

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-1166

TO

8125795		TFOL		SIDE CUTS LLC	
PERMIT NUMBER		TYPE		130 W DUDLEY ST	
06	01	2018		MAUMEE OH 43537	
ISSUE DATE					
05	17	2024			
FILING DATE					
D5		D6		PERMIT CLASSES	
48	044	A	F31415		
TAX DISTRICT		RECEIPT NO.			

FROM 06/06/2024 SAFEKEEPING

4273237				JEDS MAUMEE LLC	
PERMIT NUMBER		TYPE		DBA JEDS	
06	01	2018		1566 REYNOLDS RD & PATIO	
ISSUE DATE		MAUMEE OH 43537			
05	17	2024			
FILING DATE					
D5		D6		PERMIT CLASSES	
48	044				
TAX DISTRICT		RECEIPT NO.			



MAILED 06/06/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 07/08/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A TFOL 8125795**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF MAUMEE CITY COUNCIL
400 CONANT ST
MAUMEE OHIO 43537-3366



Department of Commerce

Division of Liquor Control

com.ohio.gov

Mike DeWine, Governor Jon Husted, Lt. Governor Sherry Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension.
 - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166

EMAIL: Liquordocs@com.ohio.gov

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 12/29/2023)



MEMO TO: Mayor and City Councilmembers

FROM: Alan Lehenbauer, Law Director

DATE: June 25, 2024

SUBJECT: Expansion of DORA hours – July 3 and 4, 2024

Recommendation:

Authorize the City Administrator to expand DORA hours on July 3, 2024 from 12 noon until 11PM, on July 4, 2024 from 12 noon until 11PM. This authorizes the administrator to expand the DORA to accommodate events that typically fall outside of weekend parameters.

City of Maumee DEPARTMENTAL REPORT

MEMO TO: Mayor and City Councilmembers
FROM: Jennifer Harkey, Finance Director
DATE: June 25, 2024
RECOMMENDATION: Amend Ordinance 01-2024 regarding part-time employee compensation

SUMMARY

Amendment is necessary to reflect current Ohio Minimum wage and new Theater Technical Assistance position.

BUDGETARY CONSIDERATIONS

The current ordinance wage range includes \$10.00 per hour, which is less than Ohio Minimum wage requirements. Effective 1/1/24, the new Ohio Minimum wage is \$10.45 per hour. There is no budgetary impact as there are not any current employees in this wage scale.

Recommended wage range for Theater Technical Assistance is \$15-\$20 per hour. Estimated 2024 cost for this position will be approximately \$8K.

HISTORY, BACKGROUND and DISCUSSION of the ISSUE

Amendment is necessary to comply with Ohio minimum wage law and authorize wage scale for new position (approved June 10, 2024 Council meeting).

POSITIONS

Support revisions as required by law and as recommended.

ORDINANCE NO. 022- 2024

AN ORDINANCE AMENDING ORDINANCE NO. 059-2022 RELATIVE TO THE COMPENSATION OF CERTAIN EMPLOYEES OF THE CITY OF MAUMEE, REPEALING CERTAIN ORDINANCE, AND DECLARING AN EMERGENCY.

WHEREAS, it is necessary to amend Ordinance No. 059-2022 relating to the compensation of certain employees and officials within the City of Maumee;

WHEREAS, it is also necessary to grant the City Administrator the authority to establish the salary of these employees within the wage ranges set forth with the consent of the Mayor;

WHEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, as follows:

SECTION 1. That this Ordinance applies to those officers, part-time and seasonal employees listed below.

SECTION 2. TRAVEL AND MILEAGE ALLOWANCE.

(a) Officers and employees covered by this ordinance, including elected officials, are allowed the mileage reimbursement sum equal to that approved by the Internal Revenue Service plus parking charges and tolls for travel on official business for the city in their privately-owned automobiles; provided, however, that such travel must be authorized by the heads of departments or, in the case of heads of departments or elected officials, by the Mayor.

(b) The City will pay up to \$30.00 per day for meals and the lodging for the employee only provided the employee has stayed overnight, that such stay has prior approval by the head of the department, and that receipts for such lodging and meals shall be submitted to the Director of Finance and attached to forms provided by such Director.

(c) Officers and employees covered by this ordinance shall certify to the Director of Finance the mileage and parking expenses incurred by each of them on official travel for the City in their privately-owned automobiles on forms provided by the Director of Finance.

SECTION 3. SALARY/COMPENSATION

(a) The following are the ranges of pay for the part-time, seasonal and officer positions covered by this ordinance effective June 25 2024:

<u>Title</u>	<u>Pay Range</u>	<u>Pay Basis</u>
Rolf Park Pool		
Rolf Park Pool Manager	\$16.00 - \$22.00	Per hour
Rolf Park Pool Assistant Manager	\$14.00 - \$18.00	Per hour
Rolf Park Pool Lifeguard	\$12.00 - \$16.00	Per hour
Rolf Park Pool Admission / Concession Attendant	\$10.45 - \$14.00	Per hour
Rolf Park		
Rolf Park Manager	\$16.00 - \$22.00	Per hour
Rolf Park Assistant Manager	\$14.00 - \$18.00	Per hour
Rolf Park Maintenance	\$11.00 - \$16.00	Per hour
Recreation Program		
Community Band Director	\$188.00	Per month

