

# **Spencer Township Trustee Meeting**

## **August 18, 2022**

Chair of the Board, Michael Hood called the meeting to order.

### **Roll Call**

<b>Trustee Steve Kester</b>	<b>Present</b>
<b>Trustee Dean Anderson</b>	<b>Present</b>
<b>Trustee Michael Hood</b>	<b>Present</b>

### **Pledge to the Flag**

### **Landscaping Bid at the new sign located at Crissey and Angola**

This was tabled

### **Land Use Committee**

Former Land Use Committee member, Bob Klumm, gave a synopsis of the progress of the former committee from 2016. The minutes from the February 1, 2016, meeting is attached to the permanent minutes.

Mr. Klumm said the goal of the Land Use Committee was to look at the potential growth in Spencer Township and the Committee was also trying to come up with a brand for the Township.

The Land Use Committee was told the cost of the goals was not in the budget for Spencer Township at the time back in 2016 by the Trustee Board. Shortly after that the Land Use Committee board was disbanded.

Trustee Anderson stated Justin Grames is interested in being on the Land Use Committee.

The Township reached out to former members and the Township has heard from 4 former members.

The current Land Use plan is from 1998.

Trustee Hood named the following former members and new additions to the Spencer Township Land Use Committee:

Adam Thomas  
Kate Ross  
Lakeesha Sullivan  
Randall Houston  
Warwick Goodwin  
Bob Klumm  
Jason Grames  
William Harbert  
Jacob Barnes  
Jeff Stopar

Trustee Kester made a motion to add the above individuals, Trustee Anderson seconded. Roll call vote: Trustee Kester: yes, Trustee Anderson: yes, Trustee Hood: yes.

Trustee Hood stated that Lakeesha Sullivan should be compensated for the administrative job she will do while on the Land Use Committee.

Jeff Stopar, Jacob Barnes, and William Harbert will serve as technical advisors

Randall Houston, Bob Klumm and Warwick Goodwin are business owners of companies located in Spencer Township.

### **Landon Lane Road Project**

Trustee Hood presented to the Board the idea of creating a road that will expand Landon Lane from Angola Road to Irwin Road.

Clark Morgan, resident 10413 Frankfort Road who is also the pastor of Love Baptist Church located on Landon Lane in Spencer Township, stated the church is willing to allow an easement (donation) of some of their property to allow the expansion of Landon Lane. In summary, he said this expansion would allow for improvement and growth within Spencer Township and this would benefit of the Township.

Currently the Church has property on both sides of Landon Lane. His suggestion is to shift Landon Lane and he would be willing to donate property to facilitate this.

The Board asked questions and mentioned that Landon Lane was constructed as a road prior to zoning within the Township along with other roads that were grandfathered in and taken care of by the Township.

Bryce Johnson owns the property behind the church and lives at 333 Landon Lane.

He gave a history of Landon Lane, and it has existed at least before 1965 he stated.

He has no disagreement of putting the road in if it is for the betterment of the Township.

Trustee Anderson asked if anyone would be opposed to the increased traffic?  
He asked would this be zoned commercial or residential.

Trustee Hood stated it has the potential to be both. Trustee Anderson asked what is the benefit to the Township to create this road?

Warwick Goodwin, 350 S. Irwin, stated he is interested in progress in Spencer Township.

He would like to see the Township grow and develop.  
He thinks a feasibility study would be beneficial, could homes go back there, could other development occur back there were some of the questions Mr. Goodwin rhetorically posed.

Trustee Anderson stated he would like to see the area parceled up and zoned before the road is constructed due to the fluidity of the Trustee Board.

Trustee Hood explained that is why he is obtaining a prior commitment from the current landowners that will be affected.

Trustee Kester asked Mr. Goodwin if he considered selling any of his property, Mr. Goodwin said only for development. He would not sell to the parks he stated, they have asked him in the past.

Trustee Anderson asked could this area be tied into water and sewer and if so does it have adequate capacity to support such a project.

Trustee Hood has reached out to all the neighbors in the area.

Trustee Kester asked Mr. Goodwin if he would sell his property to the Metroparks, and Mr. Goodwin said no, he was approached 15 years ago by them, and the answer is still no.

Trustee Hood said the only thing to stave off the Metroparks is to create development.

The Board decided to continue discussion and this matter will be tabled.

#### **Fire Station Parking Area/Dumpster**

Currently there is only 1 bid, and the Board is requiring more bids, it will be advertised.

#### **Minority Inclusion**

Currently the State of Ohio has a minority inclusion requirement for large bids and Lucas County has it as a goal to award 15% of all contracts to minority business.

Trustee Hood would like to include this as a goal in Spencer Township.

**Camera Purchase/Repairs for behind the maintenance building and Camera at the intersection of Angola and Crissey**

The camera is not working behind the maintenance building. It will be repaired.

Trustee Anderson stated, the work on the camera's was guaranteed and the Board will reach out to the installer.

Trustee Hood would like to install a camera on or adjacent to the new Township sign on the corner of Angola and Crissey Roads.

**Subrecipient Agreement**

The Lucas County Land Bank has a \$500,000 grant program where they can provide funds to demolish abandoned houses within the Township.

**Open to the Public**

Max Harvey, Sylvania, is a green energy developer.

He is having a problem getting a zoning building permit at 9355 Angola.

The house that was located on this property was destroyed in a fire.

Trustee Anderson asked why the house hasn't been torn down since the fire?  
Mr. Harvey said that is the intent eventually.

Mr. Harvey asked that if something needs to be done, they are willing to do it.

Jacob Barnes, Zoning Consultant responded.

He stated the Zoning department is not obstructing anyone.

Mr. Barnes explained the process for new structures and that is a survey and site plan, he had explained it to Ms. Wiley (owner of property at 9355 Angola) prior to her bringing a trailer on the property.

Mr. Harvey stated the home is not installed; it was just transported to the property.

As her energy consultant, Mr. Harvey threatened legal action to get her zoning permit issued and approved.

Trustee Hood asked Ms. Wiley did she follow the recommendations from Jacob Barnes. She stated she cannot find a company to survey because there is a large back log.

Trustee Hood stated the Township will assist her with getting what she needs to get her home installed legally. Everyone must follow the process.

Trustee Anderson explained everyone must abide by the zoning policy within the Township.

The advised Ms. Wiley continue to work with Mr. Barnes.

Trustee Kester made a motion to adjourn, Trustee Anderson seconded. Roll call vote: Trustee Kester: yes, Trustee Anderson: yes, Trustee Hood: yes.

X

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Dawn McDonald  
Fiscal Officer

X

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Michael Hood  
Chair of the Board of Trustees

X

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Dean Anderson  
Vice Chair of the Board of Trustees

X

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Steve Kester  
Trustee