Village of West Farmington
Regular Meeting
October 12, 2026 at 7:00 P.M.
West Farmington Village Hall

Members present were: Mayor Shirley McIntosh, Clarence Imhoff, Tom Mooney, James Mooney, Carl Judge, Louis Ralston and also present were, Nicole Jacques-Utilities Clerk/FO, Dale Olp Zoning.

Guest – Erin Lowery

Meeting called to order 7:04pm

There was a moment of Silence and the Pledge of Allegiance was recited

Public Participation: Mayor stamped and signed documents for lot split, copy attached

Resolutions for Regular meeting:

Resolution 45-2026. Motion by Louis Ralston, seconded by Carl Judge to approve the minutes of the Regular September 14, 2026 meeting.
Roll Call: Unanimous (James Mooney Abstained, Kelli DeVol Absent)

Resolution 46-2026. Motion by James Mooney, seconded by Louis Ralston to Pay the bills expected and received.
Roll Call: Unanimous (Kelli DeVol Absent)

Resolution 47-2026. Motion by Tom Mooney, seconded by Clarence Imhoff to increase fund 5201 estimated revenue by $50,000.00 to bring the total estimated revenue to $265,000.00 and to increase the appropriations the additional $50,000.00 to fund 5201 for a total appropriation to $353,438.16
Roll Call: Unanimous (Kelli DeVol Absent)

Resolution 48-2026. Motion by James Mooney, seconded by Clarence Imhoff to increase cost of new water meter and antenna to whatever the current price is from our purchase.
Roll Call: Unanimous (Kelli DeVol Absent)

Resolution 49-2026. Motion by Tom Mooney, seconded by Carl Judge to pass an emergency ordinance for telecommunication towers for preservation of public peace, health and safety the telecommunications ordinance.
Roll Call: Unanimous (Kelli DeVol Absent)

Police-

September 2026

Patrol Operations/ Calls for Service / Incidents

- 96 hours worked for the month of August
- Ran traffic for speed on SR 88 and Girdle Rd.
- Issue with shooting inside village limits addressed with involved residents. The resident shooting was notified to not do so in village limits by 2 patrolmen. Resident owns property inside and outside village limits.
- All shifts completed business checks throughout the village.

Administrative Activities

- SGT Hocevar is in the process of collecting photos of officers to acquire new ID's for all patrolmen.
- Process started for a ballistic vest grant to get all patrol officers new vests. The $500 donated to the PD will be a huge help for this. Thank you to everyone involved in helping with that.
- Research continued for a vehicle grant to replace the current patrol vehicle.

Personnel & Equipment

- Range day scheduled for October 10th and 30th to qualify all agency personnel with side arms. SGT Hocevar will be donating ammo for the day to get officers qualified.
- Working on a schedule to push out to Nicole for officers who will be present for Halloween.

Overall Activity

- The village experienced a relatively quiet month with minimal enforcement activity and few calls for service.
- Department efforts focused on routine patrol, administrative compliance, personnel management, and community outreach.

Water-

September Billing Sent out 9/15/26. New water meters and antennas ordered for the first time and there was a price increate to $429.00. The $200.00 fee needs increased as the previous meters are all now in service.

Sewer-

Dump station waiting on connection hoses

Zoning-

1 permit for a fence
1 permit for a deck
7 vehicles in violation
See attachment for telecommunication tower proposed ordinance section 221-5 revised ordinance

Fiscal- A copy of September's [redacted]ort presented to council.

Old Business

New Business
Halloween Trick-or-Treat 5pm-7pm
Send thanks to the Township for use of their roller

Meeting Adjourned at 7:27 pm

Shirley McIntosh,
Mayor

Clarence Imhoff
Pres. Pro Tem

Nicole M Jacques,
Fiscal Officer

WIRELESS TELECOMMUNICATION TOWERS AND

FACILITIES POLICY AND REQUIREMENTS

A. PURPOSE

It is the policy of the Village of West Farmington to encourage the location of wireless telecommunications towers in commercial and industrial districts, rather than in residential districts. It is the purpose of this section of the Village of West Farmington Zoning Ordinance, to minimize adverse impacts on the public health, safety and welfare regulating wireless telecommunications towers, antennas, dishes and facilities. The regulations and conditions set Forth, herein are warranted and necessary to:

1. Protect residential and adjacent districts from the potential adverse impacts of wireless telecommunication towers, antennas dishes and facilities.

2. Accommodate the wireless telecommunication towers, antennas, dishes and facilities.

3. Promote co-location as an alternative to building new wireless telecommunication towers and facilities.

B. TELECOMMUNICATIONS TOWERS DEFINED

Revised Code §519.211 defines telecommunications towers as any free-standing structure, or any structure to be attached to a building or other structure, that meets all of the following criteria:

· It is proposed to be owned or principally used by a public utility engaged in the provision of telecommunications services;

· It is proposed to top at a height that is greater than either the maximum allowable height of residential structures within the zoned area, or the maximum allowable height of such a free standing structure, or a height that is greater than either the height of the building or other structure to which it is to be attached, or the maximum allowable height of such an attached structure as set forth in the zoning ordinances.

