

## Walnut Township Trustees Meeting

May 20, 2014

The meeting was called to order at 7:00 PM. Trustees William Yates, Doug Leith and Terry Horn were present.

James Mako, Regional Planning Commission, Fairfield County presented a training on Fair Housing. It contained two components, The Fair Housing Act and the Landlord Tenant Act. Both areas are dictated by Ohio law. Brochures were distributed that laid out the information.

He also presented updates on CDBG projects –

- The Cedar Rd resurfacing, which was awarded in 2013, has been awarded to Shelly Company and will be completed within 60 days.
- Walnut Township is a backup recipient for 2014, in the event that Carroll doesn't get there funding from the State of Ohio, the township will know sometime in July.

The minutes for May 6<sup>th</sup> were presented for approval. Trustee Leith made a motion to approve the minutes with changes. Trustee Horn seconded the motion. The motion passed with 3 yes votes.

Trustee Horn made a motion to approve checks 24333 through 24353, after being certified that funds are available and appropriations have been made by Fiscal Officer Kraner. Trustee Leith seconded the motion. The motion passed with 3 yes votes.

Trustee Horn made a motion to hold a Public Hearing on June 17<sup>th</sup> at 7:00 PM for the purpose of allowing the residents of Walnut Township to ask questions regarding the proposed budget for 2015. Trustee Leith seconded the motion. The motion passed with 3 yes votes.

Fiscal Office Kraner checked and was told that reimbursement for medical premium and expenses cannot be added to the paychecks. Any item on the paycheck will have social security removed from it.

### **Comments from the Floor**

Randy McCarvey, he previously spoke at the BZA Appeal meeting regarding the property at 6585 Lancaster Newark Rd. There was a fire at this property and the homeowner would like to put a trailer on the property until they have the home rebuilt. Now he asks the Trustees to consider assisting this family.

This was tabled at the BZA meeting due to the need for more information. Currently there is no provision in the Zoning Resolution code to put a trailer on a property. The next BZA meeting is on June 5<sup>th</sup>.

Going through the steps of the BZA and the Trustees, to approve putting the trailer on the property, the earliest approval date would be August 29<sup>th</sup>.

Holly Mattie, Regional Planning, provided examples of possible wording for the Trustees to consider. Once completed, it will be forwarded to Regional Planning for approval. She recommended that the cost be the same as a Temporary Building Permit - \$300.00.

There has been a historical precedence established due to trailers being permitted on properties while rebuilding is occurring.

Trustee Leith made a motion that the Walnut Township Trustees grant permission to the property owners at 6585 Lancaster Newark Rd to have the Temporary Living Quarters on the property as provided by their insurance carrier. Trustee Yates seconded the motion. The motion passed with 3 yes votes.

### **Department Reports**

***Roads and Parks – Tim Morris*** – Tim and Mike have dug three holes on Summerland Beach and have not located the leak. They will be using Baltimore’s camera that can be fed down the holes and assist in locating the blockage. If tile is replaced, it will only be in the right-of-way.

Mike has started mowing. Special blades were purchased that have more lift and throws the grass 15 ft.

Tim has received 8 - 10 calls about ditches being flooded as a result of the latest heavy rainfall. He is working on cleaning them out as soon as possible.

#### Projects in order of Priority

- Summerland Beach is the priority right now
- Then completing the in-kind work on Cedar Rd so that Shelly can work on the resurfacing
- Next filling all the potholes
- Spraying has not been started – so that is scheduled next

**Detria Hiles – Zoning Inspector** – ODNR is building a 30 x 160 building for equipment and is requesting that the fee be waived. Detria will check with Ann and Holly Mattie to see if it falls under Walnut Township Zoning.

A check was received for a Conditional Use permit, these are renewed every year. Fiscal Officer Kraner will be responsible for sending an invoice each year for the permit.

The rezoning on the 9 parcels has been approved. Mrs. George is appealing a 6 ft. privacy fence on Rosewood. There is a BZA appeal with Mr. Johnson due to an oversized garage on West Bank.

Detria will be attending training for Reasonable Accommodation and Fair Housing.

