

# *Village of Windham, Ohio*

## *Minutes of Special Council Meeting*

*Held on August 8, 2023*

At 6:28 p.m. Mayor Scott Garrett called the Special Council Meeting to order.

Roll Call:      Lawrence Cunningham – Present                      Sherri Pennington – Present  
                    Cheryl Belknap – Present                                      Terrie Altieri – Present  
                    Maurina Collins – Present                                      David Belknap – Present

Also, in Attendance were Mayor Scott Garrett, Village Administrator Ryan Wagner, Police Chief Rick Garinger, Zoning Inspector Nick Bellas, Housing Inspector Damel Walker, multiple Village of Windham Residents, Century 21 Representatives, Officer Hartlaub, Mike Bussianger, Anthony Vicich and their families

Police Chief Rick Garinger informs Village Residents and Council that he has some new officers that will be starting tonight. A current Village of Windham Officer will be promoted tonight. He also shared that Lt. Korman worked his last shift on the night of August 7, 2023. Lt. Korman will be retiring as of August 31, 2023.

Mayor Scott Garrett swears in new Part Time Officer Anthony Vicich and Full Time SRO/Officer Mike Bussianger at 6:31 p.m.

Officer Anthony Vicich and Officer Mike Bussianger officially become Village of Windham Officers on August 8, 2023 at 6:32 p.m.

Police Chief Rick Garinger introduces Officer Chris Hartlaub. Sharing that he has been a Village of Windham Officer for a year. Before that he was at NeoMed and RTA. Officer Hartlaub has considerable experience and has been a great help to Police Chief Rick Garinger since arriving. Officer Hartlaub is promoted to SGT as of August 8, 2023 at 6:33 p.m. Police Chief Rick Garinger presents SGT Hartlaub with his new badge, asking Mrs. Hartlaub is she would like to pin her husband. Mrs. Hartlaub pins SGT Hartlaub.

Mina Collins does a Third Read of **ORDINANCE NO. 2023-08 AN ORDINANCE AMENDING THE WINDHAM VILLAGE ZONING ORDINANCE WITH RESPECT TO INDUSTRIAL UNITS, MANUFACTURED HOMES AND MOBILE HOMES.**

Mina Collins moved to make a motion to discuss ORDINANCE NO, 2023-08. Terri Altieri seconded the motion.

Roll Call:      Lawrence Cunningham – Yes                      Sherri Pennington – Yes  
                    Cheryl Belknap – Yes                                      Terrie Altieri – Yes  
                    Maurina Collins – Yes                                      David Belknap – Yes

Motion carried by a 6-0 vote.

Council President Lawrence Cunningham starts the discussion by stating that he sees both sides of the argument. Further stating that it seems to get lost that the Council Members live in The Village as well. People talk to him like he doesn't live in The Village, they automatically assume and say that he wants this and wants to do things. He personally has dealt with some very ugly people the last couple weeks and he doesn't feel that it was necessary over this. Council President Lawrence Cunningham also states that he sees the part of the manufactured homes are beautiful. At the same time though there are people saying that it may not be as easy to replace certain things when needed. It is hard to decipher because Council President Lawrence Cunningham wants to make change and do good things for The Village of Windham, but if it's something that is going to possibly effect this town in a negative way. Like where we are cleaning it up again ten (10) years from now, it's a tough and hard situation. Council President Lawrence Cunningham further explains that he has a youthful child right now. With the fluctuation in classes right now, he doesn't know whether they are coming or going half the time or week to week. Further explaining that he wants to try and get stuff in The Village and everyone has plans for The Village. If Council could get as many people as there are at this meeting to the meetings, Council's decisions would be a lot easier. Further explaining that when only one or two people continually attend the meetings Council is basically guessing what the Residents would like Council President Lawrence Cunningham shares that Council doesn't hear from residents. Just like residents say they don't hear from Council, Council doesn't hear from the Residents either. Unless it's something that they don't want. Sharing that him and his wife have the conversation often about if they are coming or going. Council President Lawrence Cunningham states that he would like to leave The Village better than when he got here. Further sharing that his journey as Council President all started because of his water bill. He wanted to know why his water was high. They told him to get on Council, so he did. Now he is trying to do stuff and improve things. He informs people that if they have any suggestions to please share because Council does not hear many of those either. He wants to know what do people think will help, if they don't think this is the route to go. The Village is basically giving away the land were people can pretty much build whatever they want, but it's just not happening. Mayor Scott Garrett takes this time to applaud the people on Council because it is a lot of tough decisions that they have to make. With a lot of them not being easy. Mayor Scott Garrett also takes this time to thank The Village Residents because Council has heard a lot of great comments at the Public Hearing. Hoping that it gives Council something to think about. Further explaining that everyone has the best intentions and want to make Windham better. Which is why the Council Members hold a seat on Council. They put in a lot of time to try and make The Village better. It is defiantly not for the money.

Terri Altieri states that she does not have any ideas. She does share that she currently lives in a double wide trailer. It was built in 1970 and she has been there for forty-seven (47) years. David Belknap asks if Terri Altieri has remodeled it. Terri Altieri says she has. David Belknap asks how that went. Terri begins to answer, but Resident Lorin Mills interrupts. Asking if she has tried to sell it. Terri Altieri says no because she does not want to move. Lorin Mills states that was the point she was trying to make. That one day Terri Altieri will pass on, because we all do. Terrie Altieri states that will be her daughter's problem then. Lorin Mills says that is not a good problem to pass on to her. Terrie Altieri shares that she has been in the three (3) manufactured homes currently located in The Village. All three (3) of them are the prettiest things you have ever been in. They are gorgeous on the inside and outside. Further explaining that if we have people come in and put them on so many lots in town, maybe they will do the upkeep of them and maybe they won't. The same can be said with the houses in town though too. Terrie Altieri further shares that you can get parts for things that go wrong in the homes. She also does not believe it will take the property values down for just having a few of theses houses in our town.

