

VILLAGE OF LAKEVIEW COUNCIL MEETING

September 2, 2025

Mayor Elaine Fagan-Moore called the meeting to order and led the Pledge of Allegiance.

Roll Call:

Mike Best - absent

Elaine Fagan – Moore

Sandy Knott

Heather Kegg

Mel Rotroff
following

Gary Bias

List of signed in guests

Amby Wallace

Dave Scott

Randy Kaehler

Washington Twp

Pat Parish

Joe Ferryman

Pat Parish made a motion to excuse Mike Best, Amby Wallace seconded. Council approved unanimously.

Minutes from last meeting stand as is. Mel Rotroff made a motion to accept the minutes from 8/4/2025, Randy Kaehler seconded. Council approved unanimously.

Pat Parish made a motion to pay the bills (8/4-9/1/2025), Mel Rotroff seconded. Council approved unanimously.

Mel Rotroff made a motion to accept the bank reconciliation for July 2025, Pat Parish seconded. Council approved unanimously.

Sandy Knott made a motion to accept the utility adjustments (7/18-8/18/2025), Randy Kaehler seconded. Council approved unanimously.

Washington Township told Council that they had responded to 63 calls in August.

Fire Chief Joe Ferryman said that they had 16 runs in August, and that they have been having very good turnout. He also told Council that they had one new recruit pending, and another application out.

Gary Bias said that he issued 1 permit since the last meeting. He noted that the Zoning Variance Board had met for 2 requested variances, 1 passed and 1 was carried over to a second meeting. He told Council that Aaron Smith from the LUC would be speaking later tonight about short-term rentals and spot zoning for RVs. Gary stated that he is still working with the landbank on voluntary demolition forms on tornado damaged properties, but that they likely would not start demolishing these homes until mid-Summer next year. He also noted that 180 W Lake was being demolished by the owner next week. Gary told Council that we are still

waiting on the new Zoning Maps, but that he hopes to have them for the October meeting. He asked to move the requested Planning Commission Meeting to October. Gary Bias told Council that he had a quote to complete the clean-up at 120 Market Street from 1 vendor at \$4400. After discussion about the cost already incurred by that property and Village finances, Council asked Gary to get more estimates to compare. Finally, Gary Bias thanked the Weed and Litter Committee for their work this year.

Melissa Bosley came to introduce herself to Council as the new President of the Lakeview Business Group. She wanted to let everyone know that there would be changes, and that she and the Lakeview Business Group were going to be working to foster better relationships in the area. Melissa told Council that they would still be holding the October 4th Thursday event, the Veteran's Lunch, and Christmas in the Village as planned. She noted that anyone was free to join their meetings. They are held the second Wednesday of the month above the library at 12:30pm. They can also be reached at lakeviewbizgroup@gmail.com. Mayor Elaine Fagan-Moore requested that she attend some Council Meetings in the future to keep us and the public informed, and to let the Village know how we can be involved.

Guest Aaron Smith with the LUC addressed Council on the subject of Zoning for short-term rentals, RVs, and the like. He told Council that the LUC should have a document out by the end of the year of short-term rentals that communities can use as a template. He also noted that Logan County has purchased software that scours the internet and identifies all short-term rentals in the area for bed taxes, etc. Once they put it into use, they will have more information on that available. He also told Council that Russells Point has an Ordinance regarding short-term rentals that we may want to take a look at. Aaron Smith then asked Council what the concerns/questions were relating to RVs and Zoning. Mel Rotroff who also sits on the Zoning Board of Appeals explained that they had granted several variances in one area of the Village for RVs, and that they would like to be able to keep RV usage contained within a certain area, and not have them all over the Village. Aaron Smith said that he will check around and talk to the planning commission and speak with Gary about final suggestions. He said that we will want to avoid "spot zoning" and that the solution will likely be appointing a Zoning District that allows RVs, or adds RVs as a conditional use since conditional uses can be granted easier than a Zoning Variance. He said that he will send us information on the best options. Pat Parish noted that the area where we were allowing them at this point was next to a campground already, and that's another reason the Village wants to keep RV usage there. Elaine Fagan-Moore asked when we should expect to hear from him. Gary Bias and Aaron Smith said that they hoped to have information to Council by the November meeting, and that they would work on the highest priority items first.