<u>Title</u>	<u>Pay Range</u>	<u>Pay Basis</u>
<i>Maumee Indoor Theater</i>		
Assistant Supervisor of Theater Operations	\$20.00 - \$24.00	Per hour
Crew Leader	\$13.00 - \$17.00	Per hour
Admission/Concession Attendant	\$10.45- \$14.00	Per hour
Theater Technical Assistant	\$15.00-\$20.00	Per hour
 Volunteer Fire / EMS		
<u>Fire Call / Drill / Clean-Up</u>	<u>Pay Range</u>	<u>Pay Basis</u>
Firefighter Class I	\$11.75/hr.	2 hour minimum
Firefighter Class II		
After 3 years of service	\$18.58/hr.	2 hour minimum
Lieutenant	\$20.15/hr.	2 hour minimum
Captain	\$21.20/hr.	2 hour minimum
 Ambulance and Emergency Service Personnel		
Volunteer Ambulance Stand-by	\$ 6.50	Per hour
Volunteer Station Staffing	\$ 18.25	Per hour
Volunteer Ambulance Run – 1 hour minimum	\$ 20.15	Per hour
 Permanent Part-Time		
Firefighter/EMT	\$24.00	Per Hour
Firefighter/Paramedic	\$28.00	Per Hour
 <u>Title</u>		
	<u>Pay Range</u>	<u>Pay Basis</u>
 Miscellaneous		
Engineering Technician (Part Time)	\$12.00 - \$15.00	Per hour
Laborer (Temporary or Part Time)	\$10.45- \$12.00	Per hour
Police Radio/Telephone Operator (Relief)	\$20.00 - \$25.00	Per hour
Police School Crossing Guard	\$10.45 - \$18.00	Per hour
Administrative Assistant	\$12.00 - \$22.00	Per hour
Project Inspector	as determined by the City Administrator	
Intern/Co-op	\$20.00 - \$26.00	Per hour

(b) The City Administrator shall have the authority to establish the salary within the ranges set forth above for the positions listed herein after consultation with the Mayor. The salaries of said officers shall be reviewed annually. Salary adjustments so established shall take effect in the first pay period of each year for current employees or upon hire for new hires. The administrator may adjust scale as needed in order to comply with minimum wage standards or other applicable wage law.

(c) The initial salary once established shall not be modified until the appointee has occupied the position for at least six months. Additional increases may be granted by the City Administrator after consultation with the Mayor, within the salary range on an annual basis or at least one year after prior

increases.

SECTION 4. DURATION OF ORDINANCE AND AMENDING AND/OR REPEALING CONFLICTING ORDINANCES.

Ordinance No. 032-2022, as the same are currently written, be, and the same hereby are amended as set forth herein. Further, any ordinance, resolution, or part thereof pertaining to the subjects treated in this ordinance and which are inconsistent herewith be, and the same hereby are, repealed to the extent so inconsistent. This Ordinance supersedes, cancels, and repeals all previous methods of calculating compensation, verbal, written, or based on alleged past practices of the city, and constitutes the entire method for calculation of such employee compensation. The wage rates set forth herein are prospective in operation and shall not apply to hours worked prior to the effective date of this Ordinance. Wages will take effect on June 25, 2024.

SECTION 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an 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 compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

SECTION 6. This Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety in that said modification of wages and the establishment of wage provisions are required immediately for the efficient administration of city affairs.

Motion to declare an emergency:
Yeas Nays

Seconded:

Motion to Pass:
Yeas Nays

Seconded:

Passed as an emergency measure: June 25, 2024

ATTEST:

Mayor.

Municipal Clerk.

Approved as to form:

Law Director.

ORDINANCE NO. 023 –2024

AN ORDINANCE AMENDING MAUMEE CODIFIED ORDINANCE SECTION 1125.03 OF THE MAUMEE ZONING CODE AND ORDINANCE 088-2019 REGARDING R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

WHEREAS, Maumee Codified Ordinance Section 1125.03 sets forth the regulations for R-2 Single Family Residential Districts and is part of the City of Maumee Zoning Code and certain changes are necessary as it relates to the provisions of this code section;

WHEREAS, these changes will amend the lot size which increases the density in this residential district and modifies other requirements for R-2 Single Family Residential Districts in the Maumee Zoning Code, and the Planning Commission previously recommended these changes after a public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, that:

SECTION 1. Maumee Codified Ordinance Section 1125.03 and Ordinance 088-2019 are hereby amended in part as follows:

1125.03 R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT.

The R-2 Single-Family Residential District is designed to accommodate single-family dwellings on lots with areas of 5500 square feet or greater. The R-2 District will be mapped that satisfies the following minimum requirements. Certain public/semi-public uses intended to serve single-family residential development are permitted.

