

Spencer Township Trustee Meeting Special Meeting February 13, 2017

Roll Call

Trustee Michael B. Hood	present
Trustee Teresa M. Bettinger	present
Trustee Shawn P. Valentine	present

Pledge to the Flag

Trustee Valentine explained the purpose of this hearing is to discuss the Spencer Township Zoning Commission's approval of the zoning change at the House of Emmanuel.

Trustee Valentine explained anyone wanting to speak at this hearing needed to sign in and be sworn in by Prosecutor John Borell who is present.

Trustee Valentine opened the floor to the Trustees to speak.

Trustee Bettinger explained she is not in favor of a detox facility in our area and it does not abide by the Zoning laws in the area. Trustee Valentine agrees.

Trustee Valentine explained the Zoning change obtained in January by the House of Emmanuel did not follow the proper protocol as outlined in the Zoning rules of Spencer Township. Trustee Valentine is recommending to send this matter back to the Zoning Commission.

Trustee Hood spoke about a zoning change email between the Prosecutor's Office and the Spencer Township Zoning Inspector, Dean Croskey. This conversation between the zoning inspector and the Prosecutor's office began on January 13, 2017. Trustee Hood read the email conversation.

Prosecutor Borell explained he gave the Zoning Inspector incorrect information in the email, but the legal process still has to be followed.

Once again, Trustee Valentine recommended the Board unanimously vote against the Zoning Commission's approval and the House of Emmanuel reapply so the process follows the Spencer Township zoning laws.

Trustee Hood asked that the applicant speak at this time.

At this time, Prosecutor Borell swore in all who wanted to speak on this matter.

Mr. Marcus Goodwin spoke on the renovations the House of Emmanuel has completed on the Old Spencer Sharples School. He explained detox could be just one of the services provided. He felt communication would be the key to everyone understanding what is going on at the Joshua Treatment Center. He asked that they be allowed to expand the services.

Mr. Warwick Goodwin explained there was no name change at the House of Emmanuel. The House of Emmanuel can better serve the community if they partnered with another company. They are still providing the same services they always have. They are offering preventative treatment. He explained they are also offering jobs to people in the community. He explained his company did everything asked of them by the Spencer Township zoning office.

Trustee Valentine explained no one is concerned about the name change. He stated this entire situation occurred because of clerical errors on the part of the Prosecutor's Office and the Zoning Office of Spencer Township.

Mr. Jack Gulvas, resident and Chair of the Zoning commission, explained he thought the Zoning Commission followed the proper procedure when they approved this zoning change.

Mr. Ray Palawczyk, resident and member of the Zoning Commission, felt the Zoning Commission Board was not fully informed. He said the facts were never explained.

Mrs. Deb Bettinger, resident, feels a detox center would not be good for the Township. We are trying to improve the Township she explained. She knows the center is trying to improve the Township, but she does not feel this would improve it.

Reverend Jerry Boose, property owner in Spencer Township, stated he is all for helping people. His concern is there was no communication regarding this issue. He has received several calls from concerned community members. He feels the community needs to be informed of what is to come.

Lisa Katt, resident, feels the Township needs to follow the proper channels. She felt it was initially explained as a treatment center, but now the representatives from the House of Emmanuel are explaining it was more of a prevention center. She felt the representatives from the house of Emmanuel misled the public.

Jim Baum, resident, said he was initially confused. He asked for an explanation of what the facility actually is.

Tyler Davis, former resident of the House of Emmanuel and now a Sergeant in the Marine Corps, spoke on the good this facility would do for individuals in the program and the community.

Once again Trustee Valentine stated he would recommend the Board unanimously deny the Zoning Commissions decision and redo the process.

Mr. Marcus Goodwin explained some of the proposed functions of the House of Emmanuel.

Trustee Bettinger explained when she researched this treatment center; the Company running detox part of the program informed her the Joshua Treatment Center would be an inpatient facility. Three different offices told her this.

Trustee Valentine asked if drug addicts were being brought in the community, it was explained drug addicts in the community would be served, but most importantly drug addicts are already in the community.

Bruce Boerst, lawyer for House of Emmanuel, explained the facility would not be a lock up facility. Trustee Valentine explained this decision would be appealed.

Bruce Boerst asked that the decision go through as approved. Mr. Borell said if there were procedural errors the recommendation could be revoked.

Bruce Boerst asked that his clients be allowed to run business as usual. If the application needs to be reapplied his clients are willing to do so.

Trustee Hood read correspondence indicating the Lucas County Planning Commission was aware of this Zoning text change.

Trustee Hood asked why does the applicant have to pay the price because the Township made a procedural error.

Prosecutor Borell said the Township is open for legal action regarding this matter.

Resident, Regina Tilman Chair of the BZA, asked that the community be involved if we have to start all over again. She is concerned about the children being in close proximity to the facility.

Prosecutor Borell spoke and informed the Board, the correct terminology is actually conditional use.

Mr. Marcus Goodwin spoke and asked that the Board allow them to go forward with the Zoning Commission's initial decision.

Trustee Bettinger made a motion to deny the conditional use, Trustee Valentine seconded. Roll call vote: Trustee Hood: no, Trustee Bettinger: yes, Trustee Valentine: yes.

The motion passed.

Trustee Valentine made a motion to adjourn, Trustee Bettinger seconded. Roll call: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

X

Dawn E. McDonald
Fiscal Officer

X

Shawn P. Valentine
Chairman of the Board of Trustees

X

Michael B. Hood
Vice Chairman of the Board of Trustees

X

Teresa M. Bettinger
Trustee