

Nichole Messner

From: daryl bittner <bship55@yahoo.com>
Sent: Sunday, April 11, 2021 10:38 PM
To: Council@cityofgreen.org
Subject: AN ORDINANCE AMENDING CHAPTER 1229/ clerk please read to council 4/13/2021 7:00 pm meeting

CLERK CAN YOU PLEASE READ TO COUNCIL thank you.

Council ,

As a green resident i must object to the ordinance amendment in question on RV storage and ect: , it concerns me greatly that the direction of the city is to achieve a homeowners association (HOA) type of policy for the residents of this city by implementing stricter rules for property owning taxpayers.

It seems there is a part in question that i quote from wayne wiethe stating

"we have had instances where people were living in them in the summer months and we are trying to control that" wiethe said.

In my opinion the control stems from "enforcement" NOT from stricter policies with no enforcement so there states a known issue that should be addressed to persons in question and not the whole city in an ordinance change, the needs of the few DO NOT outweigh the needs of the many , the majority of the owners of RVs, boats, campers, trailers, ATVs ect worked hard for what they have and have a right to keep on their property under their protection all of their possessions as taxpayers & property owners and business owners with trailers also.

In closing i also need to mention the fact that these trailers ,RVs ect need to be maintained and serviced and not all of us are able to reach into our pocket or we prefer to do this maintaining on our own at our home for the most part a storage facility will not let you do maintenance on there property while service centers are not cheap we dont a new policy i am totally against this i will be watching online as i cannot be there.

thank you
concerned citizen of green

Nichole Messner

From: Shelly Keller <kellerbaskets@yahoo.com>
Sent: Tuesday, April 13, 2021 4:29 PM
To: Council@cityofgreen.org
Subject: Change in law pertaining to RV/Boats/Trailers

Dear Council and Mayor,

Please read my email as part of the public hearing as we are unable to change our plans to attend tonight's meeting.

It is our request that council and the mayor revisit the language on this resolution. We are told these laws are to help those who don't have an HOA as protection and to address the problems of a few properties taking advantage of the overuse of vehicles in their yards. We chose a non HOA neighborhood for that reason. If there are a few abusing the use of their property address those people.

Make the language read that the item must be in working condition and able to be moved within a certain time frame. To punish those of us that properly store these items on our property is unfair and we should be grandfathered in.

Now more than ever due to the pandemic residents have taken to camping and boating as the activities we can still do or travel to are limited. With having portage lakes and campgrounds in our area we are a very recreational community. To have to pay extra money to store it else where or make amendments to our property because of a few isn't fair to the mass majority of us.

Please take your time to review this and focus on the few that you are aiming this towards. It will be an injustice to many residents who store these items on their property properly.

Thank you,
LB and Shelly Keller

Sent from my iPhone

Nichole Messner

Subject: RE: RV Parking

From: Jon Sample <sample41@gmail.com>
Sent: Sunday, April 11, 2021 5:08 PM
To: Christopher J. Meager <cmeager@cityofgreen.org>
Subject: RV Parking

Christopher Meager
Ward 2 Council

Dear Mr. France:

We see that the city is contemplating an ordinance concerning the parking of Recreational Vehicles at private residences. We want to express our concern about this and why there even is a need for it.

First, there is already language in the current city ordinance on this subject, so why is a more restrictive ordinance needed?

Second, for more that forty years we have parked a recreational vehicle at our residence and it has never been an issue with any of our neighbors.

Lastly, we are a retired couple on a fixed income and having to pay to store our unit off site would impose an undue burden on us but would be benefit of the storage lot owners.

We are opposed to this.

Judy and Jon Sample
2020 Tricaso Drive

Nichole Messner

To: Christopher J. Meager
Subject: RE: Proposal for RV/Boats

From: Angela Kalail <akala@stonemor.com>
Sent: Saturday, April 10, 2021 8:21 PM
To: Christopher J. Meager <cmeager@cityofgreen.org>; Gerard Neugebauer <GNeugebauer@cityofgreen.org>
Subject: Proposal for RV/Boats

Mr Meager & Mr. Neugebauer,

I am writing to you today as it was recently brought to my attention the proposal to modify current regulations on RV/Boats storage at residential property. From my understanding of the amendment that if this passes it will be effective immediately. I have several concerns with this.

