

**MINUTES OF THE:  
WALNUT TOWNSHIP BOARD OF TRUSTEES  
REGULAR MEETING  
August 2, 2022 -7:00 PM**

**Township Officials present:**

Trustees Terry W. Horn, William R. Yates, Douglas G. Leith.

Fiscal Officer Pam Shaloo – absent.

**Department Heads present:**

Fire Chief - Robert Price; Zoning Inspector – Mike Berry; Roads & Parks Supervisor – Nate Wagner;

Property Maintenance Inspector – Scott Arnold absent

**Number of members of the public present: 15**

The meeting was called to order at 7:00 PM by Trustee Chairman Yates and the Pledge of Allegiance to the Flag was recited.

J.D. Backhoe 310D Bid Opening - A minimum of \$12,000.00 was set by the trustees. Two bids were received. Trustee Leith opened the sealed envelopes. Schwartz Farms made a bid of \$12,758.00 and Reitzel Tractor made a bid of \$18,350.00. Trustee Leith made a motion to accept the Reitzel Tractor bid of \$18,350.00. Trustee Horn seconded the motion. Roll Call, motion passed with 3 yes votes.

**MEETING PROCEEDINGS**

**Approval of Minutes:**

The minutes for July 5 Regular Mtg. July 12 Special Mtg., July 18 Hearing and July 18 Special Mtgs. were presented for approval. For the July 5 Regular Mtg. minutes, Trustee Horn made a motion to approve the minutes. Trustee Leith seconded the motion. The motion passed with 3 yes votes. For the July 12 Special Mtg. minutes, Trustee Horn made a motion to approve the minutes. Trustee Leith seconded the motion. The motion passed with 3 yes votes. For the July 18 Hearing #22-30 Mtg. minutes, Trustee Horn made a motion to approve the minutes. Trustee Leith seconded the motion. The motion passed with 3 yes votes. For the July 18 Special Mtg. minutes, Trustee Horn made a motion to approve the minutes. Trustee Leith seconded the motion. The motion passed with 3 yes votes.

**Financial Report – Fiscal Officer, Pam Shaloo:**

Checks and Electronic Fund Transfers (EFT's): Trustee Horn made a motion to approve warrant checks #25790 through #25792 and Electronic Fund Transfers #453-2022 through #504-2022, after being

certified that funds are available and appropriations have been made by Fiscal Officer Shaloo. (Includes ACH for "MS Consultants" for Payment #4 (Posted as check # 503-2022.) Trustee Leith seconded the motion. The motion passed with 3 yes votes.

Trustee Horn acknowledged the Fiscal Officer reports: 1) Investment Listing 2) Appropriation Summary 3) Cash Summary 4) Fund Status 5) Payment Listing.

Chairman Yates acknowledged Resolution #21-2022 for the 2023 budget. He made a motion to accept the budget. Seconded by Trustee Horn. There was discussion regarding several questions regarding the budget. Motion failed with 3 no votes.

**Comments from the public:**

1. David Zollinger – Asked about the status of the resolution for parking on residential roads. Trustee Horn said that it is still at the Prosecutor's Office for review.
2. Chris Sasso, North Bank Rd. and other residents: Brought up concerns about Bed and Breakfast (B & B) operations within his neighborhood. He is also concerned about the current House Bill HB 563 that would grant homeowners the ability to conduct B & B's with limited or no local government control. Trustee Horn noted that (within Walnut Township) B & B are not permitted in the Residential 1-family Lake front (R1-LF) zoning district, which includes North Bank Rd. They are only permitted in Residential 1-family (R-1) and Rural Residential (RR) zoning districts as a Conditional Use, which must be applied for through the Board of Zoning Appeals. They are also permitted in the Recreational Mixed Use (RMU) zoning district. The Trustees urged the residents to contact their State House (Jeff LeRe) and State Senate (Tim Shaffer) representatives and let them know of their concerns. Zoning Inspector, Mike Berry has been issuing violation notices to owners that are in violation of the Zoning Resolution by operating B & B operations.

There were also concerns noted regarding neighborhood safety and that B & B operations increase safety concerns. Trustee Horn noted later in the meeting that a Buckeye Lake Dam Community Watch group has been formed and will be activated in August. Mike Fornataro is leading that effort.

**DEPARTMENT REPORTS**

**Township Fire Department - Chief Price**

141 runs in July

Chief Price presented the current Fire Department roster to the trustees. Trustee Leith made a motion to acknowledge receipt of Walnut Township Fire Department roster as of August 2, 2022. Trustee Horn seconded the motion. Roll Call resulted in 3 yes votes.

Chief Price acknowledged the Buckeye Lake Area Star Spangled Tradition (BLASST) donation of \$500.00 to the WTFD for serving the Fireworks event on July the 1<sup>st</sup>. They staffed all three stations and had several volunteers at the lakefront site.