(a) Permitted Uses. Within the R-2 Residential District, a structure or premises shall be erected or used only for the following purposes:

- (1) Child day care home, Type B.
- (2) Dwelling: Single-family dwellings.
- (3) Group adult care facility for three (3) to five (5) unrelated adults pursuant to ORC Chapter 3722.
- (4) Group Foster Home pursuant to ORC Chapter 5103.
- (5) Group MR/DD residential facility for one (1) to eight (8) persons pursuant to ORC Chapter 5123.
- (6) Home occupation (refer to Chapter 1131).
- (7) Publicly owned and operated parks, playgrounds and community centers; provided that no commercial enterprise or amusement park is conducted on the premises, except permitted temporary uses.
- (8) Public structures not otherwise defined and regulated by this code or parking areas erected, leased or used by any department of a municipal, county, state or federal government. However, no outdoor storage of equipment or materials is permitted.
- (9) Public libraries.
- (10) Water, storm and sewage pumping stations.
- (11) Schools; primary, intermediate and secondary; both public and private.
- (12) Accessory structures and uses.

(b) Conditional Uses. Refer to Chapter 1134 (Conditional Use Regulations) for the process of obtaining a conditional use permit. The following conditional uses may be approved, provided they meet the general standards found in Section 1134.03 (General Standards for Conditional Uses) and any listed specific conditions in Section 1134.08 (Supplemental Requirements for Specified Conditional Uses):

- (1) Adult day care centers.
- (2) Adult group homes.
- (3) Bed and breakfast facilities.
- (4) Cemetery or mausoleum.
- (5) Child day care home, Type A.
- (6) Place of religious worship.
- (7) Dwelling: Zero lot line dwellings (one zero lot line when two units adjoin and share a common wall).
- (8) Electric and telephone towers.
- (9) Gas regulator and meter stations.
- (10) Hospitals, clinics, convalescent homes, and similar institutions.
- (11) Nursing homes.
- (12) Parking areas: Extension of parking into contiguous zoning district parking areas.
- (13) Parking areas: Joint use of an off-street parking area.
- (14) Public utility control facilities or structures.
- (15) Public or private clubs, including golf courses and country clubs, swimming pools, racquet courts, yacht clubs and accessory uses, except driving ranges, miniature golf courses, pitch and putt courses operated for commercial purposes. No on site storage or maintenance of boats will be permitted.

(c) Lot Size and Yard Area Requirements. Minimum lot size and yard area requirements as set forth in Section 1125.14 shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the R-2 Residential District.

(d) Minimum and Maximum Floor Area Requirements and Bulk Regulations. Minimum floor area requirements and bulk regulations as set forth in Section 1125.14 shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the R-2 Residential District.

(e) Off-Street Parking, Loading and Storage Regulations. Off-street parking, loading and storage regulations as set forth in Chapter 1141 shall apply to all uses established within the R-2 Residential District.

(f) Signs Permitted. Signs shall be permitted in the R-2 Residential District in accordance with Chapter 1143.

SECTION 2.

STATUTORY CONSTRUCTION & SEVERABILITY.

(a) This Ordinance shall be construed so as not to conflict with applicable Maumee Code, Federal or State of Ohio laws, rules, or regulations. Nothing in this Ordinance authorizes any City department to impose any duties or obligations in conflict with regulations established by Maumee Code not modified herein, at the time such action is taken.

(b) In the event that a court or agency of competent jurisdiction holds that a Federal or State of Ohio law, rule, or regulation invalidates any clause, sentence, paragraph, or section of this Ordinance or the application thereof to any person or circumstances, it is the intent of the Ordinance that the court or agency sever such clause, sentence, paragraph, or section so that the remainder of this Ordinance remains in effect.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an 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 compliance with all legal requirements, including the Maumee Charter and Section 121.22 of the Revised Code of Ohio.

Motion to waive three readings:

Seconded:

Yeas: Nays:

Motion to pass:

Seconded:

Yeas: Nays:

Passed June 25, 2024

Mayor

ATTEST:

Municipal Clerk.

APPROVED AS TO FORM:

Law Director

ORDINANCE NO. 024-2024

AN ORDINANCE AMENDING MAUMEE CODIFIED ORDINANCE SECTION 1143.21 OF THE MAUMEE ZONING CODE REGARDING NONCONFORMING SIGNS AND DECLARING AN EMERGENCY

WHEREAS, Maumee Codified Ordinance Section 1143.21 deals with nonconforming signs and is part of the City of Maumee Zoning Code and certain changes are necessary as it relates to these signs;

WHEREAS, these changes will amend the requirements for the replacement and removal of nonconforming signs and their application in the Maumee Zoning Code, and the Planning Commission previously recommended these changes after a public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, that:

SECTION 1. Maumee Codified Ordinance Section 1143.21 is hereby amended in part as follows:

1143.21 NONCONFORMING SIGNS.

(a) It is the intent of this section to recognize that the elimination, as expeditiously as is reasonable, of existing signs that are not in conformity with the provisions of this chapter, is as much a subject of health, safety, and welfare as is the prohibition of new signs that would violate the provisions of this chapter. Sign regulations, which control the type, design, size, location, illumination, and maintenance thereof, are established in order to achieve, among others, the following purposes:

(1) To provide reasonable, yet appropriate, conditions for identifying businesses by their name within the City;

(2) To control the design of signs so that their appearance will be aesthetically harmonious with their surroundings and an overall urban design for the area;

(3) Promote pedestrian and traffic safety by minimizing sign hazards and obstructions;

(4) To promote attractive and maintain high value residential and commercial districts.

