

# Village of Chauncey Council Special Meeting

August 27, 2026

**CALL TO ORDER:** Mayor Frank Campbell called the meeting to order at 6:05 p.m.

**PLEDGE TO THE FLAG:** The pledge was observed by all in attendance.

**ROLL CALL:** Taken by Frank Campbell

Seat 1 – Connaught Cullen, Absent \*arrived 6:26 pm

Seat 2 – Natasha Taylor, Present

Seat 3 – Karla Dellinger, Present

Seat 4 – Joe Jenne, Jr, Present

Seat 5 – Amanda Moore, Absent

Seat 6 – Dylan Skees, Present

Mayor – Frank Campbell, Present

Village Administrator – Present

Village Solicitor – Absent

Fiscal Officer – Absent

Karla Dellinger made the motion to excuse Amanda Moore's absence and Connaught Cullen's late arrival that council was notified of prior to the meeting (6:26 pm); seconded by Natasha Taylor. All were in favor.

**RESOLUTION 2026-15 Resolution Authorizing the Mayor to Prepare and Submit an Application to Participate in the OPWC Commission State Capital Improvements and/or Local Transportation**

**Improvement Programs(s) and to Execute Contracts as Required and Declaring an Emergency.** A motion to introduce this resolution was brought forth by Karla Dellinger; seconded by Natasha Taylor. All were in favor of the motion. Connaught Cullen and Amanda Moore were not present for the vote.

This resolution was to apply through Ohio Public Works Commission for a grant in the amount of \$400,000 and a 30-year, 0% interest loan of \$400,001 to make improvements to the Chauncey Water Facility. The deadline for the application is August 28, 2026 and needs to be passed as an emergency measure.

The Village Administrator explained all of the numbers were not in so the loan amount may not need to be the so large. This can be adjusted after being awarded funding if necessary. The loan would be paid with a water rate increase of \$2.26 per month per customer.

Karla Dellinger asked if we received the loan but didn't need all of it for the water improvements could the money be spent elsewhere? Chris Russell stated if that were the case the funds could only be used for water purposes and may be able to be applied to the transite water line replacement project. Mayor Campbell stated although he agrees the water lines need replaced, he is afraid of investing that much. Chris allowed he and the engineering firm are seeking additional funding.

Karla Dellinger brought up the Transportation & Utilities committee had discussed increasing water rates and were going to present their proposal at the September meeting. She feels these increases could absorb the additional cost to residents. The proposal allowed for a 3% increase over the next three years mirroring last years sewer rate increase. This rate increase would be; 2027 - \$1.00 increase, 2028 - \$1.03 increase, 2029 - \$1.06 increase. She encouraged council to allow the application to go through.

Karla Dellinger made a motion to suspend the rules and declare an emergency; seconded by Joe Jenne. Roll call vote as follows:

|                           |                    |                     |
|---------------------------|--------------------|---------------------|
| Connaught Cullen – absent | Joe Jenne – Y      | Dylan Skees – Y     |
| Amanda Moore – absent     | Natasha Taylor – Y | Karla Dellinger – Y |

Karla Dellinger made the motion to adopt Resolution 2026-15; seconded by Natasha Taylor. All were in favor of the motion.

A resident asked about the orange sediment others were experiencing in their water lines. The village administrator explained when the reservoir was drained last week sediment from the bottom of the holding tank drained into the water lines. It will eventually go away.

Frank Campbell asked if a resident could bring water to the office for testing. Chris Russell said we could test the water.

### **ZONING CHANGES AND/OR ABOLISHMENT OF CHAUNCEY ZONING CODE**

Mayor Campbell introduced the topic by stating he would like to remove zoning because of past abuse and was the main reason he ran for the office of mayor. He feels the homeowners should have the right to do what they want on their own property. He also says he would like to keep some regulations that provide for the safety of residents. He does not like that residents could face criminal charges or fines for non-compliance which in his opinion is not wise in this poverty area and feels discussions would be better.

Connaught Cullen arrived at 6:26 pm

### **Accountability**

Mayor Campbell said that people need to be held accountable. His four-step plan is:

- First step: would be the administrator having a conversation with the offender
- Second step: the mayor would have a conversation with the offender
- Third step: the council would need to agree on the necessary steps. Karla Dellinger asked what those steps would be. The mayor stated they would not be from BZA or code enforcement.
- Fourth step: would be having the solicitor follow up with any legal steps. Connaught Cullen asked how much additional legal fees would the village have to pay. The mayor stated they shouldn't be raised as this type of work is included in the solicitors pay currently.

