# Village of Bluffton Council Meeting Agenda

April 22, 2024 at 7:00 PM

## **Opening Ceremonies**

Call to Order, Mayor Johnson presiding

Pledge of Allegiance





### **Minutes**

Approval of the minutes for the Village Council meeting held on Tuesday, April 9, 2024 **Bills** 

### **Committee Reports**

Joint Meeting - Safety Services & Finance: April 12th

Streets, Alleys, Lights & Sidewalks: April 18th

Ordinance Committee: April 22nd

# **Boards & Commissions**

# **LEGISLATION**

**Village Administration Report:** 

Mayor:

**Safety Services Reports:** 

-EMS--Fire Dept.- -Police Dept.-

Meeting Dates (meetings held at the Town Hall unless otherwise noted\*)

- Council Meeting Monday, April 22<sup>nd</sup> at 7:00 pm
- Tree Commission Arbor Day Celebration Saturday, April 27<sup>th</sup> at 10:00 am
  - in front of Bluffton Community Pool
- Council Meeting Monday, May 13th at 7:00 pm

**Public Comment** 

Adjournment - Motion and Second

Village of Bluffton - Regular meeting April 9, 2024, at 7:00 p.m.

Mayor Johnson presiding. Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia present.

Cupples motioned, seconded by Kingsley, to approve the minutes from the regular council meeting held on March 25, 2024. Roll Call: Yes (5) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, and Steiner. No (0), Abstain (1) Talavinia, motion approved.

Talavinia motioned, seconded by Steiner, to approve the bills as presented. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Talavinia motioned, seconded by Cupples, to approve the hiring of Rain Wilder as a Police Department Intern for compensation of \$1.00. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Kinglsey motioned, seconded by Stahl, to approve the appointment of Mark Bourassa to the Pathway Board. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

The Fiscal Officer gave the following readings:

### 3<sup>rd</sup> Reading:

Resolution 10-2024 – A Resolution adopting the Bluffton Beyond Tomorrow Comprehensive Plan, Version 1.0. Sehlhorst motioned to adopt the Resolution, seconded by Kingsley. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Cupples motioned, seconded by Steiner, to approve the special event request for the 80<sup>th</sup> annual trout derby to be held on May 5, 2024, from 2:00 – 4:30 p.m. at the Buckeye Quarry. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Cupples motioned to adjourn the meeting.

The following meetings/events were included on the agenda and/or scheduled during the meeting.

Streets, Alleys, Lights & Sidewalks Committee on Wednesday, April 17 at 5:00 p.m. Ordinance Committee on Monday, April 22 at 1:00 p.m. Park & Recreation Committee on Wednesday, April 24 at noon. Joint Finance & Personnel Committees on Wednesday, April 24 at 12:30 p.m. Village Council on Monday, April 22 at 7:00 p.m.

MAYOR	FISCAL OFFICER

# Joint Session of Safety Services and Finance Committees Minutes

Village of Bluffton April 12, 2024, 12:10 PM	
Present: Phill Talavinia, Ben Stahl, and D Staff: Jesse Blackburn, Kevin Nickel, Ma Jan Basinger, Rick Skilliter, and Keith Ho	yor Johnson, Fire Chief Jon Kinn, EMS Chief
TOPIC: Short- and Long-term Staffing	
Discussion centered around EMS and Fire needs going forward.	e staffing both today and as we evaluate the
Meeting adjourned at 1:10pm	
Respectfully submitted, Phill Talavinia	
Phill Talavinia	Ben Stahl
imii i uuviiia	Den Statii
Dave Steiner	

## 2024, April 18 Streets Meeting

Start: 5 PM End: 6:08 PM

Present: Joe Sehlhorst, Jerry Cupples, Admin. Jesse Blackburn, Mayor Rich Johnson

### Topic 1: AARP Grant - New Flashing Beacon on Main St. Crosswalk Request

- Parks committee would like to see a flashing beacon installed on Main St.
  - They believe this would be a qualifying grant request from AARP.
- Location would be at the Main St. crosswalk by Senior Citizens Center/Pharmacy to Vine St.
- The beacon will be like the one located on Main St./College Ave.
- Committee approves the request. Thank you, Parks Committee.