In establishing these objectives, the City has determined that, clearly articulated regulations and design standards will effectively promote high quality signs that enhance the appearance, function, and character of the community. All signs not conforming with the provisions of this chapter are hereby declared a nuisance. It is further declared that the regulations contained in this chapter are the minimum regulation necessary to abate the nuisance and to achieve the purposes of this chapter

(b) No nonconforming sign or sign structure:

(1) Shall be changed to another nonconforming sign;

(2) Shall have any changes made in the words or symbols used or the message displayed on the sign unless the sign is designed for periodic change of message;

(3) Shall be structurally altered so as to prolong the life of the sign, or the structure or pole supporting the sign, or altered so as to change the shape, size, type, or

design of the sign;

(4) Shall have the face or faces changed when such sign is of a type of construction to permit a change of face or faces;

(5) Shall be reestablished after the activity, business, or usage to which it relates has been discontinued for ninety (90) calendar days or longer; or

(6) Shall be reestablished after damage or destruction if the estimated expense of reconstruction exceeds fifty (50) percent of the appraised replacement cost of the sign as determined by the Director of Public Safety.

(c) Notwithstanding the foregoing provisions, all graphics, signs, marquees, canopies, and awnings rendered nonconforming by the provisions of this chapter and permitted to continue, may be required to be removed, altered, or remodeled to conform to the provisions of this chapter upon request of the City Administrator or Urban Planning Manager.

SECTION 2. Section 1143.21, Ordinance 131-2015 and any ordinances, parts of ordinances or the chapters of the Zoning Code in conflict herewith are hereby amended and repealed in part to reflect the foregoing changes;

SECTION 3. This ordinance is declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens of the City of Maumee, and more specifically to allow for the immediate update of the zoning code so as to eliminate any inconsistent provisions in the Maumee Zoning Code related to these definitions which will be a benefit for the citizens of Maumee, wherefore this ordinance will go into immediate effect upon its adoption by council.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, and any of Council's committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements of the Charter of Maumee, Ohio.

Motion to declare an emergency:

Yeas Nays

Motion to Pass:

Yeas Nays

Passed: June 25, 2024

Seconded:

Seconded:

ATTEST:

Municipal Clerk

Mayor

Approved as to form by:

Law Director

ORDINANCE NO. 025 -2024

AN ORDINANCE ENACTING ZONING FOR CERTAIN REAL PROPERTY WITHIN THE CITY OF
MAUMEE, AND DECLARING AN EMERGENCY.

WHEREAS, certain real property was annexed into the City of Maumee and Council is required to establish zoning for said real property;

WHEREAS, the Maumee Planning Commission has met and recommended that this real property be zoned R-2.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Maumee, Ohio that:

SECTION 1. The City of Maumee, Ohio hereby adopts and enacts R-2 zoning for the following real estate:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SECTION 2. This Ordinance is declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens of the City of Maumee, and more specifically to allow for the immediate update of the zoning for this property so as to allow development of the subject property to proceed in a timely manner which will be a benefit for the citizens of Maumee, wherefore this ordinance will go into immediate effect upon its adoption by council

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an 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 compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

Motion to declare an emergency:

Second:

Yeas Nays

Motion to Pass:

Second:

Yeas Nays

Passed as an emergency measure: June 25, 2024

Mayor

Approved as to form:

Attest:

Law Director

Municipal Clerk

ORDINANCE 026 -2024

AN ORDINANCE DECLARING IT NECESSARY TO PROCEED WITH AND LEVY ASSESSMENTS FOR A HIGH STREET ROADWORK AND STORM SEWER, AND DECLARING AN EMERGENCY

WHEREAS, Maumee City Council has previously declared it necessary to make the improvement described in Section 1 of this Ordinance.

WHEREAS, City Council find that the properties set forth in Exhibit A will be benefitted by said improvement, and it is necessary to proceed with the improvements and assess this public improvement to be paid for in part by special assessment as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, County of Lucas, and State of Ohio, that:

SECTION 1. It is declared necessary to proceed with the improvement of certain lands in the City of Maumee by reconstructing the roadway and installing storm sewers along High Street, Maumee, Lucas County Ohio. The proposed project, project plans and properties to be assessed as are on file with the clerk along with the assessment as to each property, which are incorporated herein by reference. See also Exhibit A attached hereto and incorporated herein by reference.

SECTION 2. The assessments, plans, specifications, profiles and estimate of cost of the improvement, prepared by the City and now on file in the office of the Clerk, are approved and shall be assessed against said properties listed in Exhibit A. The improvement shall be made in accordance with, and as shown on, the plans, specifications and profiles for the improvement.

SECTION 3. The Council finds and determines that (i) the improvement is conducive to the public health, convenience and welfare of this City and the inhabitants thereof and (ii) the lots and lands to be assessed as described in Section 4 hereof are specially benefitted by the improvement.

SECTION 4. The total estimated cost of the improvement is \$400,715. The cost of the improvement to be assessed to the benefitted properties, after deduction of the costs of the improvement determined by this Council to be assumed by the City, are estimated to be \$320,572. Such amount shall be assessed upon the lots and lands bounding and abutting on the improvement identified in Exhibit A hereto. The properties shall be assessed by equally dividing amongst each residence, all as set forth in Exhibit A. At the completion of the project, the final in-place quantities and costs to be assessed shall be submitted to council for final approval.