· It is proposed to have attached to it radio frequency transmission or reception equipment.

In the Village the Districts zoned for Residential use are R1- Residential, Agriculture; R2 – Residential, Single Family, and MH – Mobile Home. In commercial and industrial districts, these regulations shall provide guidance when dealing with companies seeking to locate telecommunication towers in the Village.

C. NOTIFICATION PROCEDURES

Any person who plans to construct a telecommunications tower in an area of the Village zoned residential shall comply with the notice provisions of Revised Code §519.211 (B) (3). If a property owner or member of Village Council who receives notice objects to the proposed tower as provided in R.C. §519.211(B)(4) the Village Council shall request that the fiscal officer of the village send the person proposing to construct the tower written notice that the tower is subject to Village zoning and requires the application for and issuance of a zoning certificate. In such a case, the telecommunications tower must meet the requirements set forth below.

D. REQUIREMENTS FOR TELECOMMUNICATIONS TOWERS

1. A site plan shall be prepared by, signed, dated and bare the stamp and registration number of a licensed professional engineer. The plan shall include all of the following:

a. A plan based on survey, drawn to scale, north arrow, location and dimensions of the tower, appurtenant facilities from all lot lines, buildings, structures, and public rights-of way.

b. The height of the tower above grade

c. All required mounting positions for three (3) antenna/dish platforms of equal loading capacity for a monopole tower and all required mounting positions for six (6) antenna/dish platforms of equal loading capacity for a lattice tower.

d. Existing easements and proposed easements, with dimensions shall be shown.

2. A security fence not less than eight (8) feet in height shall fully enclose the base of the tower and facilities. The gate shall be locked at all times.

3. Evergreen trees or shrubbery not less than eight (8) feet in height shall be planted along the exterior perimeter of the security fence as to screen it from view. Existing vegetation on the site shall be preserved to the maximum possible extent. Landscaping on the site shall be continuously maintained and promptly restored as necessary.

4. Where feasible, all towers shall be of stealth design, or shall be painted a neutral color to minimize their visibility unless otherwise required by the Federal Communications Commission or Federal Aviation Administration.

5. No advertising signs shall be permitted anywhere on a tower, equipment shelter or

anywhere on the site.

6. One warning sign the maximum size of six (6) square feet shall be posted on the site as well as an emergency phone number. The applicant shall also provide the fire department, county sheriff's department and the county emergency management department agency with information on who to contact, their address, and their telephone number in the event of an emergency.

7. A tower site shall not have any artificial lighting other than what is required by the Federal Aviation Administration to ensure safety of aircraft.

8. The co-location of antennas and dishes on lawfully existing towers shall be preferred over the construction of new tower sites. If there is no technically suitable space for the applicant's antenna, dish and related facilities reasonably available on an existing tower the applicant must demonstrate that a technically suitable location is not reasonably available on another existing tower. The applicant must also show that they have requested to co locate on an existing tower and that co-location was rejected by the owner of the tower. In all circumstances owners of existing towers shall respond to requests for co-location within thirty (30) days from the receipt of a written request sent by certified mail (return receipt requested) for co-location. If co-location is rejected the owner must state in detail the technical reasons for rejection.

9. The owner/operator of a free-standing monopole tower shall be required to provide for and co-location for a minimum of two (2) additional antenna/dish platforms of equal loading capacity for two (2) additional unrelated owner/operators during the original construction of the tower. The owner/operator of free-standing lattice tower shall be required to provide for and allow co-location of five (5) additional antenna/dish platforms of equal loading capacity for five (5) additional unrelated owner/operators during the original construction of the tower. Agreement to this provision must be included in the applicant's lease with the landowner, if different for the owner/operator of the tower.

10. There shall be no storage outside of the security fence of equipment or other items on the site except during the construction period, ordinary maintenance and except in times of power outage.

11. If at any time the use of a tower and its facilities are discontinued for sixty (60)

consecutive days, said facilities shall be deemed abandoned. The zoning inspector shall notify the applicant in writing by certified mail (return receipt requested) and advise that the facility must be reactivated within thirty (30) days, or it must be dismantled and removed for the site at the cost of the owner or lessee.

12. The minimum distance between any two towers and their facilities in residential areas shall be 2.25 miles.

13. The maximum height of a telecommunications tower. including antennas and dishes, shall not exceed two hundred (200) feet.

14. The minimum setback from the base of the tower and facilities to any residential structure shall be 600 feet.

15. In addition to a fee for a zoning certificate, the applicant shall provide proof of one million dollars of liability insurance for claims that may arise against them in respect to the tower or facilities. Proof of insurance coverage is to be provided to the Village Fiscal Officer on an annual basis. The applicant shall also be responsible for all expenses incurred by the Village for any technical or engineering services deemed necessary by the Zoning Inspector, Board of Appeals, or Village Council.