### **Topic 2: ADA Transition Plan**

- Lima/Allen County Regional Planning Commission ADA Transition Plan Dec 2023
- The purpose of this plan is to ensure that the Village of Bluffton creates reasonable, accessible paths of travel in the public right-of-way for everyone, including people with disabilities.
- Administration and Committee review document for suggested revisions.
  - Will need to be approved by Resolution.

### **Topic 3: Public Parking Lot**

- Administration continues to develop public parking lot improvements.
- Asst. Administrator Bryan working on lighting solutions.
  - o Goal is to place lighting at the perimeter of the lot to allow for the removal of the center poles.
  - o If so, could provide additional parking spaces.
- Project expected to begin this year.

### **Topic 4: Update Cherry St. Lighting**

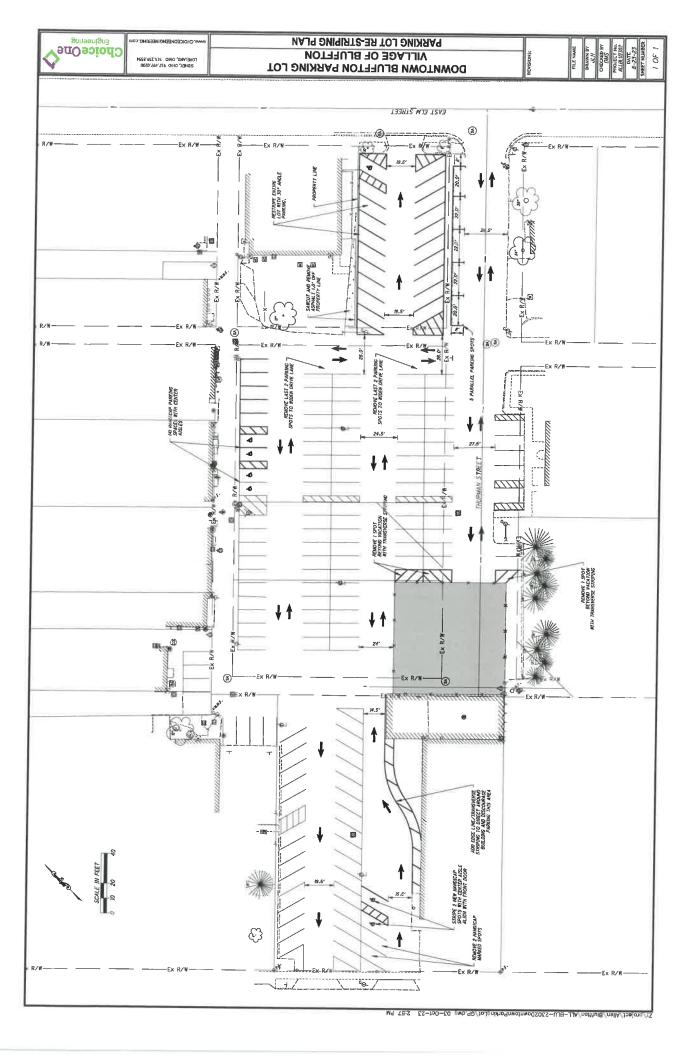
- Administration advised by committee to install light fixture on south pole at the curve.

