

RECORD OF PROCEEDINGS

Held _____

Springfield Township Trustees

October 23, 2018

Rezoning Meeting

Meeting called to order by Jim Scoby, Board President Beginning 5:00 PM with the Pledge of Allegiance

Board Members Roll Call

Trustee Tim Foley	Present
Trustee Jim Scoby	Present
Trustee John Roeder	Present

Employee / Visitors in Attendance

Employees: Billy Saunders, Vicki Gundolf, Jennifer Tuttle, Alan Neimayer

Visitors: Approximately 25 Township Residents in the Garden Acres area. See attached attendance in sheet.

Zoning Public Hearing on Case # S-2018-02

Planning Staff

Allen Neimayer stated the property owner is Randy Green and the property is located 29 Oaksmere Rd. The property is currently zoned B3 and the applicant is requesting I-2. In the original request as listed in the staff report, they were asking for a Semi Truck Maintenance and Semi Truck Repair business. Because of that usage, I-2 was the only zoning that met the criteria. As this project was reviewed by staff and onto the C.E.D.A Regional Planning Commission, they recommended I-2 with Specific Use. The C.E.D.A Board has a conditional approval, limiting the time of the operation of the project. The Township Zoning Commission heard this case earlier this month and through their public hearing they recommended the denial of the request. The public was concerned about traffic, semi use and repair at that meeting. Following the Zoning Commission Hearing the applicant made an amendment to the request. Still looking for an I-2 special uses but removing the semi use that was originally requested. See Attached packet. There is a letter dated 9-21-2018 by Mr. Green that stated: with response to the concerns at the Zoning Commission Meeting; he has excluded the semi use that was

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originally requested. There are uses specified in that amended letter that we will be discussing at this meeting. The letters that went out to the surrounding areas also included his amended letter. So those areas within 300 ft were required to be notified.

Mr. Scoby I want to make it clear the rule is by the Township or by Zoning is that anyone 300 ft or less received a letter explaining the process. Everyone else has heard about this from word of mouth

Allen Neimayer that is correct. Property owners, but if they are renters the letter went to the property owner that is listed by the county auditor.

QUESTIONS FROM TRUSTEES

NONE

OPENING THE PUBLIC HEARING AT 5:08PM

Mr. Scoby asked the property owner to come up and speak. Give your name and address and swore Mr. Green in

Mr. Green before my father passed away he used this property as a warehouse for construction and before that it was used as a mobile home sales lot. We had 2 trucking companies looking into this building however we have dismissed that idea. I have gone through the usage of I-1 and I-2 usage and specified the ones that I would be willing to use. (See attached letter). We just want to lease or rent out the property.

Mr. Roeder you narrowed it down to contractor's sales, storage and equipment?

Mr. Green Yes, I went through I-1 and I-2 and took out what wasn't appropriate.

Mr. Roeder I am just reading what you have here. Contractor sales, storage and equipment yards, motor vehicle repair, and storage facility

Mr. Foley stated that is the usage on both I-1 and I-2 .

Mr. Scoby I feel we need to go thru the list of usages. Mr. Scoby read the list of usages permitted on I-1 and I-2

Mr. Green out of those I believe there are a few I am interested in. Not the manufacturing aspect but the storage facility.

Mr. Foley it is already zoned B3 which opens up quite a few usages; typically a person has a use in mind. Out of all of these listed what is the primary business you have in mind.

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Mr. Green the building is set up for storage but we were having trucking companies come to us. If I put a sign up there for leasing or rent I was trying to open my possibilities.

Mr. Scoby the question is how it affects the residents. Not knowing exactly what is going in there. This brings up a lot of anxiety. We want clarity knowing what you want in there.

Mr. Green my question is what would be offensive? I understand the trucking part and I took that out.

OPEN TO THE PUBLIC

Mr. Scoby announced that everyone speaking will announce their name and address and be sworn in.

IN FAVOR FOR THE RE ZONING

NONE

AGAINST THE RE ZONING

There were several neighbors who had the same concerns, which included: Noise, Traffic, Trucks, Odors, Disposing of oil and paint, Children in the area with extra traffic

The residents who stood up and spoke were; Jeremy Goheen, Mark Rucker, Charlie Johnson, and Nichole Abraham.