### **Grass height**

Mayor Campbell says we need to keep the 12" and the steps above would be followed in addressing the issue should it arise. When all else fails the village would mow the yard and assess the cost on the property owners taxes each year. Karla Dellinger stated it still felt like a "case to case" judgement as it currently is. The mayor said there would be standards. Joe Jenne recommended gathering a volunteer force to help take care of these issues before assessing taxes. Connaught asked what the process would be for this. Karla agreed there would need to be definitive steps in place. Connaught again asked about

legal fees; the mayor says the solicitor already handles zoning issues. Resident, Michael Liming suggested asking the Boy Scouts in the area to help clean up yard and taking road blocks away from business owners. "Zoning should not discourage people but encourage them. Kudos for the village for water plant improvements".

Mayor Campbell moved on to fields or areas that are not used as residential would need mowed twice a year (what he was provided before zoning). He also suggested mowing around the perimeter of the field so high grass does not encroach on neighboring properties. He does not feel high weeds and grass invite snakes as he has only seen a couple in his time in the village and would like to see any study that proves differently.

Marty Stern interjected: business, residential and farm have been mentioned and perhaps a map is needed to clarify where these are located. The mayor will get to that topic later.

The mayor's next proposed change would be a way for landowners to declare the land to go back to the forest. Connaught Cullen asked if he meant even in the middle of town or would it need to be next to the forest. Mayor Campbell felt if there were two or three lots connecting, he didn't see any reason it couldn't be declared forest. Connaught suggested he be more specific in this notion.

Next, the mayor recommended if landowners don't keep this standard, the village has the ability to mow the property and put it on the taxes after notifying the landowner as mentioned in his previous step process. "We as a local government need to understand the situation before taking these steps and we also need to look for a way to get help if possible". Mary Stern stated this is already in the zoning code with an administrative solution already built in. Multiple letters are already sent under current rules.

The mayor feels that grass in the streets from mowing would need to follow the conversation steps. This would only apply if there was not an attempt to keep the street clear.

#### **Building Setbacks:**

Mayor Campbell and Joe Jenne along with the fire department see issues with items placed within the setbacks currently. The mayor suggests 10' setbacks from all property lines and includes all structures on the property. Fences would need to follow this for front and back setbacks. Karla Dellinger pointed out if she puts her fence 10' inside her property line she would not have a backyard. She adds fences should be on the property line and feels 10' is excessive. Connaught also shared this concern. Current zoning has 10' setbacks.

Natasha Taylor asked if this rule would open up the alley by the daycare. This would need to be addressed and more research is needed for that instance.

Mayor Campbell stated the fence could be on the property line if paperwork is filed by the homeowners saying they both agree to having the fence and this does not obligate the landowner to ask if it's ok to pay for the fence in any way. Connaught Cullen asked what the paperwork would be. The mayor said it would be created. He added the village would suggest a survey to be done paid for by the landowner asking for the fence. Connaught suggested this would be expensive. Council agreed there should be no electric fences on property lines in residential areas. This would not include underground dog fences but would need handled as neighbors.

Rob Delach, Vice Chair of the Regional Planning Commission and owner of long-term rentals within the village feels the setbacks are too restrictive and these are being reevaluated across the state. The city of Athens allow fencing to be on the property line. He doesn't feel the elimination of zoning will move the village forward. Zoning allows for controlled use of the land and is an effective way to restrict data centers. Rob does allow changes to lighten it up would be proper. The idea of doing whatever only goes so far before it affects property values and a legal course of action and/or criminal charges is always the last resort.

Molly Fitzgerald asked if the list the mayor was reading from was the list of proposed changes. He stated it was and if it were up to him, he would vote zoning out today as it is too lengthy (73 pages). Molly asked if it wouldn't be better to just simplify what was already written. The mayor stated that he, Joe Jenne, Natasha Taylor, and Amanda Moore were all good with the changes and he expected to have it voted out soon. He added the need to scrap zoning and make ordinances. Molly Fitzgerald pointed out his plan aligns with zoning in the process of rules, consequence, appeal and final decision. The mayor stated the town has a bad taste in the mouth over zoning and no longer wants it to be in effect. He wants it gone with the only way to bring it back is by vote of the citizenry. Resident and business owner Selena pointed out his proposed changes would not be voted on by the citizenry so why would the next council have to do it that way.