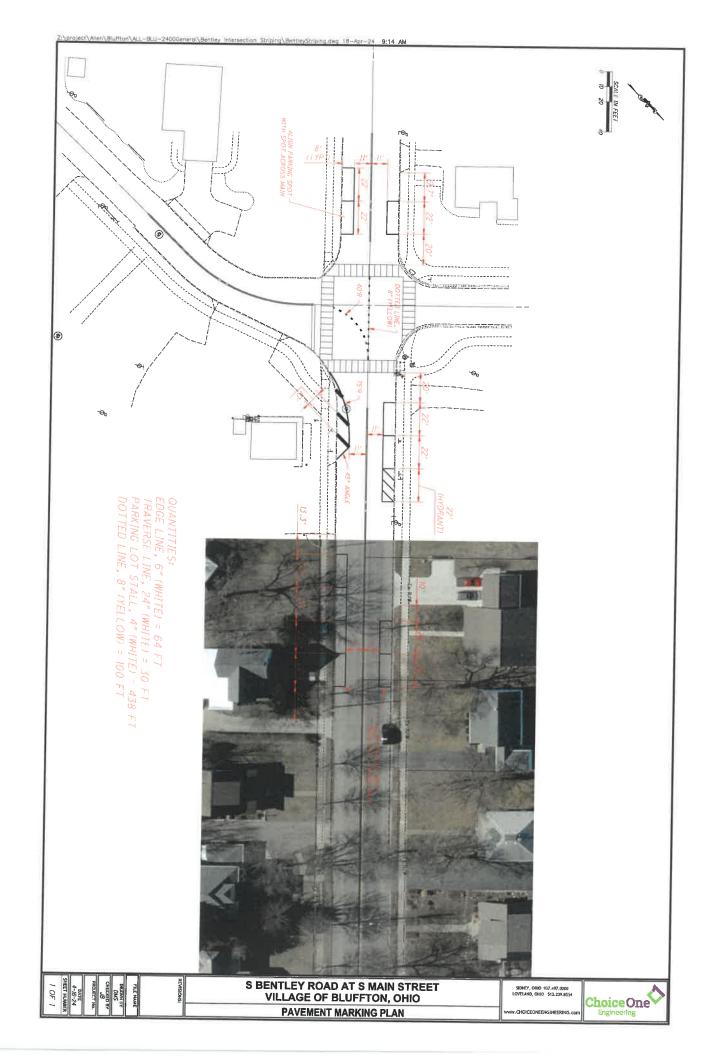
#### Jan 2024 Minutes

- 419 Cherry St. resident lighting improvement request. A resident new to the neighborhood has requested the administration to find if there are ways to improve lighting at the curve.
  - o Typically, lighting is placed 300' apart. Essentially at every other pole you will see street lighting installed.
  - o Administration to observe that location.
  - o We discussed administration to seek guidance from Choice One.
  - We also discussed possibly changing the lighting in that location to a bright LED bulb.
- AEP Street Lighting Outage Report
  - Police Chief submitted over 15 streetlights that have been reported as not functioning to AEP.
    - See attached.

### **Topic 5: 2024 Street Maintenance Schedule**

The street paving schedule has been submitted to Bluffton Paving for estimates.





## ORDINANCE NO. -2024

AN ORDINANCE AMENDING THE VILLAGE ZONING ORDINANCES AND CREATING SECTION 110 OF CHAPTER 153, TO ALLOW FOR ACCESSORY DWELLING UNITS TO BE PERMITTED AS AN ACCEPTED USE IN BOTH R-I AND R-II RESIDENTIAL DISTRICTS

WHEREAS; the Village of Bluffton has determined that it wishes to allow Accessory Dwelling Units ("ADUs") within the Village of Bluffton, Ohio;

WHEREAS; our community faces a housing crisis, with home prices and rents unaffordable for families and households of middle and moderate incomes.

WHEREAS; the community is falling far short of meeting current and future housing demand with serious consequences for the state's economy and the well-being of our residents, particularly lower income, and middle-income earners.

WHEREAS; the Village of Bluffton can play an important role in reducing the barriers that prevent homeowners from building accessory dwellings.

WHEREAS; there are many benefits associated with the creation of legal accessory dwellings on lots in single-family zones and in other zoning districts. These include:

- (1) Increasing the supply of a more affordable type of housing not requiring government subsidies.
- (2) Helping older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents, and locations.
- (3) Increasing housing diversity and supply, providing opportunities to reduce the segregation of people by race, ethnicity and income that resulted from decades of exclusionary zoning.
- (4) Providing homeowners with extra income to help meet rising homeownership costs.
- (5) Creating a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without the latter leaving his or her community.
- (6) Providing an opportunity for increased security, home care and companionship for older and other homeowners.
- (7) Reducing burdens on taxpayers while enhancing the local property tax base by providing a costeffective means of accommodating development without the cost of building, operating, and maintaining new infrastructure.
- (8) Promoting more compact growth, a pattern that reduces the loss of farm and forest lands and natural areas and resources and limits increases in pollution that contributes to climate instability; and
- (9) Enhancing job opportunities for individuals by providing housing nearer to employment centers and public transportation.