Mr. Scoby asked if there were any other residents wanting to speak

Mr. Foley asked the public due to the fact the property has been used for storage and warehousing all these years, if they would continue to use this property for the same purpose would anyone have any objections? There were no objections.

Public

Dave Murray- to Mr. Foleys question. If it would stay exactly the way it has been used, he would have no problem with that. I worry about the water table and children.

Rebuttal by Property Owner

Mrs. Cheryl Green stated the property was inherited as is. The reason it was not rented out before was because it was full of Mr. Green's fathers' equipment. There was an auction held and the building was cleaned out. So we want to use the building to cover expenses. There are restrictions for noise, fumes, and vibrations from big equipment. If there are concerns with oils and chemicals, that is also regulated by the EPA. We are looking for something to fit that is good for us and good for the neighbors.

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Close the Public Hearing the time is 5:43 PM

Deliberation among the Trustees

Mr. Foley asked Allen Neimayer if the Trustees would have the authority to grant I-1 and I-2 and limit the usage only to storage or warehouse.

Allen Neimayer yes you do. You would modify the request to I-1 for storage warehousing. It would be I-1 for specific use for that use only.

Mr. Foley and then the B1, B2, B3 would still be in play?

Allen Neimayer if you include that. It is currently zoned B3

Mr. Roeder going along with Mr. Foley if it was a warehouse we could limit that to being completely enclosed?

Allen Neimayer outside storage is permitted in the I-2 district.

Mr. Scoby it is clear that the neighbors are not happy, with the effects on what could happen not knowing what could go in there. What I hear you saying Mr. Foley is to keep it the way it is now, using it for storage and nothing else.

Mr. Foley stated storage/ warehousing and that would be the limited use on I-1 and the other B1, B2, B3 would stay in effect, which is what it was zoned originally.

Mr. Roeder I think it needs to be spelled out a little bit better.

Mr. Scoby my trouble with this is there are still a lot of usages for this. Is it possible to have B3 with storage added to it?

Allen Neimayer you would have re-zone it to be I-1 district specific use only, limiting that to only storage, then continue with B1,B2,B3.

Mr. Foley stated that it has been B3 all these years and recommended adding I-1 with the only usage permitted being storage.

Mr. Roeder and Mr. Scoby recommended leaving zoning as is, B3

Springfield Township, Clark County

Resolution: 2018- Z001

Date: October 23,2018

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, Randall Green (Property Owner) filed an application dated August 9, 2018, to rezone property located at 25 & 29 Oaksmere Rd., Parcel No. 300-07-00011-301-010, from B-3 (General Business District) to I-2 (General Industrial District); and

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~~WHEREAS, the CEDA Regional Planning Commission heard this rezoning request, Case #S-2018-02, at their regular meeting on September 6, 2018. Following its presentation and discussion, the CEDA Board recommended rezoning the subject property to I-2'S' (General Industrial District, Specific Use) with permitted uses limited to the following uses and condition: under I-2: semi-truck maintenance and inspection business; building material sales and storage facilities – inside sales and storage only; and cold storage plants; under I-1: electric supply company; meeting hall; office; and any B-3, B-2 or B-1 district use following applicable zoning requirements; with condition: hours of operation are limited from 8 am. to 6 pm; and~~

WHEREAS, the Springfield Township Zoning Commission held a public hearing on September 19, 2018, to hear this rezoning case. Following the public hearing, the Zoning Commission recommended the rezoning request be denied as presented; and


WHEREAS, the Springfield Township Trustees held their public hearing on October 23, 2018 on this rezoning request, Case #S-2018-02.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio, denied any change in the zoning. Leaving Parcel No. 300-07-00011-301-010 zoned as B-3 (General Business District).