SECTION 5. The cost of the improvement shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances, the amount of any damages resulting from the improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, the cost of purchasing, appropriating, and otherwise acquiring any real estate or interests therein required for the improvement, expenses of legal services including obtaining legal opinions, cost of labor and material, together with all other necessary expenditures.

SECTION 6. The special assessments to be levied through certification with the county auditor, shall be paid in 30 bi-annual installments, with interest on the unpaid principal amount at a five (5)

percent rate of interest. The owner of any property assessed may pay the special assessment within 30 days after passage of the final assessing ordinance directly to the city. Any unpaid balance will be certified to the county auditor with interest as indicated above.

SECTION 7. The Council hereby appropriates sufficient funds to effectuate the provisions contained in Section 1 hereof and the Director of Finance is hereby authorized to transfer the funds necessary to complete this expenditure from the available funds of the City. The Director of Finance be and is hereby further authorized to issue the fiscal officer's certificate necessary to make the expenditures as described in Section 1 hereof, and is further directed to issue vouchers of this City in the amounts and for the purposes expressed in Section 1 hereof, said amounts to be charged to the appropriately designated Fund.

SECTION 8. The Council declares this Ordinance to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, the reason for the emergency is that it is necessary for the construction of the improvement, which is urgently needed to provide safe and effective sanitary sewer services and thus safeguard the health and property of residents of the City and protect the environment of the City, therefore, said Resolution shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise, from and after the earliest period allowed by law.

MOTION TO DECLARE AN EMERGENCY:

Second:

Yeas: Nays:

Motion to Pass:

Second:

Yeas: Nays:

Passed as an emergency measure: June 25, 2024.

Mayor.

ATTEST:

Municipal Clerk.

Approved as to form by:

Law Director.

High Street roadwork and storm assessment
Per parcel/owner

Construction	\$400,715
City share	\$80,143
Resident share	\$320,572
Years	TBD

City portion per parcel
\$3,484

Parcel #	Resident
3615141	80%****
3615197	\$13,937.91
3615147	\$13,937.91
3615194	\$13,937.91
3622574	\$13,937.91
3604897	\$13,937.91
3615132	\$13,937.91
3615137	\$13,937.91
3615134	\$13,937.91
3615174	\$13,937.91
3615177	\$13,937.91
3615124	\$13,937.91
3604891	\$13,937.91
3615117	\$13,937.91
3615161	\$13,937.91
3615221	\$13,937.91
3615154	\$13,937.91
3615191	\$13,937.91
3615214	\$13,937.91
3615204	\$13,937.91
3615187	\$13,937.91
3615181	\$13,937.91
3615111	\$13,937.91
\$320,572.00	

1	HANDING SCOTT D & LORR	730	N HIGH ST
2	SMITH DOUGLAS M	829	RIVER RD
3	MEEK SAMUEL & LINDA	736	N HIGH ST
4	SATTLER PETER M	827	RIVER RD
5	ROPER WILLIAM P & PATRIC	919	RIVER RD
6	BAILEY JASON N	920	N HIGH ST
7	FEHLEN JAMES C & JEANNE	720	N HIGH ST
8	BEEBE PAULA	728	N HIGH ST
9	DINKENS MARGO	724	N HIGH ST
10	THOMAS STEPHANIE & AUS	811	RIVER RD
11	WEST EMILY	815	RIVER RD
12	MAXWELL CHARLES T & AM	716	N HIGH ST
13	DB VENTURE MGMT LLC	924	N HIGH ST
14	DICKEY YURIKO	712	N HIGH ST
15	PINNACLE INVESTING GRO	712	KEY ST
16	BRENNAN KEITH A ETAL	915	RIVER RD
17	SWANGER KRISTOPHER J	916	N HIGH ST
18	KELLER GREGORY & REBEK	825	RIVER RD
19	ARMSTRONG TRACY R & PA	911	River Road
20	TAYLOR ALYSSA MEGAN	833	River Road
21	O'Neil John	823	River Road
22	ROSENBERGER JOSHUA L &	819	River Road
23	KAUFFMAN NANCY L	718	Key Street

ORDINANCE 027 -2024

AN ORDINANCE DECLARING IT NECESSARY TO PROCEED WITH AND LEVY ASSESSMENTS FOR A INWOOD PLACE ROADWORK, AND DECLARING AN EMERGENCY

WHEREAS, Maumee City Council has previously declared it necessary to make the improvement described in Section 1 of this Ordinance.

WHEREAS, City Council find that the properties set forth in Exhibit A will be benefitted by said improvement, and it is necessary to proceed with the improvements and assess this public improvement to be paid for in part by special assessment as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, County of Lucas, and State of Ohio, that:

SECTION 1. It is declared necessary to proceed with the improvement of certain lands in the City of Maumee by reconstructing the roadway and installing curbs along Inwood Place, Maumee, Lucas County Ohio. The proposed project, project plans and properties to be assessed as are on file with the clerk along with the assessment as to each property, which are incorporated herein by reference. See also Exhibit A attached hereto and incorporated herein by reference.

