

Motion: Made by Paul King, seconded by Penny Fessler, to **enter into executive session**. The motion passed with a unanimous roll call vote.

The council returned to the regular meeting.

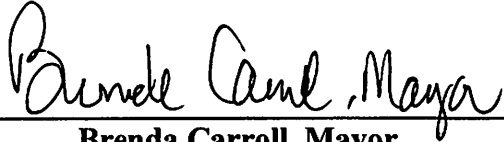
Salt Storage Facility

Denis Aslinger addressed a prior question regarding the construction of a salt storage facility. The primary challenge is finding a suitable location. EPA regulations prohibit placing such a structure near the village's well fields or in the flood plain. The wastewater plant and the village office property were also identified as unviable locations. It was noted that the township stores its grit mixture indoors and that a potential partnership for a shared facility could be an option, though the village had hoped to build on its own property.

Adjournment 8:41 PM

Motion: Made by Paul King, seconded by Penny Fessler to **adjourn the meeting**. The motion passed with a unanimous roll call vote. The meeting was adjourned at 8:41 PM.

The next meeting date was not specified Tuesday April &, 2026, at Fieldhouse.



Brenda Carroll, Mayor



Elizabeth Bush, Fiscal Officer

Mayor Carroll read a statement from the Planning Commission indicating they are content with the plan as presented, believing the development will help the village stay well-rounded with all income levels and that higher-income residents will help keep taxes lower.

A significant discussion followed regarding the specific restrictions. Council members debated whether the proposed rules were a good fit for the village's character. Key points of contention included:

- **Accessory Buildings:** The proposed plan limited accessory buildings to 192 square feet, while council members had previously discussed a maximum of 650 square feet to allow for a two-car garage or hobby shop.
- **Swimming Pools:** The plan permitted only in-ground swimming pools, which was a point of concern.
- **Home Occupations:** There was confusion regarding the prohibition of "daycare facilities." The council clarified that this likely referred to commercial, brick-and-mortar facilities, and that licensed in-home childcare would fall under "home occupations," which could be conditionally permitted.

The council expressed a desire to amend the proposal to find a middle ground. Denis Aslinger confirmed that the council has the final authority and is not bound by the Planning Commission's recommendation. It was agreed that Denis Aslinger would distribute the version of the document with the council's previous amendments so it could be formally reviewed, further amended if necessary, and moved through the legislative reading process.

Street Sweeper Purchase Consideration

Revisited the topic of purchasing a street sweeper, reminding the council that the village will spend over \$10,000 annually for contracted sweeping services. It was argued that purchasing a unit, with an estimated price of \$230,000 for a new machine or \$115,000 for a refurbished one, could be more cost-effective over a 20-year lifespan.

The discussion covered the pros and cons of different types of sweepers, with vac trucks having lower maintenance costs and broom units potentially providing a better clean. A primary obstacle to purchasing a unit is the lack of a suitable indoor storage facility. Storing the equipment outside was deemed undesirable, and potential locations like the water tower were dismissed due to issues with pests. The possibility of rebuilding a structure at the cemetery that was destroyed years ago was mentioned as a potential long-term solution for village equipment storage. No decision was requested, but the topic was raised for ongoing consideration.

Cybersecurity Policy Update

Distributed a revised version of the proposed cybersecurity policy, which included changes recommended by the village's IT consultant. Council was reminded that this document is not subject to public records requests and that any substantive discussion on its contents should take place in an executive session. The updated document was provided for review before the second reading at the next meeting.

Executive Session 8:20 PM

VILLAGE OF PLEASANT HILL
COUNCIL WORKSHOP

Thursday, March 26, 2026 at Fieldhouse

Mayor Brenda called the meeting to order at 7:00 PM.

The meeting began with the Pledge of Allegiance.

Council Contact and Committee List

Distributed a list containing council member email addresses and committee assignments. Members were asked to review the list for accuracy and to communicate any desired changes or corrections.

Sunshine Law Training Reminder

Reminded members to complete the mandatory Sunshine Law training. The training is available online through the State of Ohio Auditor's website portal. It was noted that the training can be completed in segments and that it includes periodic tests.

Residential Property Maintenance Checklist

Presented a draft of a "Residential Property Maintenance Checklist," a form adapted from one used by the city of Troy. This form is intended to be left at properties to notify residents of ordinance violations. The draft highlighted items added to align with Pleasant Hill's ordinances and struck out items from the original Troy form that are not applicable.

A discussion ensued regarding the tone and wording of the document. Russell Landwehr raised concerns that the language, particularly the use of the word "your," could be perceived as contentious and make residents feel singled out. It was suggested that the introductory text be revised to be less accusatory, perhaps by stating the checklist was created to evaluate the condition of "properties in Pleasant Hill" generally, rather than "your property." Paul King added that the notice should clearly state it is an awareness notification of a violation, not a personal judgment.

Teri Stivers proposed incorporating language from the village's mission statement to frame the notice as a positive "call to action" aimed at preserving the community's charm and quality of life, rather than a punitive measure. Teri Stivers volunteered to revise the introductory paragraph with a softer entry and to reformat the document, including adding proper checkboxes and attempting to condense it to a single front-and-back page. The Ordinance Committee members were tasked with presenting a revised version at the next council meeting.

Proposed Zoning Changes for R-1 Development

Denis Aslinger reported that the zoning changes were taken back to the Planning Commission as requested, but the commission was compelled to stick with its original, more restrictive version. Paul King shared feedback from residents who felt the proposed regulations were too much like an HOA, citing examples like dictating driveway size.