Mayor Elaine Fagan-Moore spoke to the Council about issuing permits or licenses for golf cart use within the Village. She noted that Russells Point has a permit process in place. She added that she sees a lot of golf cart usage in the Village and would love to use this to collect some funds for the parks. Amby Wallace asked if the Washington Township Police Department would offer free inspections if we did this. They replied yes, they would, and that Russells Point charges for inspections. It was also brought up that there have been underage people unsafely driving golf carts in the Village, and this process would hopefully cut down on these. Sandy Knott asked what the fees were. Elaine Fagan-Moore said that she would get that information and have it for the next meeting. Pat Parish said that we should get the ordinance, fees, and other information from Russells Point and go from there. Everyone agreed that getting funding

going towards the parks would be a good idea. Sandy Knott added that it would be really convenient to be able to get golf carts inspected locally.

Mayor Elaine Fagan Moore reminded Council that Washington Township's contract was coming up for renewal. She wanted to express how impressed she is with the work they've done, their community involvement, and the impact they've had on reducing drug issues in the Village. Council and public present agreed.

Mayor Elaine Fagan-Moore told Council that she would like to suggest going back to 2 meetings a month. Heather Kegg added that if we wanted any time changes, we could do that early next year once the new Council was in place. Council asked Heather Kegg what that would mean for her. Heather Kegg answered that it would be a burden, adding hours of work to her already impossible work load. She stated that if they decided to go to 2 meetings, they may have to look into hiring a clerk, or finding someone who could help with the Council workload, and possible making meetings earlier since she and Dave Scott were well into overtime before the meetings start. Council talked about possible solutions. Amby Wallace agreed that 2 meetings would be better. Gary Bias noted that one of the organizations he works with hires a court reporter for around \$250 an hour to do transcripts. Heather Kegg also noted that if they decided to go back to 2 meetings a month, they would need to let her know so that she could create the necessary legislation. Guest Steve Terrill wanted to thank everyone for working so well together. He added that his Zoning Commission uses Sharon Devault and charges \$50 per meeting. He stated that he will get in contact with her to see if she might be interested in helping the Village. Council decided to think of possible solutions and make a decision at a later time.

Mayor Elaine Fagan-Moore then provided the reading of the following Ordinances and Resolutions.

RESOLUTION NO: 2025-19

A RESOLUTION BY THE COUNCIL OF THE VILLAGE OF LAKEVIEW AUTHORIZING THE VILLAGE TO HAVE THE LOGAN COUNTY AUDITOR ADD AN ADDITIONAL TAX LEIN ON CERTAIN REAL ESTATE FOR SERVICES RENDERED AS STATED HEREIN (utilities)

Pat Parish made a motion to pass Resolution No: 2025-19, Randy Kaehler seconded. Council approved unanimously.

ORDINANCE NO: 2025-21

AN ORDINANCE AUTHORIZING AND ACCEPTING A LEASE AGREEMENT BETWEEN THE VILLAGE OF LAKEVIEW AND THE ROTARY CLUB OF BELLEFONTAINE AND DECLARING AN EMERGENCY

Amby Wallace made a motion to suspend the rules and allow Ordinance No: 2025-21 to pass as an emergency, Pat Parish seconded. Council approved unanimously.

Amby Wallace made a motion to pass Ordinance No: 2025-21 as an emergency, Pat Parish seconded. Council approved unanimously.

ORDINANCE NO: 2025-25 – 1ST reading

AN ORDINANCE BY THE VILLAGE OF LAKEVIEW ESTABLISHING A SCHEDULE OF FINES FOR TRAFFIC VIOLATIONS IN THE VILLAGE OF LAKEVIEW, OHIO

Pat Parish made a motion to pass the 1st reading of Ordinance No: 2025-25, Mel Rotroff seconded. Council approved unanimously.