SECTION 2. The assessments, plans, specifications, profiles and estimate of cost of the improvement, prepared by the City and now on file in the office of the Clerk, are approved and shall be assessed against said properties listed in Exhibit A. The improvement shall be made in accordance with, and as shown on, the plans, specifications and profiles for the improvement.

SECTION 3. The Council finds and determines that (i) the improvement is conducive to the public health, convenience and welfare of this City and the inhabitants thereof and (ii) the lots and lands to be assessed as described in Section 4 hereof are specially benefitted by the improvement.

SECTION 4. The total estimated cost of the improvement is \$358,585. The cost of the improvement to be assessed to the benefitted properties, after deduction of the costs of the improvement determined by this Council to be assumed by the City, are estimated to be \$286,868. Such amount shall be assessed upon the lots and lands bounding and abutting on the improvement identified in Exhibit A hereto. The properties shall be assessed by equally dividing among each residence, all as set forth in Exhibit A. At the completion of the project, the final in-place quantities and costs to be assessed shall be submitted to council for final approval.

SECTION 5. The cost of the improvement shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances, the amount of any damages resulting from the improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, the cost of purchasing, appropriating, and otherwise acquiring any real estate or interests therein required for the improvement, expenses of legal services including obtaining legal opinions, cost of labor and material, together with all other necessary expenditures.

SECTION 6. The special assessments to be levied through certification with the county auditor, shall be paid in 30 bi-annual installments, with interest on the unpaid principal amount at a five (5)

percent rate of interest. The owner of any property assessed may pay the special assessment within 30 days after passage of the final assessing ordinance directly to the city. Any unpaid balance will be certified to the county auditor with interest as indicated above.

SECTION 7. The Council hereby appropriates sufficient funds to effectuate the provisions contained in Section 1 hereof and the Director of Finance is hereby authorized to transfer the funds necessary to complete this expenditure from the available funds of the City. The Director of Finance be and is hereby further authorized to issue the fiscal officer's certificate necessary to make the expenditures as described in Section 1 hereof, and is further directed to issue vouchers of this City in the amounts and for the purposes expressed in Section 1 hereof, said amounts to be charged to the appropriately designated Fund.

SECTION 8. The Council declares this Ordinance to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, the reason for the emergency is that it is necessary for the construction of the improvement, which is urgently needed to provide safe and effective sanitary sewer services and thus safeguard the health and property of residents of the City and protect the environment of the City, therefore, said Resolution shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise, from and after the earliest period allowed by law.

MOTION TO DECLARE AN EMERGENCY:

Second:

Yeas: Nays:

Motion to Pass:

Second:

Yeas: Nays:

Passed as an emergency measure: June 25, 2024.

Mayor.

ATTEST:

Municipal Clerk.

Approved as to form by:

Law Director.

Inwood Place roadwork assessment
Per parcel/owner

Project Overview	
Construction	\$358,585
City share (excluding design/permitting)	\$71,717
Resident share	\$286,868
Years	15

City Portion per parcel
\$2,561.32

Resident***	
Parcel #	80%
1 WAGNER ROBERT J	\$9,891.99
2 MCEVER EDWIN III ETAL	\$9,891.99
3 BARROW GABRIEL W & JACKIEL	\$9,891.99
4 RANDOLPH CLAYTON JR	\$9,891.99
5 VELKER THOMAS J ETAL	\$9,891.99
6 REVILL BRITTANY	\$9,891.99
7 TRACY KYLE P & ALISON J (ORSURVTC)	\$9,891.99
8 FOX JAMES D ETAL	\$9,891.99
9 HALL ELIZABETH J	\$9,891.99
10 DILLER SIERRA N	\$9,891.99
11 MUNGER LESLIE A	\$9,891.99
12 FRITZ BRIAN D & KRISTIN M	\$9,891.99
13 HASKELL RAND T	\$9,891.99
14 LITTLE NICHOLAS M	\$9,891.99
15 DILWORTH ZACHARY J & BEAUCH MAY NIC	Not buildable
16 HOWE LEWIS A & WENDY S	\$9,891.99
17 DILWORTH ZACHARY J & BEAUCH MAY NIC	\$9,891.99
18 GUTH ELISHA E	\$9,891.99
19 CHAUVIN STEVEN D & JACKI	\$9,891.99
20 MORAN ANNE	\$9,891.99
21 ROSS STACY & IAIN HALLETT	\$9,891.99
22 MICHALSKI MACKENZIE L	\$9,891.99
23 WIELGOPOLSKI REBECCA S & TIMOTHY	\$9,891.99
24 HEIDLEBAUGH GREGORY D & SOMMER P (	\$9,891.99
25 INWOOD PLACE ASSOC	Allocated
26 C C R	\$9,891.99
27 ROHRBACHER KARL B	\$9,891.99
28 LINDSLEY THOMAS E V (5TH) ETAL	\$9,891.99
29 KELLER RONALD L & JANET BETH	\$9,891.99
30 UNIVERSITY VILLA LLC	\$9,891.99
31 UNIVERSITY VILLA LLC	\$9,891.99
	\$286,867.76