WHEREAS; the Village of Bluffton has further determined that in order for ADUs to exist within the Village of Bluffton, Ohio that the Village Code, specifically the Zoning Codes must be **amended/created** to permit ADUs in both R-I and R-II Residential Districts.

WHEREAS; the Village of Bluffton has adopted the following table (see attached) regarding the rules and regulations for ADUs, including their definition, number permitted, usage, placement, and so forth.

# BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO THAT:

Section 1. That the Village of Bluffton, Ohio shall allow Accessory Dwelling Units with the village limits of Bluffton, Ohio;

Section 2. That the Village of Bluffton shall Bluffton Village Code shall be amended to add Section 153.107: Accessory Dwelling Units. This Amendment/additional shall allow for ADUs in the R-I and R-II Residential Districts;

Section 3. That the Village of Bluffton shall adopt the following table (see attached) regarding the rules and regulations for ADUs, including their definition, number permitted, usage, placement and so forth.

Section 4. That is found and determined that all formal actions of the Council concerning and relating to the adoption of this ordinance were made in open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements of the Open Meetings Law including Section 121.22 of the Ohio Revised Code.

Passe Bluffton, Oh	ed and adopted hio by the follo	this day of wing vote:	, 2024 by the Council of	the Village of
	Ayes:	Nays:	Abstain:	
Attest:				
Clerk			Mayor	
Approved as	s to form:			
Elliott T. We				

# **ACCESSORY DWELLING UNIT (ADU) REGULATIONS**

## § 153.110 PURPOSE

The purpose for accessory dwelling units is to offer a versatile solution to various housing challenges, promote affordability, improve density, flexibility, and sustainability in urban development.

## § 153.111 DEFINITION.

Self-contained dwelling unit of permanent construction, including foundation, designed for occupancy by one family for living and sleeping purposes that provides complete independent living facilities, including its own entrance, kitchen, bathroom, and sleeping area; that is located on the same parcel as a larger single-family dwelling that serves as the principal use of the parcel; and whose use is subordinate and incidental to the larger single-family structure.

- Shall not exceed 1,000 sq. ft. in area.
- Separate electrical service is required for detached ADUs.
- Separate address is required for all ADUs.
  - Attached ADUs will be designated by adding ½ to the numerical address of the primary residence.
  - Detached ADUs will be the primary property address + "A"
- 1 off-street parking space required per ADU (Total of 3 parking spaces with primary residence, see §153.306)
- (A) <u>Examples</u> of accessory dwelling units include: Detached, Attached, Interior (Upper Level), Interior (Lower Level), Above Garage, Garage Conversion.

# § 153.112 PROHIBITED STRUCTURES

<u>Prohibited Structures:</u> Mobile homes, recreational vehicles, travel trailers, and any other wheeled or transportable structure shall not be used as accessory dwelling units.

# § 153.113 OCCUPANCY BY OWNER OR REQUIREMENT OF RESPONSIBLE PERSON

The owner of each lot on which an accessory dwelling unit is established must:

- (i) maintain a residence in the principal single-family dwelling or the accessory dwelling unit on the lot for so long as the accessory dwelling unit exists; or
- (ii) designate a responsible person who maintains a residence in the principal single-family dwelling or the accessory dwelling on the lot for so long as the accessory dwelling unit exists.

Limit of three ADUs per owner

Limit of one ADU per parcel.

For these purposes, the following terms shall have the following meanings:

- (i) "Residence" means a dwelling unit that is the true, fixed, and permanent home where an individual intends to remain permanently and indefinitely; to which, whenever absent, the individual intends to return; and that only one of which may exist for one person with the Village of Bluffton at any time.
- (ii) "Responsible Person" means a natural person designated by the owner of a lot on which an accessory dwelling unit is established as having the independent duty, responsibility (including financial responsibility), and authority to operate, maintain, and manage the lot and all the dwelling units thereon.
  - (iii) "Owner" means a person or a company; and the limit of total ADUs applies to each person in their individual capacity and as stakeholder in a company holding title to property.

