

**COUNCIL MINUTES**  
**October 29, 2024**

Meeting was called to order at 6:00pm, followed by the pledge.

**Attendance:** Terry Seibert, Seth Seibert, Bruce Rickard, Brian Webb, Amanda Crouch, Kristina Boroff, Pete Van Arsdell

Ross Finke, Lanny Hammitt, Rick Emans, Erin Gardner -The Daily Standard

Jennifer Rice, Joan Adams, Alexandria Busacca, Brandon McGillvary, Barabara Brazle, Scott Marvin

**Zoning Variance:**

Public Hearing Concerning the zoning variance for Mr. McGillvary. Mr. McGillvary is asking for 221 Glenn Street to be considered for a variance to change this from residential to manufacturing. The Mayor read the application detailing the request of Mr. McGillvary. Mr. Ross Finke, attorney at law, presided over the variance issue. He advised council to open the floor for discussion to ask information of Mr. McGillvary. The mayor opened the floor for discussion with Mr. McGillvary. Mrs. Brazle asked why he wanted to create his shop at this location instead of his home address. Mr. McGillvary tried to do this, but was unsuccessful with the amount of space. He will be moving into 221 Glenn Street in the future. He is looking at mostly online sales and hopes to limit in person sales. This will keep traffic to a minimum. Mr. Finke asked about using a building in the business district, but there was not a suitable location that was in good repair or big enough. Mr. McGillvary was asked about the insurance implications. He has done his research concerning all the required insurance. He is planning to build a small pole barn that will fit into the esthetic of the neighborhood. The home will be completely separate from the business. Neighbors asked if this will raise their property insurance. Mr. McGillvary was asked about security and lighting that will not affect the neighbor's peace. There will not be any fumes and there will not be a need for a dumpster. There was a question about the future of the business and it possibly being sold to another party. What is to keep someone else from moving in and creating a problem business. Mr. McGillvary is simply trying to build a business in his backyard. There will not be any sewage problems and Mendon utilities will be able to run what the building would require. Mr. Finke explained that there are a few more steps that will need to be taken before this can be completed. Bruce asked if there could be a limit put on the variance explaining that it returns to residential upon the sale of the property? Pete explained that another meeting would be required to set the parameters of the variance to protect all the parties involved. The Mayor wants to work with Mr. McGillvary and see him succeed while also protecting the community. Brian Webb is glad to learn that he will be living on that property. The appropriate letters were sent and the notice was posted in the local newspaper within the time stated by the code. The property owners would like to have some assurance that this property would go back to residential upon its sale. A committee of council members will be formed to set the parameters of the variance, working with the applicant for information, and bring their report back to the next council meeting for approval. He is not looking at hiring a lot of employees, possibly one person. Open times would be 5:00pm-9:00pm weekly. Amanda, Brian, and Seth volunteered to be on the committee to decide the parameters of the variance. Mr. Finke will help with this process as well. Mr. McGillvary was asked to provide a picture of the barn and the location. The committee consisting of Terry Seibert, Brian Webb, Amanda Crouch, Seth Seibert, and advising by Mr. Finke, on Wednesday, November 6 at 6:00pm at the town hall. The variance hearing has now officially been closed by the mayor at 6:45pm.

**Mayor:**

**Solicitor:** There was some discussion for the contract for 2025 with Mr. Ross Finke, attorney at law. Mr. Finke makes \$400 per month as solicitor as village of Rockford. He looked over the financials of the village of Mendon and understands that we are not Rockford. Mr. Finke feels that \$300 per month is fair for his services with the village of Mendon. Council will approve this contract at the December meeting to begin January 1, 2025.

**Minutes:** There was a motion by Seth to waive the reading of the minutes, seconded by Amanda, roll call: Brian Webb- yea, Bruce – yea, Amanda- yea, Seth – yea.

There was a motion by Brian Webb with a second by Seth to approve the minutes, roll call: Brian Webb- yea, Bruce – yea, Amanda- yea, Seth – yea.

**Street Commissioner:** Nothing to report.

**Zoning:** Nothing to discuss.

**New Business:**

- Pete questioned the safety of the witch's hat and whether we want to keep it in the park. Amanda questioned that bigger kids have been playing on it and maybe that isn't very safe. The mayor says the hat falls under our liability insurance as any other piece of park equipment would be. The mayor would like to see the area underneath it be dug out so it isn't so close the seats. There was a motion by Bruce with a second by Seth to approve the \$1,500 repair to the witch's hat in the park by Piper Welding and that wooden seats replaced and have the area underneath dug out properly, roll call: Brian Webb- yea, Bruce – yea, Amanda- yea, Seth – yea.
- There was a motion by Seth with a second by Brian Webb to approve a donation of \$400 to the Mendon Festival of Trees, roll call: Brian Webb- yea, Bruce – yea, Amanda- yea, Seth – yea.
- There was a motion by Seth, second by Amanda to approve the purchase of replacement Christmas lights for the town hall and the light poles as needed, roll call: Brian Webb- yea, Bruce – yea, Amanda- yea, Seth – yea.

**Old Business:**

- Recycling grant is due in December. Letters will go out to request the help of Auglaize County Commissioners and Mercer County Solid Waste Management. This is the first step in the process.

**Legislation:**

**Guests:**

Mr. Hammitt, Zoning Compliance Officer, hit a snag when he tried to file a complaint with Celina Municipal Court. Pete advised council and Mr. Hammitt how to proceed in order to get the complaint filed. This is not a problem that we could have foreseen. Pete will work with Ross to get over this hurdle.

There was a motion by Bruce with a second by Brian Webb to approve the checks and purchase orders, roll call: Brian Webb- yea, Bruce – yea, Amanda- yea, Seth – yea.

There was a motion by Brian Webb with a second by Seth to approve the financial statements, roll call: Brian Webb- yea, Bruce – yea, Amanda- yea, Seth – yea.

There was a motion by Seth with a second by Brian Webb to approve the mileage, roll call: Brian Webb- yea, Bruce – yea, Amanda- yea, Seth – yea.

There was a motion by Seth with a second by Brian Webb to adjourn.

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Terry Seibert – Mayor

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Seth Seibert – President

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Kristina Boroff – Fiscal Officer