

# Spencer Township Trustee Meeting

## March 1, 2018

Chairman of the Board, Shawn P. Valentine called the meeting to order.

The Trustee meeting was opened to handle a zoning matter involving the Jeff Davis property located at 230 S. Meilke Road.

The Fiscal Officer swore in all who wanted to speak.

Acting Zoning Inspector, Jacob Barnes gave an explanation of the purpose of the public hearing and the history of the property. There is a request to change the property from R-A Residential District to M-1 Industrial District at 230 South Meilke Road.

Mr. Davis wants the property to be used as an impound lot and possibly a mechanic shop. Now that he is more aware of the zoning laws in the Township, Mr. Davis is now requesting to be zoned as a C-1.

Tom Soss  
Mark Gorney  
Rosemary Gorney  
Donald Nix  
Adella Harris  
Joyce Sparks  
Regina Tilman

All the listed residents spoke in favor of Mr. Davis obtaining the M-1 zoning change.

Jacob Barnes gave a summary of the Township's options. The matter could be continued or voted on tonight.

Mr. Davis stated he only filed the M-1 because the township zoning inspector at the time, told him that is what he had to file. He expressed he does not want a junkyard; he wants to build a shop and utilize it for police storage. He stated he would like to file for a C-1. That would be more appropriate for what he is trying to do on the property.

Mr. Davis felt he was being judged for the actions of the past owners of the property. Trustee Valentine stated zoning and land use plans have to be followed within the Township.

Mr. Davis' legal representative, Peter Dewhirst Attorney at Law, restated he is asking for a C-1 classification.

Trustee Bettinger stated the Township is trying to abide by the law. She stated there is an industrial park where commercial businesses can be located. She stated the Township is following the current land use plan.

Trustee Hood commented the land use committee that disbanded could have helped resolve some of this issue. He also stated the Township Board of Trustees failed to put in place plans so this could have been avoided. He recommended this matter be shifted back to the Zoning Commission. He stated if it was up to him, he would grant the C-1.

Trustee Valentine stated the Township's goal is to enforce the zoning laws and promote proper land use. He explained there is industrial and commercial land available in the Westwinds industrial park.

Trustee Hood stated the land at one time was non-conforming.

Trustee Bettinger made a motion to accept the Lucas County Planning Commission's recommendation to disapprove the change to M-1, Trustee Valentine seconded. Roll call vote: Trustee Hood: abstain, Trustee Bettinger: yes, Trustee Valentine: yes.

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

### **Roll Call**

<b>Trustee Michael B. Hood</b>	<b>present</b>
<b>Trustee Teresa M. Bettinger</b>	<b>present</b>
<b>Trustee Shawn P. Valentine</b>	<b>present</b>

### **Pledge to the Flag**

### **Minutes**

Trustee Hood made a motion to accept the minutes, Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

### **Financials**

<b>Receipts:</b>	<b>\$337,768.27</b>
<b>Payments:</b>	<b>\$42,754.45</b>

### **Fund Balances**

<b>General</b>	<b>\$1,257,281.49</b>
<b>Motor Veh.</b>	<b>\$17,374.33</b>
<b>Gas Tax</b>	<b>\$76,055.45</b>
<b>Fire</b>	<b>\$237,641.71</b>
<b>Permissive Motor</b>	<b>\$81,515.17</b>
<b>Misc. Special Rev.</b>	<b><u>\$483.60</u></b>
	<b>\$1,670,351.75</b>

Trustee Bettinger made a motion to accept the financials, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes

### **Pay the Bills**

Trustee Hood made a motion to pay the bills, Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes

### **Zoning**

Acting Zoning Inspector, Jacob Barnes gave the attached report. There were zoning permits filed and he stated a permit was denied for a resident located at 240 S. Meilke Road who moved a mobile home. The owner filed a new permit and there will be a BZA meeting later this month to discuss this matter.

The tabled agenda and forms from February's meeting were reviewed. Trustee Hood made a motion to accept the procedural forms presented at the last meeting, Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes

Trustee Bettinger made a motion to accept the job duties and official title of Mrs. Pat Baum as administrative assistant, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes

### **BZA Report**

No meeting

### **Road Report**

Road Superintendent, Dean Croskey presented a written road report.

### **Fire**

No fire report was received from Chief Cousino.

## **JEDZ**

JEDZ Board met for housekeeping and the announcement of Designetics utilizing a grant offered for job creation.

## **Correspondence**

The Township received the requested recommendation from the Lucas County Engineer's for the section of Schwamberger Road. The County Engineer recommends the installation of "rough road" (W8-\*) warning signs with "35 MPH" (w13-1) advisory speed tabs. Trustee Bettinger gave the County Engineer the go ahead on these signs.

The March 20, 2018 special meeting notice was mailed out to Township residents.

Resumes for the Zoning Inspector position were received and will be discussed at the April 2018 meeting.

## **Old Business**

Trustee Hood asked if the mailings for the school issue had been mailed. The flyers have been mailed.

## **New Business**

Trustee Hood made a motion to have the maintenance department take responsibility of posting zoning signs, Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes

## **Open to the Public**

Jacky Dale, resident, asked if representatives from the school districts would attend the meeting on March 20, 2018. She asked if the final decision would be up to the public. Trustee Valentine explained it would be dependent on the accepting school district as well as the public of Spencer Township. Trustee Bettinger stated the purpose of the meeting is to see what the interest is in the community. Jacky Dale will post copies at the Community Center upon the approval of the Trustees.

Dean Anderson, resident, asked if tax implications have been considered with the school system change. He also stated there is a down tree that fell on his property.

Kate Roth, resident, recommended the Township contact the Township residents to ensure the Township's growth and development plans matches the residents concerns. She feels the Trustees agenda does not match the residents. Trustee Valentine explained there is a current land use plan. Trustee Valentine also

reminded her the revolving loan fund exists with the Lucas County Port Authority for individuals wanting to start up a business in the Township.

Jacob Barnes added the updated land use plan should include a survey mailed to all residents.

Jacky Dale asked what businesses are in the Township.

Kate Roth asked if a road sign can be put up that would aide during fog times and when foliage is high. Mr. Croskey will contact the county to trim and do a survey on the intersection of Irwin and Bancroft.

Trustee Valentine informed the public, Township does not control the economic development in the Township. This is a County responsibility. To be honest, he stated Spencer Township would not have a “boom” in development. We may acquire another factory.

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

X

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Dawn E. McDonald  
Fiscal Officer

X

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Shawn P. Valentine  
Chairperson of the Board of Trustees

X

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Michael B. Hood  
Vice Chairperson of the Board of Trustees

X

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Teresa M. Bettinger  
Trustee