# § 153.114 CONDITIONAL USES; WITH APPROVAL BY THE VILLAGE ZONING AND BUILDING BOARD OF APPEALS AFTER A PUBLIC HEARING.

(A) Residents of Orange & Richland Township who own property within the Village of Bluffton limits may apply for Conditional Use.

## § 153.115 REQUIRED SETBACKS AND FOOTPRINT

- (A) At least six feet from any other building and at least five feet from any lot lines of adjoining lots which are within an approved R-Residential District.
- (B) No ADU shall be erected in any required yard except a rear yard and shall not occupy more than 35% of a required rear yard.

# § 153.116 CORNER LOTS

Corner lots should have the same minimum front yard requirements on each street side of the lot.

# § 153.117 HEIGHT REGULATIONS WITHIN AN ADU DISTRICT.

Regulations shall comply with the R-II Residential District.

# § 153.118 REQUIRED FLOOR AREA IN THE ADU DISTRICT.

Any building intended in whole or part for residential purposes shall provide a livable floor area as hereinafter specified:

- Minimum 250 sq. ft.
- Maximum 1,000 sq. ft.

# § 153.119 APPLICATION, PERMITTING AND REGISTRATION

Following completion of Zoning Application, all units must be:

- permitted by Zoning Department and
- registered with Income Tax Department.

Change of parcel ownership requires completion of new application and registration.

# § 153.120 PARCEL TO REMAIN IN COMMON OWNERSHIP

Both the primary dwelling and the accessory dwelling unit must remain in common ownership. No lot split.

## § 153.121 EXISTING ADUs

ADUs that existed before the adoption of this Ordinance will be grandfathered. (Legal, nonconforming, but conforming at the time of adoption.)

Existing ADUs must register with the Village as described above, § 153.119.

# Village of Bluffton ADU Checklist

ADU -A self-contained dwelling unit designed for the occupancy by one family for living and sleeping purposes that provides complete independent living facilities, including its own entrance, kitchen, bathroom, and sleeping area; that is located on the same parcel as a larger single-family dwelling that serves as the principal use of the parcel; and whose use is subordinate and incidental to the larger single family structure. Shall not exceed 1,000 sq. ft. in area.

-Mobile homes, Mobile tiny homes and recreational vehicles are not permitted as ADU's

_								
1.	Does the request meet the definition of an ADU as listed above and in ordinance					YES	YES NO	
2.	Is the property in compliance with	all oth	er Cod	ified	Ordinances of Bluffton?	YES		NO
3.	Is the property owner a Village of E	lufftor	n reside	ent?		YES		NO
					or Richland Township only)			
4.	Is the property zoned in the require	ed R-I o	or R-II d	distri	ct?	YES		NO
5.	5. Is the property located outside the flood zone?					YES		NO
6.	<b>6.</b> Will the unit be of permanent construction, including foundation, and utility hook up.					YES		NO
7.	27000 54. It. and not exceed those than 55%			YES		NO		
	of the available rear yard?  If NO- a variance is required							
8.	8. Will the property have the required minimum of 3 off-street parking spaces 153.306			YES	NO NO			
9.	<ol><li>Is the unit registered with the Village of Bluffton Income Tax Department (required)</li></ol>				YES	NO		
10.	Will the unit be attached to the prin	nary re	esidenc	e or	detached?	ATTACHE	D DE	TACHED
	- Only 1 unit per parcel	·						
	Attached				Detache	d		
I.	Does the structure meet all	YES	NO	a.	Does the unit have an		YES	NO
	required building setbacks? Ref. chapter 153.083				independent electrical h up?	ook-		
II.	Does the unit have a separate	YES	NO	b.	Does the unit meet all se	etback	YES	NO
	exterior entrance independent				requirements for an acce	essory		
	of the primary dwelling	\		_	building. 153.047		ш_	
Ш.		YES	NO	c.			YES	NO



04-22-24

### **Water Tower Maintenance:**

Utility Services is scheduled this week to inspect water towers and establish maintenance schedules. Areas of interest include:

- Analyze the wall thickness of the inlet pipes in the towers take appropriate actions.
- Determine painting needs on interior and establish a schedule.