Lorin Mills interrupts. Terrie Altieri and Mina Collins inform Lorin Mills that this is Council's discussion time. Lorin Mills continues, asking what can be done to enforce. Mina Collins interrupts Lorin, Mills informing her that there is also another Ordinance going through the proper steps that address her concerns. Mayor Scott Garrett and Maurina Collins also explain that the meetings are required to be ran a certain way and they are required to stay on topic. Further expressing that Lorin Mills is welcome to stay and attend The Committee of The Whole Meeting right after the Special Council Meeting where the topic will be discussed there.

Sherri Pennington informs Council shares that the modular home on Horn Road in The Township, was put there by her and her husband. When they sold it twenty-three (23) years ago, they got a hundred and sixteen thousand dollars (\$116,000) for it. So it didn't lose it's value and that was over twenty (20) years ago.

David Belknap takes the opportunity to state that nobody up here are experts. They are only going off of what they hear out there. We have salesman from Century 21. Informing the Century 21 representatives that essentially, that is what they are because they are in the business to make money. If they weren't making money then they wouldn't be working, that's the bottom line. They wouldn't go around selling houses just to put people in houses. We're not sugar coating anything. We have construction construction people, one gentleman just left with the other still sitting there. David Belknap shares that he was in a couple houses that were dilapidated and was a foreclosure. David Belknap was there when the floors and walls were ripped up and removed. Floor joists needed to be replaced and the whole thing was basically gutted because of the build quality. Further stating that just because they look good when you walk in them, it is what's behind everything that matters. When you look at the inside, you don't see how the plumbing is ran, that there are one by twos (1x2) in the walls and things. Terrie Altieri asks David Belknap what are the studs supposed to be. David Belknap shares that most houses are built with two by sixes or two by fours (2x6 Or 2x4). Terri Altieri states that is what is in her trailer. Mina Collins shares that the houses built can be done that way as well. The home that is behind her never should have been able to pass code.

Council President Lawrence Cunningham states that he is no expert, but he did go to two (2) locations where they walked him through the homes so he could see them for himself.

Mina Collins states that she did her research when she was considering building one on her lots. Council President Lawrence Cunningham informs David Belknap that he says they are not experts, but Council President Lawrence Cunningham did look into them. So he's not sure what that comment was for. David Belknap was just saying that Council are not experts in the industry.

David Belknap further states that Sheila Moore had questions that went unanswered. Council President Lawrence Cunningham asks why David Belknap didn't answer her questions. David Belknap says he doesn't know the answers to her questions. Mayor Scott Garrett asks what question is David Belknap referring to. David Belknap and Sheila Moore state the question on if the homes will be only allowed in R2. Mayor Scott Garrett asks Zoning Inspector Nick Bellas informs Council that according to the Ordinance the way it is written states manufactured homes and industrialized unit. Industrialized unit for this is going to be the modular home. Manufactured home is the other one. Industrialized unit will be inspected by the County and it will be built to the State building codes. The manufactured home will be built to Hudd standards and it is inspected by the Central Inspection Agency out of Youngstown. Which is governed by the State of Ohio Industrial Commission. They are two (2) different standards, but they will both be

inspected. Mobile homes will not be permitted in any R1 or R2. That is where your standard homes are. **Currently mobile homes are only permitted in R3.** If you live in a neighborhood that is in R1 or R2, you do not have to worry about a mobile home being permitted. It will not happen. There is another aspect of this that seems to get lost. Any time someone comes to Zoning Inspector Nick Bellas for a permit to put a modular or manufactured home on a lot; he can issue the permit, but it will have to go before the Planning Commission as a Conditional Use. If our Planning Commission doesn't like what they see, they do not have to approve it. If they are giving substandard plans, the architecture is not nice, or there is something they don't like about it; it's a Conditional Use. They have to satisfy the Planning Commission. Sheila Moore asks if that is anywhere in The Village or is that still R3. Zoning Inspector Nick Bellas informs Sheila Moore that is for R1 and R2. Further explaining that there is a little bit of scrutiny that is going to happen. Nobody can just build a home, it has to be Conditional Use.

Mayor Scott Garrett asks if there is any other discussion before moving on.

Maurina Collins makes a motion to end discussion on ORDINANCE NO. 2023-08. Cheryl Belknap seconds the motion.

Roll Call:	Lawrence Cunningham – Yes	Sherry Pennington – Yes
	Cheryl Belknap – Yes	Terrie Altieri – Yes
	Maurina Collins – Yes	David Belknap – Yes

Motion carried by a 6-0 vote.

Maurina Collins makes a motion to approve ORDINANCE NO. 2023-08. Terri Altieri seconds the motion.

Roll Call:	Lawrence Cunningham – Yes	Sherry Pennington – Yes
	Cheryl Belknap – Yes	Terrie Altieri – Yes
	Maurina Collins – Yes	David Belknap – No

The motion carried by a 5-1 vote.

Mayor Scott Garrett acknowledges that ORDINANCE NO. 2023-08 passed by a 5-1 vote.

With no further business to discuss, Mina Collins makes a motion to adjourn Special Council Meeting. Terri Altieri seconds the motion and it carried by a 6-0 vote. Special Council Meeting was adjourned at 6:51 p.m.

Attest,

\_\_\_\_\_  
Katrina Washington  
Clerk of Council

\_\_\_\_\_  
Scott Garrett  
Mayor

**\*\*\*NOTE: THESE MINUTES ARE A SUMMARY BY DIRECTION OF COUNCIL\*\*\*  
All Council and Committee Meetings will be held in Windham Council Chambers,  
unless otherwise noted**