We have lived in the city of Green since 1984 and have always had a camper store on our property and eventually made an addition to our driveway to store our RV. We maintain our yard and landscaping and have a home that we are extremely proud of. We have never had any complaints with neighbors for the location of where we store our RV. Currently we have a 36 foot class a motorhome to use when we travel. This motor home cost us tens of thousands of dollars and we have found comfort in knowing that it would be safely parked next to our home when not in use. We are able to ensure there is no vandalism and that we are able to keep the mice and bugs out of our investment. Class A Motorhomes as well as other recreational vehicles have a high crime rate, as people are known to climb into the skylights to enter them and steal the tv's.

If this proposal would pass and be effective immediately where would the city expect people to store these. As there is not enough storage facilities within the city to provide this service to the number of residents that own these.

We strongly ask you to vote no to this proposal as it is written.

--
Angie Kalail & Jeff Kalail
Residents of the City of Green

<https://drive.google.com/file/d/1JEQn-BfKrijmiWqfDLi2zlh7jfBEbLegB/view>

Nichole Messner

From: Rob Valloric <rvalloric@gmail.com>
Sent: Friday, April 9, 2021 10:57 PM
To: Council@cityofgreen.org
Subject: ORDINANCE NO.: 2021-03

Green City council.

I am writing about the proposed ordinance restricting the trailers on property in Green.

I am not in agreement with this ordinance as written. It appears to be targeting properties with blighted trailers and those living in their trailers. It unfortunately is also targeting those with small utility trailers on their property.

I have a simple 5x8 trailer I use to haul lawn waste and other small household items. If I had to get rid of this trailer due to this ordinance I would have no way to remove lawn and shrub clippings etc. I do not have a solid surface to park it on. I would have to have a large mulch pile on the property that would look worse than a simple trailer.

I also have a small fold up camper that sits next to my barn but is not on a paved surface. It is partially screened by the barn. My barn is 150 feet back on my property and having a paved surface is not possible as it would impact tree growth by having to remove roots to put in a paved surface. By not having these trees you would see the camper. Putting in a paved surface would kill the trees and look worse than not having the paved surface.

I disagree with the wording in the ordinance that states 'determining adequate screening' by the Code Inspector. This must be outlined to say how much screen is required and should not be up to the code inspector to determine. Exact rules must be outlined specifically stating the require and not letting an inspector determine what is adequate.

Section of ordinance I am not in agreement with.....

property lines. Vehicles shall be adequately screened which may consist of fencing, walls and landscaping (evergreen type vegetation). In determining adequacy of screening the Code Inspector shall consider the size of the lot, proximity to adjacent properties and buildings, size of the Recreational Vehicle, Trailer, Camper or Boat; the existing landscaping or screening on adjacent properties and other factors that may be deemed to be relevant.

In summary this ordinance needs to be rewritten to be much more specific. It is too vague. **PLEASE DO NOT PASS THIS AS WRITTEN.**

Robert Valloric
1675 King Dr.
Green.

Nichole Messner

From: Christopher J. Meager
Sent: Monday, April 12, 2021 11:54 AM
To: Dick Schrader
Cc: Nichole Messner
Subject: Re: New RV & Trailer rule?

Mr. Schrader:

It was a pleasure meeting you, as well.

I appreciate your below email and your thoughts and concerns regarding the proposed changes to the City's ordinance related to RV/Boat storage.

I have copied the Clerk of Council, Nichole Messner, to make sure your below email is part of the record for our upcoming meeting.

Thank you again for your email.

CJ



Christopher J. Meager "C.J."
Ward 2
Green City Council
Phone: 330.807.6534
1755 Town Park Blvd. *PO Box 278
Green, OH 44232
www.cityofgreen.org

From: Dick Schrader <r.schrader@spa-cpas.com>
Sent: Sunday, April 11, 2021 5:48 PM
To: Christopher J. Meager <cmeager@cityofgreen.org>
Subject: New RV & Trailer rule?