## EPA Sanitary Survey - June 12th

An EPA representative will be reviewing many of the Village's water policies and associated water related documents. This process involves the submittal and review of the following:

- Asset Management Program:
  - Written Description of an Asset Management Program checklist: AMPWrittenDescriptionTemplate.docx. Complete
    this checklist and return it to me along with the documentation noted on the checklist.
  - Ohio Revise Code Section 3745-87-03 that defines the required contents of an asset management program: AMP\_Contents\_3745-87-03\_E11082018.pdf.
- Valve Exercising Program: valve-exercising-program-guidance.pdf. Submit a summary of your valve exercising program.
- Contingency Plan:
  - Ohio revised Code Section 3745-85-01 that defines the requirements of a contingency plan for a public water system: CP\_Rule 3745-85-01\_Ef2022.pdf
  - Contingency Plan template: CP\_Template.docx. I strongly recommend that you use this template for your contingency plan, however, usage of this template is not required. Submit your contingency plan.
  - Exercise Recording Form for use in tracking exercise participation: CP\_ExerciseRecordingForm[A or B].docx. This form is not required, but you may find it useful as a tool to record the yearly exercising of your contingency plan.
  - Notification Recording Form for documenting the method and timing of notification(s) when required:
     CP\_NotificationRecordingForm.docx. This form is not required, but you may find it useful as a tool to record your notifications of customers, regulatory bodies, etc. during an emergency or depressurization.
  - Submit verification that you have contacted your county Emergency Management Agency regarding the potential participation in a county spill exercise. This outreach is required yearly.
- Backflow Prevention/Cross-Connection Control Program: BackflowSI\_3745-95-03\_E10262015.pdf. Submit a description of the public water system's backflow prevention program and a copy of any educational material provided to water system customers pertaining to backflow prevention.
- Sample siting plan: SSP\_GeneralTNC.docx. Submit the Village's sample siting plan or Sampling Operating Procedure.
- Submit the Village's tank, elevated and/or ground level, inspection report recommendations; if applicable. Storage structures must be inspected every seven years.
- Submit a copy of the current water system rates.

### Data Analysis of meter reading and billing - 3rd party review

Kick off meeting with Raybern Consulting Wednesday, April 24th at 8:00 am.

### **Brightspeed Fiber Optics -**

Zoning Department has approved the Right-of-Way Permit for Brightspeed to install fiber optic cable throughout the Village of Bluffton. Construction crews could be here in one to two weeks.

