BALLVILLE TOWNSHIP TRUSTEES SPECIAL MEETING September 15, 2026 4:30PM

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.

Trustee Reser went over the purpose of the hearing which is a Public Hearing on the Zoning Amendment to Rezone 7 parcels on the corner of St. RT. 53 and US 6 from Agriculture to Manufacturing.

Trustee's recap of what has happened so far, is that the Ballville Township Zoning Commission voted 4-0 against the proposed zoning amendment. The Trustees then have to have a Public Hearing, which is what we are doing now. After this hearing, the Trustees will close this meeting, and start their Regular Meeting for September 15, 2026, and then proceed with their *vote* on this Resolution. Each Trustee will be called upon by our Fiscal Officer to render their vote.

Trustee Reser then thanked everyone for coming out to the previous meeting and voicing their concerns. Trustee Reser asked the audience if anyone in the rooms is in favor of the Zoning Change? No one in the audience raised their hand. Trustee Reser then asked how many are opposed the change in Zoning. The majority of the gallery has raised their hands.

Trustee Reser asked to open the room for *Questions* and *Comments.*

Public Comment -

Discussion took place about the proposed changing from Agriculture to Manufacturing of the properties at the corner of US 6 and St.Rt. 53, in Ballville Township. The following topics were discussed between Residents and Trustees.

A Resident asked how long this vote would last for? Trustee Reser mentioned that this vote is only voted on once. The only way this can be brought up again, would be to have someone to go through the entire process again. She added as a Trustee she would never bring this up again, since she has heard from everyone in the crowd.

A Resident asked if there is any Comprehension Planning for the Township? Trustee Reser replied that the *Township typically follows the Sandusky County Comprehension plan.*

A Resident quoted the Tiffin Advertiser Tribune that, this Classification change from Agriculture to Industrial is for Economic Growth. She asked if the Trustees will promise that these parcels will stay Agricultural? Trustee Reser replied saying depending on the vote tonight, it will remain the way it currently is Agricultural.

A Resident asked if this type situation happens again, how fast will the Residents know about it? Trustee Reser mentioned the best way is to read the minutes on the website, attend the meetings, or reach out to the Trustees.

A Resident asked if the Trustees knew how many Industrial Parks we have in the area? Another Resident said there are 132 available acres at the new park on the East Side of Fremont. A Resident mentioned there are 5 Industrial Parks in the Fremont area alone and we don't need any more to ruin our rich farmland.

Trustee Reser asked the other Trustees if they have any further comments? Trustee Kusmer and Trustee Farmer both said they don't have anything further at this point.

A Resident mentioned her frustration with this entire process, and lack of transparency with the Township. She was offended by the air quotes by Trustee Reser at the last meeting, and being left with the feeling the Township Resident are stupid. She wasn't happy with Trustees going to the Sandusky Register to make comments, and have not followed through with their request for information. She then mentioned that she seen Trustee Farmer make comments on Facebook on a group chat. She mentioned not everyone doesn't have to agree with him, but he is the only one of the Trustees to make a comment. She was giving him a positive here.

The Sandusky County Farm Bureau representative made a comment if there are any ordinances in the future like this, they are available to help keep the land agricultural.

A Resident asked if there has been any construction taken place on these properties? Trustee Reser replied she is not aware of any, and she asked the other two Trustees if they knew of any, and they both responded with NO construction has taken place.

A Resident asked how this entire process got started? Trustee Reser mentioned that this has been discussed in the prior meeting. The Resident would like to ask this again, since it was not fully answered before. Trustee Reser does not know exactly how this started, but it was first posted on Sandusky County Economic Development, and you would need to reach out to them to find out. A Resident said she talked to them, and their response a Ballville Trustee did. There is an application that needs to be filled out to market the land, and they replied it was filled out by a Trustee. This was in March of 2023, and they do not out give public records on who did this.

A Resident asked for the other two Trustees to comment on when they knew this property was marketed? Trustee Farmer mentioned he had reached out to EDC, and they informed him it was marketed in March of 2023. He was not a Trustee at that time, but Trustee Kusmer and Trustee Reser were, along with Rick Geyer. Trustee Kusmer mentioned he works with the Zoning Board, and this was a proposed issue that was brought up in November 2025. Also brought up again in the Zoning Board on the process to change this from January 2026 until now. He said marketing in 2023, he had no idea about that. A Resident had received a letter from Trustee Kusmer in February 2023 asking about their property on US Rt. 6 She mentioned her husband responded that they do not want to rezone their property. Trustee Kusmer did mention that he did send a letter out to you, as well as 2 other properties in the area, and one of the property owners that wanted this change, but he later changed his mind on it so everything stopped at the time.

A Resident responded to Trustee Reser that she cannot say this is the last question, since this is a public meeting, and she needs to keep asking if there are any more questions.

Trustee Reser asked the audience if they would be opposed to making the change to Commercial to a allow Retail shops. The audience was against that change also.

Trustee Farmer *made a motion* to adjourn, with no further comments, the meeting was adjourned.

Respectfully submitted.

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Thomas Ackerman, Fiscal Officer

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Mary Ann Reser, Trustee, Chairperson

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Bob Kusmer, Trustee Vice Chairperson

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Rich Farmer, Trustee