CJ,

Nice meeting you recently at the South Point Tavern. I usually haven't found reasons to contact my council person here in Green, but just came to my attention that the city is looking to change the charter in regards to RV's, Boats, Campers & Trailer parked on residents property. From what I heard I am very concerned about the severity of this new law and would also question the legality of the changes as it appears to me that they may be infringing on residents basic property ownership rights. If the proposed rule is as significant as it sounds, I would also inquire if it shouldn't be subject to a vote of the people. As a lifelong resident of Green I have never noticed any issues with the majority of residents RV's & trailers so I am wondering why this rule has been proposed and why it appears to be rushing through council?

As an RV and Trailer owner (and previously a boat owner) I believe all such residents have the right use their property for use and storage of such vehicles and should not be subject to overreaching government regulations. As I recall you, you drive by my home from time to time, so you know I generally keep my RV and trailer under cover and/or garaged.

However, not everyone who has a subject vehicle has an extra garage or covered car port, but that doesn't mean they shouldn't be able to keep their vehicle on their property.

Can you tell me what this is about and what the status of the proposal is?

Thank you

Richard A. Schrader, CPA
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I have owned three motorhomes over the past 30 years. And all of them have been stored alongside my home on a gravel driveway. The camper sits approx. five feet away from the property line on one side and four feet away from my house on the other side. It sits back from the street (Hedgewood Dr.) approx.. 25 feet. I live in a small home (1200 sq. ft.) on a "postage stamp" sized lot, approx. 0/2 acre.

Hedgewood Dr. is a private road in the City of Green and as such, all 15 homeowners have 'nonconforming lots' per the definitions of Green Zoning. My motorhomes were all "Class A", good looking, well-kept, newer models. My current camper is a 2004 Winnebago. My wife and I thoroughly enjoy camping and hiking; -we generally go camping 5 to 7 times a year during the period of April 1 through October 31. It is not unusual for us to camp twice within a month sometimes.

RE: Ordinance 2021-03 concerning Chapters 1229 and 1231

9A.) My motorhome cannot be 10 feet from the property line because of configuration of the residential lot. I am certain there are other residents in the City with a similar situation. Also, my motorhome cannot be stored on a "hard surface", (but my driveway is a packed-down B57 limestone gravel). I question the true need for a "hard surface"; -would that somehow make the camper be more 'presentable' or 'favorably stored'? I only 'plug-in' my camper's electrical cord for 24 – 36 hours before we go camping so that I can prepare the coach for the outing...

9B.) My motorhome is well-screened by trees and bushes along the property line, and the camper is set back as far as possible from the street so it is not on "display".

9C.) My motorhome is used solely for camping away from my residence.

9D.) I have concerns that a person cannot have both a camper and a boat on their residential lot (even small plastic kayaks are boats, you know). This appears counter to our First Amendment rights and the "pursuit of happiness". There was a pertinent lawsuit years ago (Green v. Yovanovich) in the State Supreme Court which had to relent to a property owner exercising his 'pursuit of happiness' just to be able to build a home on a non-conforming private drive property.... I would think there would be considerable 'noise' from residents about this proposed section 9D. As this proposal reads, a resident may not even have a small utility trailer, and even a kayak and a camper on his lot? Or should it read "...no more than two of any combination of the following: trailer, recreational vehicle, camper or boat..."