*** Excludes interest

ORDINANCE NO. 028 –2024

AN ORDINANCE AMENDING MAUMEE CODIFIED ORDINANCE SECTION 1125.14 OF THE MAUMEE ZONING CODE AND ORDINANCE 012-2022 REGARDING DISTRICT REGULATIONS AND DECLARING AN EMERGENCY

WHEREAS, Maumee Codified Ordinance Section 1125.14 sets forth the district regulations for zoning districts and is part of the City of Maumee Zoning Code and certain changes are necessary as it relates to the provisions of this code section;

WHEREAS, these changes will amend the lot size which increases the density in these certain districts and modifies other requirements for District Regulations in the Maumee Zoning Code, and the Planning Commission previously recommended these changes after a public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, that:

SECTION 1. Maumee Codified Ordinance Section 1125.14 and Ordinance 012-2022 are hereby amended in part as follows:

1125.14 LOT AREA; YARD AREA; FLOOR AREA; BULK REGULATIONS.

The following schedule provides the minimum lot, yard and floor areas, and the maximum height for uses and structures erected, relocated, rebuilt or structurally altered within a zoning district in the City.

(a) Lot Frontage. Minimum lot frontage requirements shall be equivalent to minimum lot width requirements. However, for lots on the turning circle of a public cul-de-sac, the minimum lot frontage shall not be less than thirty-five (35) feet in all districts.

(b) Corner Lots. All portions of lots which front public rights of way shall be considered front yards with a maximum required front yard of twenty-five (25) feet on the secondary street (see schedule of district regulations footnote (iv) in this Section). The rear yard is defined as the yard opposite the front door, or principle entrance of the structure. Accessory structures shall not be permitted in a required front yard and must have a setback from any street that is equal to or greater than that of the principle structure.

(c) Yard Requirements.

(1) No yard or other open space provided to comply with this ordinance shall be counted toward compliance toward allowance for another principle structure on a particular property.

(2) Land Uses within Required Yards.

A. Every part of a required yard shall be open to the sky except where accessory structures are permitted in a rear yard and except for the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than eighteen inches (18"), eaves projecting more than two (2) feet, and uncovered front porches and steps on residential structures projecting not more than eight (8) feet from the front of the structure. But in no case shall any of these projections be less than three (3) feet from a side lot line or six (6) feet from a front lot line, except uncovered front porches or steps that project into a required front yard shall not project beyond the sides of a residential structure into a required side yard.

B. Portable storage/moving units and temporary dumpsters between ten (10) and forty (40) yards capacity may be located in the front or side yard for no more than thirty (30) days and must be located on a hard surface. A letter of approval must be obtained from the Zoning Administrator prior to placing these units or dumpsters on a lot. No refuse disposal container may be placed on a lot for more than thirty (30) days. Every effort must be made to shield them from view at street level. No portion of a portable storage/moving unit or dumpster may be located in the public right of way unless a letter authorizing same is obtained from the Director of Public Service or their designee.

C. Adjacent, incompatible uses: A lot or parcel in a C-1, C-2, C-4, C-M, M-1, or M-2 District which is adjacent to the front, back, or side yard of a lot or parcel in a R-1, R-2, R-2A or R-3 District shall meet or exceed the following:

(i) No refuse, garbage, trash or container for refuse, garbage or trash, merchandise, building materials, vehicle or other material or equipment shall be stored or placed within the minimum yards as required by this section.

(ii) If permitted within such zoning district, materials or equipment may be stored or placed in yards other than such required yards listed in the schedule of district requirements in this section, only if they are screened in such a way so that the same are not visible by persons at grade level in the R-1, R-2, R-2A or R-3 Districts measured a minimum ten (10) feet from the abutting property line. Such screening shall be constructed and maintained at a height determined by the Urban Planning Manager to provide maximum screening, provided said screening shall not exceed eight (8) feet in height. All materials for said screening shall not be made of t-111 wood or other easily degradable material as determined by the Urban Planning Manager, and shall be constructed of similar materials to match or blend with the principle structure in appearance, color, and texture. If decorative masonry or wood is used, upright evergreens shall, in addition thereto, be planted on the side of the wall or fence nearest to the residential district. The maximum spacing between such plantings shall not exceed five (5) feet. Landscaping shall also be required to be planted on the side nearest the residential district. This landscaping shall be in addition to that which is required by Chapter 1145. The landscaping plan, screening materials and height shall be reviewed and approved at the discretion of the Zoning Administrator. All landscaping shall meet the size and spacing requirements contained in Chapter 1145.

(d) Height. (Height shall be measured midway through the gable for non-flat roofs). In order to comply with the requirements of this section, the height of any structure shall be no greater than the maximum height set out below in feet, if any, except as follows:

(1) Public, semi-public, or private service buildings, hospitals, institutions or schools, where permitted, may be erected to a height not exceeding eighty (80) feet.

(2) Churches and temples may be erected to a height not exceeding seventy-five (75) feet.

(3) The height limitations of this Zoning Code shall not apply to:

- A. Belfries.
- B. Church spires.
- C. Elevator bulkheads.
- D. Ornamental towers and spires.
- E. Stage towers or scenery lofts.
- F. Water towers.