RESOLUTION NO: 2025-26

A RESOLUTION ESTABLISHING THE CREATION OF A MAYOR'S COURT FIDUCIARY FUND AND AUTHORIZING THE DEPOSIT OF FUNDS INTO SUCH ACCOUNT

Pat Parish made a motion to pass Resolution No: 2025-26, Sandy Knott seconded. Council approved unanimously.

RESOLUTION NO: 2025-27

A RESOLUTION BY THE COUNCIL OF THE VILLAGE OF LAKEVIEW AUTHORIZING THE VILLAGE TO HAVE THE LOGAN COUNTY AUDITOR ADD AN ADDITIONAL TAX LEIN ON CERTAIN REAL ESTATE FOR SERVICES RENDERED AS STATED HEREIN (weed and litter)

Sandy Knott made a motion to pass Resolution No: 2025-27, Randy Kaehler seconded. Council approved unanimously.

ORDINANCE NO: 2025-28 – 1ST reading

AN ORDINANCE AUTHORIZING THE MAYOR OF LAKEVIEW, OH TO ENTER INTO A CONTRACT AGREEMENT WITH WOODLAND PARK, LLC FOR AN AGREEMENT ON TERMS FOR THE ESTABLISHMENT OF AN UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM FOR PHASE IV OF THE DEVELOPMENT

Pat Parish made a motion to pass the 1st reading of Ordinance No: 2025-28, Mel Rotroff seconded. Amby Wallace abstained; the rest of Council approved unanimously.

RESOLUTION NO: 2025-29

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

Mel Rotroff made a motion to pass Resolution No: 2025-29, Randy Kaehler seconded. Council approved unanimously.

ORDINANCE NO: 2025-30

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF THE AGREEMENT BETWEEN LOGAN SOIL AND WATER CONSERVATION DISTRICT AND THE VILLAGE OF LAKEVIEW, OHIO, ANF MAYOR'S APPOINTMENT OF FLODD PLAIN ADMINISTRATOR DESIGNEE AND DECLARING AN EMERGENCY

Randy Kaehler made a motion to suspend the rules and allow Ordinance No: 2025-30 to pass as an emergency, Mel Rotroff seconded. Council approved unanimously.

Mel Rotroff made a motion to pass Ordinance No: 2025-30 as an emergency, Randy Kaehler seconded. Council approved unanimously.

ORDINANCE NO: 2025-23 – 2nd reading

AN ORDINANCE AMENDING LAKEVIEW ORDINANCE NUMBER 00-20 TO INCLUDE RESIDENTIAL PROPERTIES WITHIN THE BOUNDRIES OF THE EXISTING COMMUNITY REINVESTMENT AREA IN THE VILLAGE OF LAKEVIEW

Amby Wallace made a motion to pass the 2nd reading of Ordinance No: 2025-23, Randy Kaehler seconded. Council approved unanimously.

Mayor Elaine Fagan-Moore then opened the floor up to guests.

Guest Clayton Hooker said that he has been a lifelong resident, and homeowner since 2018. He said that it looks like he will be elected and on Council next year and is excited to work with Mayor Elaine Fagan-Moore and the Council to improve on things happening in the Village. Clayton Hooker also had questions about campers at Geigers. Dave Scott told him that the State would be who needs to contact about that area. Clayton Hooker said that he will talk to Gary Bias about the Zoning and follow up where needed. Clayton also asked if the RV Variances granted were for living or renting. Mel Rotroff said he believed 1 was a rental. Mel Rotroff noted that the Zoning variance does not transfer with the property. It will not be in place if the property is sold.

Mayor Elain Fagan-Moore asked if Council had anything else. No one did.

Mel Rotroff made a motion to adjourn, Randy Kaehler seconded. Council approved unanimously.

The next council meeting will be Monday, October 6th, 2025.