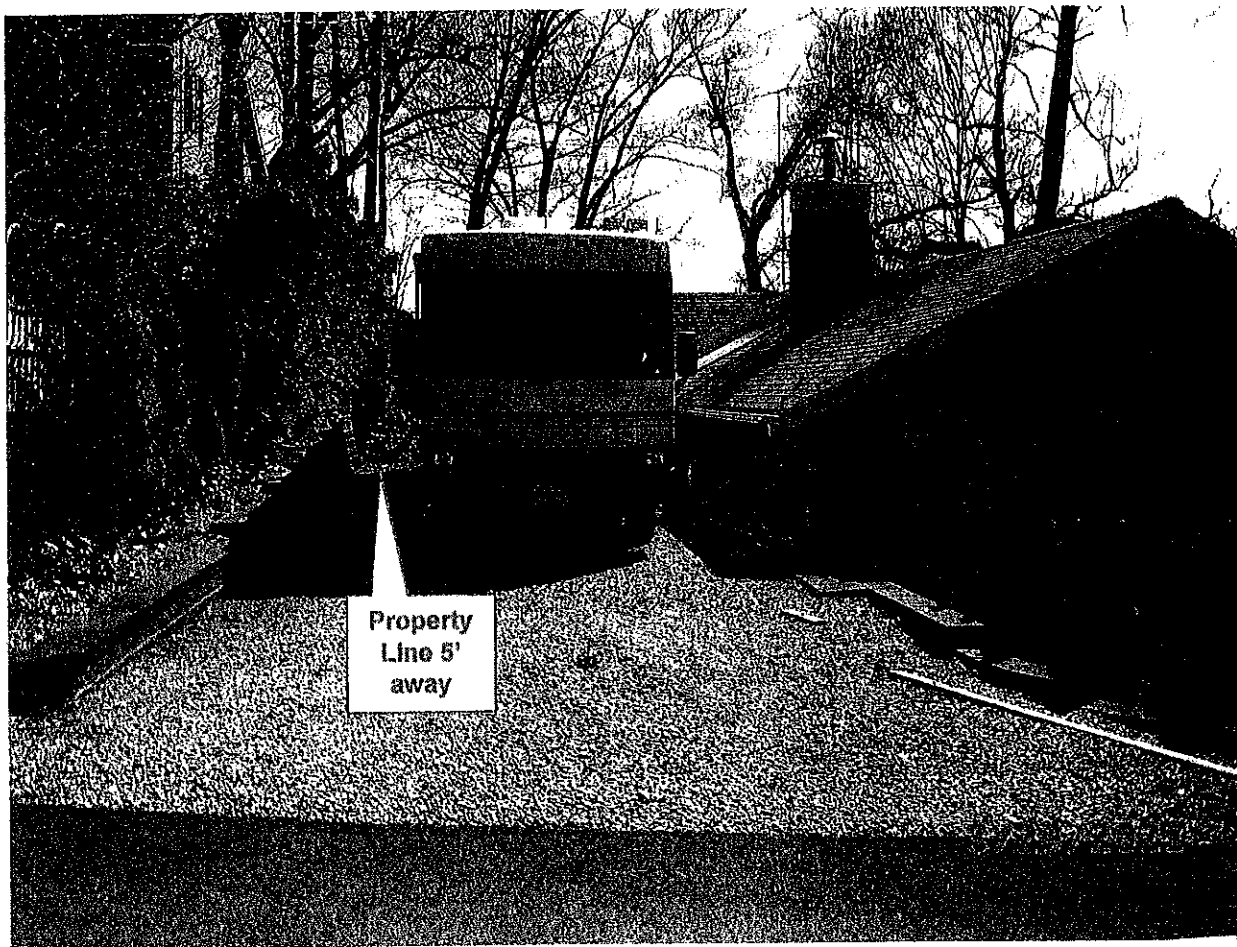
9E.) My motorhome is currently licensed and insured. This could be a good section of the proposal.

9F.) I could be in violation of "any consecutive 30 day period" by plugging in my motorhome if I chose to go camping twice in a month. This is an infringement on my rights. I suggest dropping this item.

10.) I disagree with the proposed amendment to commercial vehicles in residential districts. It should not require enclosure within a garage and should permit one ton trucks as well as ¾ ton trucks since they are the same basic footprint. One ton trucks have to be licensed as commercial in Ohio, whereas the owner already pays the excess registration fees even though his vehicle is no bigger than this neighbors' ¾ ton trucks.

The definition of a "Camper" as presented in this proposal is restrictive as it only refers to a pop-up type of tent camper. The definition should be placed and presented among the other definitions of 'camper', like towable trailers, self-propelled motorhomes, etcetera.

Thank you for providing the proposed ordinance so I could make my comments. I can only hope that the legislation serves the people in common sense, their best interests, and their 'pursuit of happiness'.



Thank Wayne!

Tom Roth