The schedule of district requirements shall be as follows:

SCHEDULE OF DISTRICT REGULATIONS								
District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.) (except as specified in subsection 1125.14 (a))	Maximum Front Yard Setbacks (ft.) (iv)	Minimum Yard Setbacks (ft) (iv)		Minimum Floor Area Per Family (sq. ft.)	Maximum Height (ft.)	Maximum Stories defined as at least 10 feet from floor to bottom of floor joist above
				Side	Rear			
OS Open Space	--	--	(i)	(i)	(i)	--		
Residential Districts								
R-1 Single-Family Residential	8,500	60	25	10/8	35	1,400	40	3 ½
R-2 Single-Family Residential	5,500	45	30	8/5	30	1,000		
R-2A Single-Family	4,500	40	20		20	800		
R-3 Single-Family Residential	3,000		25		0/8	25		
R-3 Single-Family Residential (1 Zero-Lot Line)	2500			0/8		20		
R-3 Two-Family Residential	2,000/unit	50						
R-4 Single-Family (1-2 Zero Lot lines)	2500	35		0/8 or 0/0 (iii)	25	800		
R-4 Two-Family Dwellings	1,500/unit	50	10/8	1 BR: 500 2 BR: 700 3 BR:900 4 BR:1100				
R-4 Multiple-Family Dwellings (excluding assisted/ independent living facilities)	800/unit	70		60 SEE vii		6		

FOOTNOTES TO SCHEDULE OF DISTRICT REGULATIONS

- i. Upon the construction, relocation, and/or reconstruction of any structure on a lot in the C-1, C-2, C-3, C-4, M-1, M-2, OS or C-M Districts which is adjacent to a residential district, the required yard setbacks in those areas abutting the residential district shall be equal to the yard setbacks required in the adjacent residential district. Such yard shall be landscaped in addition to the requirements of Chapter 1136 (Design Review) and Chapter 1145 (Minimum Landscaping Requirements) in order to effectively screen the Commercial or Industrial property from the residential district. The landscaping plan for this area shall be approved at the discretion of the Urban Planning Manager. A lot in the C-1, C-2, C-3, C-4, M-1, M-2, OS or C-M Districts shall be considered adjacent to a residential district although a street or other public way is interposed between such lot and the residence district.
- ii. There shall be no height limitation in the M-2 District except where it may adjoin a residence district, then, any structure shall comply with subsection (c)(2)(C) of this section and with all applicable sections of Chapter 1136 (Design Review) and Chapter 1145 (Minimum Landscape Requirements), but shall be set back from the boundary of the residence district a minimum distance of one foot for each foot of structure height.
- iii. The last unit in a row of double zero lot-line homes must have a side yard of 8 feet, unless such lot is a corner lot, in which case two front yards are required.
- iv. Required yard setbacks and lot size may be varied at the discretion of the City Administrator in consultation with the Law Director and Urban Planning Manager. The City Administrator or Urban Planning Manager shall consider the design, size, and use of the proposed structure, surrounding structures, and the impact the variance might have on the surrounding neighborhood. Preference must error **toward denser use of lots and** locating principle structures closer to the right of way and locating required parking to the rear whenever possible.
- v. New building construction in these districts must complement nearby environs. Buildings should be multiple stories. Single story buildings may be permitted under special circumstances or with certain uses. All single story buildings shall be reviewed and approved at the discretion of the City Administrator after consultation with the Urban Planning Manager.
- vi. Development agreements may also be entered into by the City Administrator which vary the requirements of these District Regulations.
- vii. In CM districts, Multi Family uses within a CM district shall have a minimum height of 40 feet not including parapets and a minimum of four (4) stories

SECTION 2. STATUTORY CONSTRUCTION & SEVERABILITY.

(a) This Ordinance shall be construed so as not to conflict with applicable Maumee Code, Federal or State of Ohio laws, rules, or regulations . Nothing in this Ordinance authorizes any City department to impose any duties or obligations in conflict with regulations established by Maumee Code not modified herein, at the time such action is taken.

(b) In the event that a court or agency of competent jurisdiction holds that a Federal or State of Ohio law, rule, or regulation invalidates any clause, sentence, paragraph, or section of this Ordinance or the application thereof to any person or circumstances, it is the intent of the Ordinance that the court or agency sever such clause, sentence, paragraph, or section so that the remainder of this Ordinance remains in effect.

SECTION 3. Section 1125.14, Ordinance 012-2022 and any ordinances, parts of ordinances or the chapters of the Zoning Code in conflict herewith are hereby amended and repealed in part to reflect the foregoing changes;

SECTION 4. This ordinance is declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens of the City of Maumee, and more specifically to allow for the immediate update of the zoning code so as to eliminate any inconsistent provisions in the Maumee Zoning Code related to these definitions which will be a benefit for the citizens of Maumee, wherefore this ordinance will go into immediate effect upon its adoption by council.

SECTION 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an 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 compliance with all legal requirements, including the Maumee Charter and Section 121.22 of the Revised Code of Ohio.

MOTION TO DECLARE AN EMERGENCY:

Second:

Yeas: Nays:

Motion to Pass:

Second:

Yeas: Nays:

Passed as an emergency measure: June 25, 2024.

Mayor

ATTEST:

Municipal Clerk.

APPROVED AS TO FORM:

Law Director