### **Mayor Johnson - Special Events Permits**

Farmer's Market -

Festival of Wheels -

### **Committee Meetings:**

Joint Finance & Personnel – April 24th Ordinance -



# **VILLAGE OF BLUFFTON**

100 E. ELM STREET, P.O. BOX 63 BLUFFTON, OHIO 45817-0063

# **APPLICATION FOR SPECIAL EVENTS**

EVENT NAME: Bluffton Farmers Market	DATE(S) OF EVENT: Sat Mornings 5/4/24 - 10/28624
APPLICANT: Bluffton Area Chamber of Commerce CONT.	
APPLICANT'S ADDRESS: 154 N. Main Street, PO Box 142	CONTACT'S PHONE: 419-369-2985
E-MAIL ADDRESS (OPTIONAL):director@explorebluffton.co	om
LOCATION OF EVENT: Citizens National Bank Parking Lot incl	luding alley in rear and sidewalk to street in front.
TIME(S) FOR EVENT: 7:00 AM - 12:00 PM	
DESCRIPTION OF EVENT: Farmers Market	
38.4.	
SERVICES REQUESTED FROM VILLAGE: Must provide map o	f plans and any other information required as necessary.
TRAFFIC CONTROL: NUMBER OF OFFICER Number of officers required to cover security will be determined on a case by	
ROAD CLOSURE: Yes. Alley behind the parking lot from the ba	ank to the post office.
SECURITY:NUMBER OF OFFICERS REQUINUMBER of officers required to cover security will be determined on a case by	ESTED:case basis upon consultation with the Chief of Police
EMS SERVICES: FIRE DEPT. SERVICES:	
WATER SERVICE: OTHER SERVICES:	
	esponsible for obtaining the proper alcohol permit n of Liquor Control prior to the event.
ATTACH CERTIFICATE OF INSURANCE TO APPLICATION	
PLEASE LIST VENDORS, SERVICES, CONTRACTORS, ETC. INV NAME OF VENDOR TYPE C	VOLVED WITH EVENT: DF SERVICE PROVIDED
Each vendor is required to carry \$300,000 in liability	
coverage to attend.	
* FOOD VENDORS ARE RESPONSIBLE FOR OBTAINING ANY N	NECESSARY HELATH DEPARTMENT PERMITS
I understand that the granting of this permit for the special event creater person or entity for any liability whatsoever connected with this special person or organization responsible for the special event. By signing the herein are true and correct and that I have the authority to bind the organization.	ial event. Any liability is the sole responsibility of the his application, I acknowledge that all statements made nization that I represent.
APPLICANT'S SIGNATURE: James A. Enneki	
APPLICANT'S SIGNATURE:	ng DATE: 4/17/2024
APPROVED	ng DATE: 4/17/2024
	DATE:



# VILLAGE OF BLUFFTON

154 N. MAIN STREET, P.O. BOX 63 BLUFFTON, OHIO 45817-0063 419-358-2066

# APPLICATION FOR SPECIAL EVENTS

EVENT NAME: Bluffton Festival of Who	eals DATE(S) OF EVENT: Friday, June 14,2024
	Lions CONTACT PERSON: Dan Groman
	61. Grove OH CONTACT'S PHONE: (419) 231-3710
E-MAIL ADDRESS (OPTIONAL):jdg 463	
LOCATION OF EVENT: Down town BI	
TIME(S) FOR EVENT: Close streets	
DESCRIPTION OF EVENT: Down town Co	ar Show, Food Trucks, etc.
	ust provide map of plans and any other information required as necessary.
TRAFFIC CONTROL: NUMBI	ER OF OFFICERS REQUESTED:
ROAD CLOSURE: 1:00 pm - 8:00 pm	mined on a case by case basis upon consultation with the Chief of Police, Note that we will instruct car owners to obey traff lights a property.
SECURITI. NUMBER OF U	TRICERS REQUESTED:
	mined on a case by case basis upon consultation with the Chief of Police
	EPT. SERVICES:
WATER SERVICE: OTHER	SERVICES:
ALCOHOL SERVED: YESNO_X-	* Applicant is responsible for obtaining the proper alcohol permit from the Division of Liquor Control prior to the event.
EVENT'S INSURER:	* Village must be listed as Additional Insured
ATTACH CERTIFICATE OF INSURANCE TO AP	
PLEASE LIST VENDORS, SERVICES, CONTRAC NAME OF VENDOR	TORS, ETC. INVOLVED WITH EVENT: TYPE OF SERVICE PROVIDED
Bubba C's	Food Truck
Shepherd's Kettle Corn	i) 11
Double D's Nuts	41 /1
Dairy Freeze	17
The Main Squeeze	11
Bluffton Baking Co.	r1 ()
One more food vendor ??	1 t C1
FOOD VENDORS ARE RESPONSIBLE FOR OB	TAINING ANY NECESSARY HEALTH DEPARTMENT PERMITS
erson or entity for any liability whatsoever connected	ecial event creates no agreement or guarantee, express or implied, to any ed with this special event. Any liability is the sole responsibility of the ent. By signing this application, I acknowledge that all statements made y to bind the organization that I represent.
APPLICANT'S SIGNATURE: James &	Juman DATE: 04/22/24
APPROVED	
MAYOR'S SIGNATURE:	
arron b biginir cita.	DATE:

