 take a road away from the people, you  
21 know, of the township who paid for that  
22 road and paid for the maintenance on  
23 that road and closed it? And now those  
24 people -- I know it's not measurable in  
25 one trip, but those, those people that

1 live south of that and happen to be  
2 headed north have to drive around it.  
3 It's not measurable in one trip, but  
4 measured in ten years how many times  
5 they had to drive the extra mile to go  
6 all the way around that and it was  
7 taken away from them and changed.

8 MR. HOLDEMAN: We're getting  
9 off our subject and we need to get  
10 back.

11 MR. MILLER: No, we're not.

12 MR. HOLDEMAN: Yes, we are  
13 because we don't have nothing to do  
14 with that.

15 MR. MILLER: Okay. But my  
16 point --

17 MR. HOLDEMAN: I'm talking  
18 Swancreek Township.

19 MR. MILLER: The point I'm  
20 making is why isn't -- why can't that  
21 happen? If you zone this section, why  
22 can't that happen here?

23 MR. WRIGHT: I can answer  
24 that question. Jobs, people being able  
25 to feed their children and their

1 families and bring more people to the  
2 community, economic development. I  
3 mean that's plain and simple.

4 MR. MILLER: That happened  
5 with North Star?

6 MR. WRIGHT: Yeah,  
7 because --

8 MR. MILLER: Excuse me?

9 MR. WRIGHT: Because it  
10 brought in jobs.

11 MR. MILLER: Excuse me?

12 MR. WRIGHT: Excuse me.  
13 I'm just telling --

14 MR. MILLER: You better go  
15 back and do your math and your  
16 homework.

17 MR. WRIGHT: Well, it's  
18 economic development so yeah, there's  
19 going, there's going to be development  
20 that's going to change things. Things  
21 aren't going to stay the same. The  
22 populations are growing in the cities  
23 and development happens. You can't  
24 stop it.

25 Our comprehensive plan also

1 supports conservation and preservation  
2 of agriculture so there's going to be  
3 development in certain spots.

4 North Star is not contiguous with  
5 Delta, I mean partially almost it is  
6 now. I'm sure when the development  
7 came in it wasn't, but it's expanding.  
8 It's an industrial area.

9 You have Nature Fresh coming in  
10 and it is in your township, it's not a  
11 Swancreek Township issue, but that's  
12 what happens all over the United  
13 States. It's supposed to happen  
14 because you have to sustain your  
15 workforce and if you want to talk about  
16 economic development and the work  
17 force, we're moving into a time where  
18 you're not going to have enough  
19 workers. I mean there's, there's -- if  
20 you look at the demographics of it and  
21 baby boomers and everybody coming out  
22 of the workforce what can happen,  
23 you're not going to have the skilled  
24 workers coming in so there's going to  
25 be all kinds of change, but it's

1 economic development and it's jobs,  
2 that's, you know, why things like that  
3 happen.

4 And Nature Fresh is no different,  
5 it's jobs. So things don't happen the  
6 way that they should sometimes,  
7 politics gets involved and, but jobs  
8 are very important. So that's how that  
9 kind of development -- in a nutshell I  
10 look at it as how that happens.

11 MR. HOLDEMAN: Todd, you got  
12 anything else? Butch?

13 MR. HALSEY: Not offhand.

14 MR. HOLDEMAN: Diane?

15 MRS. HALSEY: We just hate  
16 to see our agricultural area go away  
17 and that's what's happening.

18 MR. HOLDEMAN: That's true.  
19 Sally, you got anything?

20 MRS. HALSEY: We're fighting  
21 for it, that's why we came.

22 MR. HOLDEMAN: That's fine.  
23 That was the idea of us putting it on  
24 the ballot, if you don't want it in  
25 there, I figure that's the fairest way,



1 we did on the board, and that's the  
2 fairest way. The residents that live  
3 in that area vote on it or if they  
4 don't want it they can vote it down,  
5 same as has been done in the past. I  
6 figure that's the fairest way to leave  
7 it up to the voters, that's why we're  
8 here for tonight for this meeting.

9 Dave, you have anything else you  
10 wanted to add into this?

11 MR. WRIGHT: No, sir.

12 MR. HOLDEMAN: All right. I  
13 thought we'd have a bigger crowd than  
14 what we got. Any of you guys got  
15 anything?