Karla Dellinger stated that changing the zoning rules would take several meetings and council should not rush the process. Mayor Cambell stated he would like it to be complete by the end of the year.

#### **Noise:**

The mayor has an ordinance prepared he feels will address this issue and will email it to council prior to the next meeting.

#### **Zoning Map:**

Mayor Campbell would like to change the zoning map to a land usage map. This would go before council for the requisite three readings. Rob Delach asked if this wasn't the job of the Board of Zoning? The mayor said there would be no zoning committee or BZA and felt this would shorten the time of appeals for variance. Karla Dellinger stated this would actually lengthen the process as it would need to be presented to council and have three readings. Natasha Taylor added if her mom would have been required to go through the process as the mayor suggests her mom would have lost out on the opportunity to purchase a mobile home and have it placed in the village. The mayor said that a mobile home would not change the map.

#### **Large Business & Parking over 10 customers per day:**

The mayor proposes all businesses need to provide parking on their property. The plan cannot be to have on street parking for the majority of customers. This could be based on the amount of people your business can accommodate based on fire code. Or possibly ¾ of the business customers have to have parking on premises. If loading is an issue the village would need to look at making loading zones. Selena, owner of the art gallery said if this was the case she would not be able to have a business. She also added she is looking to move her business when the current lease is up due to the antagonistic attitude of the mayor and a council member over the parking lot at village hall. She has been accused of blocking fire department officials from spaces in the case of a fire emergency. She asked if the lot was

public or private. It is public with spaces designated for fire officials. She asked if that meant all hours of the day, night and week. The mayor answered yes. Selena pointed out that no spaces have been marked at this point. She also added she feels harassed by the current council and no longer feels welcome in the community. Rob Delach suggested to let the market decide parking requirements as the proposed idea is too restrictive. The mayor feels parking needs to be addressed throughout the town and says he has received many complaints of this issue. He then suggested that any parking disturbance of a neighbor's property will be a fine to the business paid to the landowner affected. Connaught Cullen says council needs to check into the legality of this and asked who would be collecting the fines. Mayor Campbell went on to say there needs to be no parking on street signs and any business needs to provide trash service.

Resident, Fauna stated she feels the people at the meeting were in favor of zoning regulation with minor changes and simplifications. The mayor denied this statement and said when prior council held a meeting there were 30 people there who were against zoning and two for zoning and council went ahead with the regulations anyway.

### **Rental Property and Airbnb:**

The mayor's suggestions:

- All parking has to be on the property. These are in residential areas and home owners should not have to argue to keep people off their property. Karla Dellinger asked how many places do not have parking on their property? They would need at least one on-street space. She asks why take away zoning for problems we don't have.
- This means it should provide parking based on how many people it advertises the property could accommodate. Connaught asks what if there is more than one person in the car? Perhaps it should be based on how many cars can be accommodate instead. Karla Dellinger stated that she stays at Airbnb's and the number of cars allowed is stated in the listings. She chooses one that will provide parking for all cars she will have.
- There should be fences separating them from neighboring houses also. This would help keep the disturbance of the neighbors down. Again, people that have homes here should not be impacted by a business. This is to keep the peace of mind for homeowners.
- Rental properties and Airbnb's should provide trash service
- We need to discuss rental permits
- Airbnb's or short-term rentals should be limited to 25. Amy Delach said there was already such a limit but these need to be cross-referenced to rental sites. If additional people request to establish one, they would need to be placed on a wait list.

Connaught Cullen suggests discussion of the other items on Mayor Campbell's list of changes until a later date as the meeting has been lengthy and there were several items still to cover. The mayor wanted to plow through the rest but council agreed continue until 8:00 pm. The mayor requested council to put some thought into fences and his other suggestions. He feels the electric fence part has been settled.

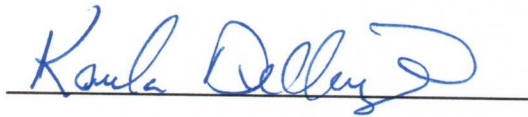
**Public comment:**

Michael Liming is concerned the storm drain going in will damage the large tree on his corner. It is already aging and stressed and he feels digging around the roots will cause it to die and fall onto his house.

Karla Dellinger made a motion to adjourn the meeting. Natasha Taylor seconded the motion. All were in favor.

Meeting was adjourned at 8:10 pm.

**APPROVED BY COUNCIL**



**Karla Dellinger, President of Council**

**RECORDED BY**



**Roxanna Chiki, Village Clerk**