Thorn Township F.D. is currently saving several thousand dollars per person each year by utilizing a public insurance company.

**Roads and Parks Supervisor – Nate Wagner**

Roads- Mid Ohio Tree Service is meeting with Nate tomorrow for some tree removal on North side.

Holder Rd. resident contacted him last night about investigating Ackers ditch. Contacted Stutske this morning to get on this on the schedule.

Contacted the prosecutor about the ditch enclosure on Fairfield Beach. She has requested some additional documents.

Second mowing will end tomorrow.

**Zoning – Mike Berry. July activities:**

19 permits issued: 1 home, 2 additions, 1 shed, 1 sign, 6 fences, 4 pools, 3 variances, 1 Ag. Exempt.

29 letters issued: 4 violations, 19 variances, 6 rezone.

5 violations (B & Bs) being notified, + shed on Cherry Lane, accessory bldg. on Alder & Ivy, pool at Bickel Church – no permit and another shed – no permit.

115 phone calls

3 Variance Hearings on August 11 (BZA)

1 Rezone Hearing for RMU on August 18 (ZC)

Billboard Fees – Mike checked with Zoning Inspectors from Greenfield and Bloom Township. For the calculation of the Permit fee, they consider each face of the billboard to be a side.

**OLD BUSINESS**

1. North Walnut Storm Water: A public meeting will be held at 7:00 PM at Walnut Twp. Grade School auditorium on August 25, 2022. There will be a Power Point presentation by MS Consultants and a time for the public to view physical maps of the project.
2. Fairfield Beach Storm Water Study update: Trustee Horn shared progress concept drawings of the project from ADR Consultants. Phase 1 sewer and detention basin - \$866,010; Phase 2 sewer and detention basin - \$1,055,190; Beaver Rd. extension - \$81,240; Laurel Dr. sewer and water quality unit - \$317,940. The total engineer's estimate of probable cost is \$2,320,000.
3. Fairfield Beach Storm water grant application – Water/ Waste Water Infrastructure Grant, “principal forgiveness”, deadline could be sometime in August, 2022. Trustee Horn is waiting on a fee from ADR Consultants to submit the application.

4. Critical Infrastructure Grant update: Trustee Horn noted that this is a \$750,000.00 grant that looks to be a long shot for the Township. He will be looking into this further and will try and make application for this next year if feasible, when the application submittal time comes in 2023.
5. Neighborhood Revitalization Grant update: Trustee Horn noted that this is a \$300,000.00 grant. The Township received this in 2017. The project requires public input. The application is due next year.

### NEW BUSINESS

1. Lakeside OPWC (Ohio Public works Commission) Grant application: Trustee Horn moved to pass Resolution # 18-2022 for funding of a portion of the Lakeside area stormwater improvements with the help of the Fairfield County Engineer's Office (FCEO). FCEO will submit the application on behalf of the Township. Second by Trustee Leith. Discussion. MS Consultants will provide the estimated cost of design and construction. The Township will have approximately \$150,000 in County set aside funds in January to put towards a 25% local match. The township may need to add additional funds to increase the project budget. This grant request would be in the \$500,000.00-\$750,000.00 range. Roll call passed with 3 yes votes.

Trustee Horn moved to write a letter to the FCEO asking them reserve the set aside County funds for the Lakeside stormwater project, until such time it is no longer feasible or another more urgent need is identified. Trustee Leith seconded the motion. Roll call passed with 3 yes votes.

2. Fairfield Beach Nature Works Grant Application: Trustee Horn is exploring an up to \$150,000.00 grant with 25% (\$37,500.00) match requirement, for a total maximum project of \$187,500.00 to replace Fairfield Beach Family Park playground equipment that was removed in the past few years due to age. As part of the grant application requirements, a local park committee needs to make suggestions on the details of the project. Trustee Yates noted that a Township Park Board is already in place, but currently inactive. Trustee Yates suggested the grant funds be distributed over multiple park locations.
3. 2022 road paving project: The formal bids came in at \$353,386.70 utilizing the bid document quantities. Upon further review by the Shelly, the actual quantities will likely be higher, as such, the Contract amount will need to adjusted to \$372,602.20. Final cost will depend on actual material quantities used on the project. Trustees signed the final contract with the Shelly Company.
4. Walnut Township Policy on Hiring Veterans: Trustee Horn made a motion to approve policy provided by Trustee Yates on hiring veterans. Trustee Leith seconded it. Roll call passed with 3 yes votes.

**Adjournment:** At 10:35 PM, Trustee Leith made a motion to adjourn. Trustee Horn seconded the motion. The motion passed with 3 yes votes.

Minutes Recorded By: Diane Powell

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Pam Shaloo, Fiscal Officer

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William R. Yates , Chairman

Douglas G. Leith , Vice Chairman

Terry W. Horn