16 MRS. MOORE: Um-hum.

17 MR. KAZMIERCZAK: Nope.

18 MR. HOLDEMAN: Chris, you got  
19 anything?

20 MS. LOUCH: I don't. The  
21 proposed resolution and I don't know  
22 who wants to read it? And attached to  
23 it if you should you decide to go ahead  
24 with the resolution is the ballot  
25 language, if you want to take a look at

1 that. I believe that I gave this to  
2 all of you prior.

3 MR. HOLDEMAN: I did read it.

4 MR. KAZMIERCZAK: Yes.

5 MS. LOUCH: But the  
6 resolution, should you decide to move  
7 forward, will have to be read and I  
8 need a motion and a second.

9 MR. HOLDEMAN: Do you want to  
10 read it out loud or do you want to say  
11 about that first?

12 MRS. MOORE: Well, we've  
13 all had a chance to read it.

14 MR. HOLDEMAN: Yeah. I read  
15 it already, right.

16 MRS. MOORE: And I guess I  
17 feel we should move forward and let the  
18 voters decide.

19 MR. HOLDEMAN: That's the way  
20 I feel about it. That's what we agreed  
21 on before, but we wanted a session.

22 MR. HOLDEMAN: Okay. So  
23 Trustee Moore motions the following:  
24 Whereas the Swancreek Township Board of  
25 Trustees on July 13th, 2015 held a

1 public hearing on the matter of the  
2 zoning of a certain area of the portion  
3 of Swancreek Township known as West One  
4 in accordance with Ohio Revised Code  
5 519.08, maps and zoning text were made  
6 available at that time for review.

7 Now therefore, be it resolved that  
8 The Board, pursuant to O.R.C. 519.10,  
9 hereby adopts the zoning resolution in  
10 accordance with the O.R.C. 519.11  
11 further orders the questions of whether  
12 or not the proposed plan of zoning  
13 shall be put into effect to be  
14 submitted to the electors residing in  
15 the unincorporated area of the  
16 township, including in the proposed  
17 plan of zoning for their approval or  
18 rejection at the general election to be  
19 held November 3rd, 1215.

20 Be it further resolved that the  
21 Clerk submit a certified copy of this  
22 resolution to the Board of Elections of  
23 Fulton County. Do I have a second?

24 MR. HOLDEMAN: Second.

25 MRS. MOORE: Then Chris, do

1 I need to read the proposed zoning  
2 plan?

3 MS. LOUCH: That will be  
4 on the ballot. Do you need to do roll  
5 call though?

6 MRS. MOORE: Yes.

7 MR. HOLDEMAN: Yes.

8 MS. LOUCH: Moore.

9 MRS. MOORE: Yes.

10 MS. LOUCH: Trustee  
11 Holdeman?

12 MR. HOLDEMAN: Yes.

13 MS. LOUCH: Trustee  
14 Kazmierczak?

15 MR. KAZMIERCZAK: Yes.

16 MRS. MOORE: Do you want me  
17 to fill this in?

18 MS. LOUCH: You have to  
19 fill in the resolution number, but you  
20 can fill it in, the motion.

21 MRS. MOORE: Yeah.

22 MR. KAZMIERCZAK: She's got to  
23 sign it.

24 MR. HOLDEMAN: Anything else?

25 MS. LOUCH: I have nothing

1 further on the agenda other than if you  
2 have anything under your employee  
3 reports that you'd like to discuss  
4 further.

5 MR. HOLDEMAN: No, I don't  
6 have anything.

7 MR. KAZMIERCZAK: I have  
8 nothing.

9 MRS. MOORE: I have  
10 nothing.

11 MR. HOLDEMAN: Make a motion  
12 adjourn.

13 MR. KAZMIERCZAK: Second.

14 MR. HOLDEMAN: All in favor.

15 MRS. MOORE: Aye.

16 MR. KAZMIERCZAK: Aye.

17 MR. HOLDEMAN: Aye.

18 (WHEREUPON the public hearing  
19 adjourned at 6:17 p.m.)  
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STATE OF OHIO :  
COUNTY OF LUCAS : C-E-R-T-I-F-I-C-A-T-E

I, ELLEN L. LANGEL, certify that the statements given were by me reduced to stenotype in the presence of said attendees, afterwards transcribed upon a computer, that the foregoing is a true and correct transcript and that this hearing was adjourned from day to day until completed.

I do further certify that I am not a relative, employee or counsel of any of the parties hereto or financially interested in the action.

-----  
ELLEN L. LANGEL  
COURT REPORTER

\* \* \* \* \*