Motion: Mr. Roeder Second: Mr. Foley
Discussion Roll Call:
Mr. Foley YES Mr. Roeder YES Mr. Scoby YES

**This public hearing meeting is adjourned at 5:52 PM
Springfield Township Trustee Meeting to follow at 6:00PM**

Board Certified



Tim Foley, Trustee



Jim Scoby, Trustee



John Roeder, Trustee



Michael Hively, Fiscal Officer

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Springfield Township Trustees

October 23, 2018

Regular Meeting

Meeting called to order by Jim Scoby, Board President Beginning 6:00 PM with the Pledge of Allegiance

Board Members Roll Call

Trustee Tim Foley	Present
Trustee Jim Scoby	Present
Trustee John Roeder	Present

Employee / Visitors in Attendance

Employees: Billy Saunders, Vicki Gundolf, Dave Nangle, Jennifer Tuttle, Alan Neimayer

Visitors: Chuck Bauer, Judy Sheridan, Diana Daniels, David Noble

APPROVAL OF PREVIOUS MINUTES Regular Session Dated October 9, 2018

Motion to approve by Mr. Foley

Second by Mr. Roeder

Discussion

Roll Call

Mr. Foley Yes Mr.Scoby Yes Mr. Roeder Yes

Departmental Reports

Road Department Billy Saunders

Billy Saunders reported, due the wind storm the previous weekend they started brush pick-up again for the week. The Fairview job is ready for paving.

Mr. Roeder asked for one more drive around the Township to make sure all brush has been taken care of.

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Fire / EMS Dave Nangle

Dave Nangle There was a debriefing with the county concerning Interstate Rte. 70 Construction, due to accidents in the area. The State of Ohio is trying to decide what speed limit should be used through that construction area. They have had unmarked State cars using radar to track the average speed. There have been 2 fatalities from accidents in that area. The AFG FY18 Grant has been finalized and processed. External Defibrillators are in and within the next few weeks we will have training session, and locate where the units will be mounted.

Cemetery Vicki Gundolf

Vicki Gundolf the electric lines were being bored for the new Pole Barn this week, and some building material had been delivered for the Pole Barn. All foundations have been poured and completed for the year.

Zoning- Allen Neimayer

Allen Neimayer There is a zoning case, which is the Jackson property on Ridge Rd where there was a car accident and the house was destroyed. The property has been used as residential for 30 years; however the property was zoned Business in the early 1970's. It has been through the C.E.D.A Board and Township Zoning Commission.

Motion to hear the zoning case on Ridge Rd at 5:45 pm on November 13, 2018 at 5:45pm

Motion to approve by Mr. Foley

Second by Mr. Roeder

Discussion

Roll Call

Mr. Foley Yes Mr.Scoby Yes Mr. Roeder Yes

Fiscal Officer Michael Hively

Not present

Old Business

NONE

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New Business

40 Hedgley Dr.

Diana Daniels had researched why her property kept flooding. She had drainage work done on her property which included a catch basin and drain tile replaced.

Mr. Foley asked for a Resolution to reimburse Diana Daniels for some of the work she had done, the work that was done helped a failed culvert that was put in by the Township.

Mr. Roeder agreed with Mr. Foley, that it improved not only her property but also everyone upstream from this property.

Mr. Foley informed Diana Daniels that our Road Superintendent will be replacing the older culvert out by the road.

Mr. Scoby asked for her to show Billy Saunders where the drainage tile is at.

Resolutions

RESOLUTION: 2018-107

BE IT FURTHER RESOLVED by the Township Trustees to approve termination Carl Chapman as Seasonal Road Department Employee effective October 9, 2018

Motion to approve by Mr. Foley

Second by Mr. Roeder

Discussion None

Roll Call

Mr. Foley Yes Mr.Scoby Yes Mr. Roeder Yes

Resolution: 2018-108

BE IT FURTHER RESOLVED by the Township Trustees to approve entering the attached agreement with Waypoint Benefit Solutions, LLC for the renewal of employee health insurance through CLEARCHAIN for year 2019.

Motion to approve by Mr. Foley

Second by Mr. Roeder

Discussion None

Roll Call

Mr. Foley Yes Mr. Scoby Yes Mr. Roeder Yes

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Resolution: 2018-109

Title: Approval of the Clark Waste District's Amended Draft Solid Waste Management Plan

District Community (City, Village, Township): __Springfield Township Board of Trustees

Contact: James Scoby

Summary/Background: The Plan is prepared in accordance with Ohio Revised Code ("ORC") Section 3734, the State of Ohio's Solid Waste Management Plan and the Ohio Environmental Protection Agency's guidelines. The Plan also describes strategies and programs that will be implemented to meet or exceed the minimum state waste reduction goals and objectives. The Clark Waste Management District ("District") completed the draft amended Solid Waste Management Plan ("Plan") and the Ohio Environmental Protection Agency received it on April 16, 2018 and the Ohio Environmental Protection Agency provided comments in a non-binding advisory opinion on May 31, 2018. The District's Policy Committee has reviewed the non-binding advisory opinion received from the Ohio Environmental Protection Agency and taken these comments into consideration and incorporated changes into the amended Plan as appropriate. The District has conducted a 30-day comment period from August 6, 2018 to September 4, 2018 and a public hearing was held on September 5, 2018 to provide the public an opportunity to comment on the Plan

Budget Impact: The Plan provides for a fee schedule that generates the required revenue to cover the costs of implementing the strategies and programs designed to meet or exceed the minimum state waste reduction goals and objectives.