The Trustees received a recommendation from the BZA regarding the Rezoning Application 14-2. They have to set a meeting date within 30 days of the resolution dated 5/8/14. Trustee Horn made a motion to schedule a Public Hearing for the rezoning of Application 14-2 for Tuesday June 3<sup>rd</sup> at 7:00 PM. Trustee Leith seconded the motion. The motion passed with 3 yes votes.

#### **Old Business**

There was a discussion regarding the cleanup at 13050 Shell Beach Road and whether Chet Irvin was available to assist with the removal. Trustee Yates will contact him.

Trustee Horn provided an update to the Moving Ohio Forward projects. Two wells were sealed even though the scope of work clearly stated that only one was to be sealed.

At 8920 Lancaster Thornville Rd, Cox Paving removed 2 truckloads as compensation for the closure of the well. The property owner will provide the Township with a letter relieving us of all responsibility.

At 8800 High St the property owner, Anne Kinser, stated she would accept 50% of the cost of a new well as compensation- **approximately \$4045**. Trustee Horn will present this to Cox Paving.

In regards to future projects, Thurston Village is checking to see if there are enough funds to demolish the Thurston School.

There has been no response from Mr. Scott at AEP regarding the township's request for assistance in repaving Blacklick Rd. The request was for \$196,448 and a response by June 1<sup>st</sup>.

There are several culverts that need replacement – Leonard, Holder, Blacklick, Cyprus and Summerland Beach.

After discussion regarding Blacklick Road, Trustee Horn made a motion to put Blacklick Road out to bid using 9240 feet by 18 feet wide motorpaved. Trustee Yates seconded the motion. The motion passed with 3 yes votes.

### **New Business**

Fiscal Officer Kraner will update the Noise Resolution.

Tim will contact the bank regarding mowing at 5603 Orchid.

Tim will contact the person who maintained the property at 11793 Summerland Beach about mowing this year.

Trustee Horn made a motion to accept the resignation of Linda LaTorre from the Zoning Commission. Trustee Leith seconded the motion. The motion passed with 3 yes votes.

Trustee Leith made a motion to move the alternate, Greg Groves, for the Zoning Commission to fill the balance of Linda LaTorre's term – 12/31/16. Trustee Horn seconded the motion. The motion passed with 3 yes votes.

An ad will be placed in the Beacon for the vacant Zoning Commission position, a resident from Fairfield Beach is preferred. Trustee Horn made a motion to place the ad in the Beacon and then withdrew the motion.

The Trustees tabled their discussion of ads in the Beacon.

There was a discussion regarding adding additional language to the Zoning Resolution 4.8d: a charge of \$500/day occurrence if break zoning code and can recoup legal fees by township.

Trustee Horn made a motion to amend the motion regarding the date for the Public Hearing and add an alternate date of June 17<sup>th</sup> if until to have the ad in the Lancaster Eagle Gazette at least 10 days prior to June 3<sup>rd</sup>. Trustee Yates seconded the motion. The motion passed with 3 yes votes.

Trustee Horn made a motion to approve an additional \$750 is encumbered for the Zoning Secretary. Trustee Leith seconded the motion. The motion passed with 3 yes votes.

Anne Darling-Cyphert, Zoning Inspector for Bloom Township, has offered to hold Zoning Training in the township. Jason Dolan will be contacted to provide input. It would potentially be open to other townships.

Trustee Horn stated that a business on Lancaster Newark Road is selling storage shed and they are zoned I-1. Horn made a motion to ask the Zoning Inspector to make this a priority to check that this is permitted in an I-1. Trustee Yates seconded the motion. Y-Y, H-Y, L-N The motion passed with 2 yes votes.

Trustee Horn made a motion to adjourn to Executive Session to consider a complaint against a public employee. Trustee Leith seconded the motion. The motion passed with 3 yes votes.

At 10:49 PM, the Trustees came out of Executive Session.

At 10:51 PM, Trustee Leith made a motion to adjourn. Trustee Horn seconded the motion. The motion passed with 3 yes votes.

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Lynn Kraner, Fiscal Officer

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William Yates, Chairman

Terry Horn

Doug Leith