BALLVILLE TOWNSHIP TRUSTEES - REGULAR MEETING September 1, 2026, 5:30PM

Officials in Attendance: Trustee Mary Ann Reser Chairperson, Trustee Bob Kusmer Vice Chairperson, Trustee Rich Farmer and Fiscal Officer Thomas Ackerman.

The Pledge of Allegiance was led by Trustee Reser.

Minutes - Thomas Ackerman

Trustee Kusmer *made a motion* to approve the minutes from August 18, 2026, Seconded by Trustee Farmer. Roll Call Vote, Trustee Reser - Yes; Trustee Kusmer - Yes; Trustee Farmer - Yes;

Financial Report - Fiscal Officer Thomas Ackerman

Mr. Ackerman asked Trustee Kusmer if he had checked the road invoices? Trustee Kusmer gave Mr. Ackerman an invoice for the Township's Co-Op paving project that can be paid. Trustee Kusmer is confirming the correct amount of the Issue II paving project, since the State of Ohio pays part of the cost, and hopes he can get the correct amount to pay by the next meeting.

Mr. Ackerman asked Trustee Kusmer if he has been given an update on the Oakwood Cemetery Grant from the State of Ohio. Trustee Kusmer passed paperwork about the process of the grant, and the projected total cost of $110,000.00, The grant will provide $70,000.00 of it, so the Township will incur about $40,000.00. The project will be for the Oakwood Cemetery maintenance building, which will allow preservation of the building, by installing insulation and siding.

Public Comment-

A discussion took place about the proposed changing of the properties at US.Route 6 and State Route 53 from Agricultural to Manufacturing. The following were topics discussed between Residents and the Trustees.

A Resident asked how this all got started? Trustee Kusmer went through the history of the said properties. Discussion of these properties were held over several meetings of the Zoning Commission. Information and papers from Trustee Kusmer are attached to these meeting minutes.

Trustee Reser explained how the Zoning Commission works, and that they have a separate *vote* from the Trustees. The Trustees may attend their meeting as a member of the public only.

Trustee Farmer took on the question of when this started, and he found through Economic Development that this property was put on the website on March 2023 according to Beth Hannam Executive Director of Sandusky County Economic Development.

Discussion took place on how Regional Planning meetings work, and how in the minutes of that meeting it says everyone voted to allow a change to happen. Trustee Farmer says he chose to abstain from that vote since it was our township, but the minutes do not reflect that vote.

Trustee Reser suggested the Township Attorney Jim Barney give a *zoning process* presentation. Mr. Barney gave his presentation on the steps needed to make a Zoning Change according to the *Ohio Revised Code*, that the Township follows.

A Resident presented a *letter that was sent out to the property owners involved*, by Trustee Kusmer on Township Letterhead. It was *relayed to* Trustee Farmer, and Trustee Reser who both said they have never seen the letters that were sent to the Property Owners. The Resident wondered if it was legal that the letters were sent out without a vote to make Trustee Kusmer the *lead* in the information? Mr. Barney answered the question and stated it is ok to do since it was discussed, and was only to gather information. Trustee Farmer read off the letter for the gallery to know what it said.

A Resident asked each Trustee if before the Zoning Commission Hearing took place were there any communications with the Board members via phone, email, text, advising them how to vote? Trustee Reser said no, Trustee Kusmer said he had talked with them but did not advise them how to vote. He told them to expect a lot of people and they can vote any way they want, Trustee Farmer said he never spoke to them.

Trustee Reser was asked to read the letter that the Board of Zoning Commission sent to the Trustees. Trustee Reser read the letter, and they were against the zoning change by the vote of 4-0 for the Properties located near St. Route 53 and US 6.

A Resident asked if anyone has thought about starting a JEDD or is there already one in place? Trustee answered there is not a JEDD in place at this time, and there hasn't been any discussion about a JEDD with anyone.

A Resident brought up the dog situation on Roselawn Ave. Trustee Farmer mentioned he set up a meeting with the County Commissioners, the Dog Warden, Sheriff, City Prosecutor and any concerned residents. None of the concerned residents attended the meeting due to the time of it being held. Both Trustee Farmer and Trustee Kusmer were in attendance. It was considered 50-50 productive in Trustees Kusmer's opinion.

Discussion took place between Residents and Trustees on a potential fix to the dog situation, and what they are able to do. Trustee Farmer made a suggestion to attend a city council meeting to allow city council to hear the issue, and maybe get the city prosecutor to push this issue to the top of his list of things to correct. The Residents said they will plan to attend the next meeting which is Thursday, and Trustee Farmer is willing to attend the meeting to back up the Residents with proper information.

A Resident asked about Flock Cameras in the Township, and is the Township paying for any of these? The Trustees replied that the Township is not paying for any of the camera used. Trustee Reser mentioned that the Sheriff's office got a grant for the cameras. Trustee Kusmer said the county got a grant, and set-up cameras in the Township but not on township controlled roads.

A Resident asked why the Trustees don't use a private email address? The Trustees don't have one, but they can ask our IT team that handles our website to look into setting one up for them.

Cemetery Board Report - Theron Aldridge, Chairperson

Theren Aldrich and Jack Ferguson had no update. Mr. Lindsay mentioned the Cemetery board meeting is set for Tuesday September 15 at noon at the Oakwood Cemetery Office.

Zoning Inspector Report - Troy Thatcher, Inspector

Mr. Thatcher passed out a report ending September 1, 2026 to the Trustees, and went over it with all.

Parks Board Report - Kerry Wood and Bill Lagrou

Mr. Wood had no new update. Mr. Lagrou reported concrete is poured for the windmill at Chudzinski-Johansson Park, and that project should be finished soon.

Road Superintendent - Bill Lagrou

Mr. Lagrou reported receiving a grant from H20 for new blades for the Township trucks. The grant was prepared by Trustee Kusmer and Mr.Lagrou for a total nearly $30,000.

Trustee Comments -

Trustee Reser - mentioned that the Township Trustees can do a better job communicating together and sharing information.

Trustee Comments continued...

Trustee Kusmer - gave Mr. Ackerman a list of documents showing the time-line of the proposal for the zoning change. The documents included zoning commission minutes, trustee minutes, and other pertinent papers. Trustee Kusmer mentioned during the last meeting that he ran "Rogue". These documents showed that the proposed zoning change has been an ongoing process of public meetings for 8 months. He mentioned he started this process with just obtaining information, and he brought it to the Zoning Commission. He is against data centers, and was just asking the land owners if they would want this change.

Trustee Farmer - No further comments.

Old Business - No Old Business

New Business -

Trustee Farmer *made a motion* to have a *Trustee Special Meeting* on Tuesday September 15 at 4:30 pm at the Ballville Fire Department Community Hall on Cole Road for the purpose of a *Zoning Change Resolution* with the Regular Trustee Meeting to follow. Seconded by Trustee Kusmer. Roll Call Vote, Trustee Reser - Yes; Trustee Kusmer - Yes; Trustee Farmer - Yes:

With no further business discussed.

Trustee Farmer made a motion to adjourn the meeting, with no objections, the meeting was adjourned.

Respectfully submitted.

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Thomas Ackerman, Fiscal Officer

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Mary Ann Reser, Chairperson

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Bob Kusmer, Trustee Vice-Chairperson

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Rich Farmer, Trustee