

Spencer Township Trustee Meeting February 7, 2019

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

Roll Call

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

Pledge to the Flag

Minutes

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

Financials

Receipts	\$11,887.63
Payments	\$24,608.49

Fund Balances

General	\$601,411.72
Motor Vehicle Tax	\$19,828.82
Gas Tax	\$103,263.03
Fire Fund	\$149,124.39
Permissive Motor Fund	\$102,450.07
Misc. Capital Projects	<u>\$36,694.50</u>
	\$1,012,772.53

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

Pay the Bills

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

Zoning

Pat Baum, Township Administrative Assistant, gave the zoning report attached to these minutes.

Trustee Bettinger made a motion to accept the fee schedule change for the zoning department, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

Trustee Bettinger made a motion to accept the revised text amendment eliminating special use permits, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

Mr. Barnes, zoning consultant and Mr. Heban, will have a meeting to discuss Township zoning matters.

The Township Zoning Commission had their 2019 organizational meeting on January 10, 2019.

Township Administrative Assistant, Pat Baum presented an updated Zoning and BZA Roster. Dean Anderson, Rena Lancaster and James Morgan's term expirations need to be renewed.

BZA

No meeting

Road

The Township received resumes from Devin Barnaby and Timothy Bowes for the road employee position.

Trustee Valentine thanked Chris Ruhl and Tony Bettinger for volunteering their time to assist with the snow plowing and salting in the Township.

Fire

Chief Cousino submitted the report via email.

JEDZ

No meeting, there will be an organizational meeting held next month.

Correspondence

The Board has been invited to the Toledo Chamber of Commerce Legislative Breakfast held on February 8, 2019.

The Lucas County Planning Commission has scheduled a text amendment concerning Large Lot Development Rules for approval. They are requesting comments from the Board on this matter. The Board offered no comments.

The 2019 Amended Certificate of Estimated Resources was received from the Lucas County Auditor.

2018 Bridge Inspection report was received:

Raab Road over Frankfort Ditch	Excellent
Meilke Road over Drennen Ditch	Fair
Schwamberger Road over Drennen Ditch	Fair
Degenfelder Road over Drennen Ditch	Satisfactory
Eber Road over Drennen Ditch	Very Good

Annual County Highway Mileage Certification forms were received from the County Engineer. The Township has 11.450 miles of Township road.

The County Engineer informed the Township that the road project for 2019 (\$386,120) has been approved as a grant instead of a grant/loan.

The yearly meeting with the County Engineer is scheduled for Friday February 22, 2019 at 10:15am.

Old Business

No old business

New Business

Speed limit studies are being requested on Irwin Road and Shaffer Road. A “No dumping” sign is also requested on Irwin Road. Trustee Hood made a motion to approve the county Engineers to perform the speed limit surveys on Irwin Road, Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

Trustee Bettinger made a motion to include a feasibility study to extend Geiser road terminate into Garden Road as well as a speed limit survey on Shaffer Road, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

There was a request for zoning change from RA residential to M1 Industrial District at 10900 Shaffer Road (Township owned property). There was discussion on the matter and the history that this property used to be industrial.

Mr. Jeff Davis, 1225 Eber Road, questioned why this property zoning status could not be changed to M-1 when his property was denied a zoning change.

Jack Gulvas, 450 N. Eber Road, explained 10900 was originally zoned M-1 with the expectation of future expansion. The property was changed to RA when it was purchased.

Trustee Hood made a motion to approve the change from RA to M-1 on the property located at 10900 Shaffer Road, Swanton, Ohio, Trustee Bettinger seconded. Roll call vote: Trustee Hood: yes, Trustee Bettinger: yes, Trustee Valentine: yes.

The Fiscal Officer is asking for permission to file a remission form for the property taxes at 10900 Shaffer Road. Permission was granted.

Trustee Bettinger informed all the Lucas County Land Bank offers financial assistance to purchasing properties.

Trustee Valentine explained the loss of JEDZ revenues that was created when Tronair left the industrial park will reduce the income by over \$450,000. He also explained the Township bought the property at 10900 Shaffer Road in the hopes a land swap with the MetroParks. The goal is turn this land into an industrial park area.

Open to the Public

Ray Pawlacyzk, resident, explained Springfield purchased parcels to expand their administrative offices.

Mr. Gulvas, resident, asked if the Township could go after more grants. Trustee Valentine will be attending grant-writing classes.

Julia Benfield, resident, explained what is going on with the Winery on her property on Shaffer Road. She explained they have been in business since 2017. She explained they are zoned residential agricultural. She gave information on how this zoning status works and the court history for these types of businesses.

She also informed the Board she is buying property and moving the business out of Spencer Township.

Dean Anderson, resident, asked if the insurance company had been contacted in regards to coverage since there is no road employee plowing. Trustee Valentine ensured all there is coverage.

Adella Harris, resident, said the Township knocked down her mailbox. Trustee Valentine said the Township would replace/repair it.

Rena Lancaster, resident, asked about drivers pulling in and out of her driveway.

There were questions about the road job and how to apply. Resumes are being accepted.

Jeff Davis, 1225 Eber Road, asked what happened to the previous road employee. It was explained there were availability issues. Mr. Davis expressed his frustration regarding his zoning decision.

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

X

Dawn E. McDonald
Fiscal Officer

X

Shawn P. Valentine
Chairperson of the Board of Trustees

X

Michael B. Hood
Vice Chairperson of the Board of Trustees

X

Teresa M. Bettinger
Trustee