Statutory Authority/ORC: 3734.50

Member Springfield Township Board of Trustees offered the following resolution:

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED that the (City, Village, Township): Springfield Township Board of Trustees, located within the jurisdiction of the Clark Solid Waste District, that:

Section 1. These Members hereby acknowledge receipt of the amended draft plan.

Section 2. The Springfield township Board of Trustees _____ (city, village, township) either (please indicate):

- a. ___X___ approves the District Solid Waste Management Plan; or
- b. _____disapproves the District Solid Waste Management Plan

Section 3. The Clerk is hereby directed to send the District a copy of this resolution to the attention of Mr. Chuck Bauer, Director, Clark Solid Waste District, 1602 W. Main St., Springfield, Ohio, 45504.

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~~Section 4.~~ That it is found and determined that all formal actions of this Springfield Township Board of Trustees (Board, council or trustees) concerning and relating to the passage of this resolution/ordinance were adopted in an open meeting of this Springfield Township Board of Trustees (Board, council or trustees) and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including Sections 121.22 of the Ohio Revised Code.

Section 5. That this resolution shall be in full force and effect immediately upon its adoption.

Motion: Mr. Foley

Second: Mr. Roeder

Mr. Foley Yes

Mr. Scoby Yes

Mr. Roeder Yes

Resolution: 2018-110

BE IT FURTHER RESOLVED by the Township Trustees to approve reimbursing Diana Daniels at 40 Hedgely Dr. \$2,500.00 for cost of culvert pipe replacement that should have been paid by the Township.

Motion to approve by Mr. Foley

Second by Mr. Roeder

Discussion None

Roll Call

Mr. Foley Yes

Mr. Scoby Yes

Mr. Roeder Yes

Special Guests

Chuck Bauer Director of Clark County Solid Waste District- I am here to answer questions on the Resolution before you. I am asking for your support for our 5 year updated Draft Solid Waste District Plan. We have a Solid Waste Policy Committee; there is a Township Trustee that is a part of this committee. The Committee is made up of members including: a Commissioner, the Health District, a Large Industry, and a few members of the public; these are the people who set up the policy for Clark County. This plan is updated every 5 years.

Mr. Foley wanted to make sure this plan did not mandate a consolidated trash carrier; due to the fact the Springfield Township has 2 trash carriers.

Chuck Bauer stated the plan does not mandate a single hauler, however we are encouraging political subdivisions to evaluate a contracting a solid waste services but it is up to each political subdivision.

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Open to the Public

NONE

Closing Remarks by Trustees

NONE

**Next Meeting Re-Zoning Hearing November 13, 2018 beginning at
5:45PM**

Springfield Township Trustee Meeting to follow at 6:00PM

Motion to adjourn by Mr. Roeder

Second by Mr. Foley

Discussion None

Roll Call

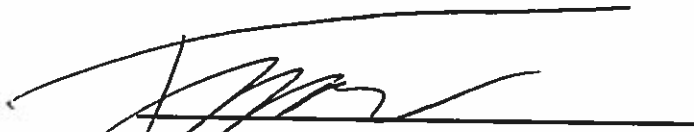
Mr. Foley Yes

Mr. Scoby Yes


Mr. Roeder Yes

Meeting Adjourned 6:27 PM

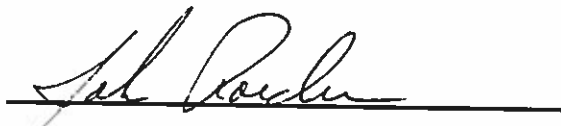
Board Certified



Tim Foley, Trustee



Jim Scoby, Trustee



John Roeder, Trustee



Michael Hively, Fiscal Officer