

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF TRUSTEES

11420 Millersport Rd., Millersport, OH 43067

SPECIAL MEETING MINUTES

June 29, 2023 -1:00 PM

Township Officials present/absent:

Officials present – Trustees, Terry W. Horn and Douglas G. Leith. Officials absent – Trustee, Yates and Fiscal Officer, Underwood.

Department Heads present:

Zoning Inspector – Mike Berry (came in at approximately 1:30 PM); Roads & Parks Supervisor – Nate Wagner

Invited guest(s) present:

Greg Cotterman - JBA Architects (Architect); Brian Wood – ADR Associates (Civil Engineer); Matt DerWacter (Structural Engineer).

Number of members of the public present: 0

The meeting was called to order by Trustee Vice Chairman Horn and the Pledge of Allegiance to the Flag was recited.

Advertised Purpose of Meeting:

The purpose of this meeting was to discuss the proposed new Salt Storage Building with project Architect, JBA Architects and design team, at our office located at 11420 Millersport Rd., Millersport, OH.

Discussion of Design and Bidding:

The team reviewed the Architectural, Civil and Structural Plans and Project Schedule.

The Architectural, Civil and Structural Plans will be publicly bid. Due to the minor nature of the work electrical work, the Township will request a bid from TWC Enterprises.

The building fabric will be white.

The project cost estimate is at \$434,081.76 with funds coming from the American Rescue Plan Act (ARPA).

There will be three (3) Alternates:

1. Omit Interior concrete divider wall to separate salt from salt/grit mix
2. Shorten building by 12'-0"
3. Add higher quality fabric for the building

Bidding Schedule:

- Advertise in the Lancaster Eagle Gazette on Thursday, July 6 and Thursday, July 13, 2023. And on Township website July 6 through August 8, 2023. Plans and Specifications will be available by contacting the Architect and on the Township's website.
- On-site Pre-Bid meeting, Thursday, July 20 at 1 PM.
- On-site Bid Opening, Tuesday, August 8 at 11 AM.

Special Inspections (during construction) were discussed. It was decided to utilize the Geotechnical Consultant Geotechnical Consultants Inc. (GCI) to perform all Code required inspections for the project.

At approximately 1:45 PM the Architect & team concluded their items and left the meeting.

Discussion of Budget:

There is an uncommitted balance of ARPA funds of \$475,523.00. Keeping in mind that we have \$250,000 of that going to road resurfacing in 2023. Which will later be committed to the Salt Storage Building.

Discussion of Zoning:

The current parcel of land of 6.28 acres that the building will set on is zoned Rural Residential. It has been decided previously to seek to re-zone a portion of this to I-2, General Industrial. There were a couple of adjustments discussed to better align with the Zoning Resolution. The portion of the land that this will set on as I-2 will be adjusted to 2.01 acres. The east boundary line will be located 100' to the east of the west parcel line of Kedar Thapaliya's parcel # 046006200. This will come before the Zoning Commission on July 20, 2023.

Once the parcel is re-zoned to I-2, the Township will seek a Conditional Use permit from the BZA to utilize the parcel for a chemical storage building (in this case salt). A side yard setback variance will also be requested. As the west edge of the salt storage building setback will be 20' from the west boundary of the

Townships parcel # 0460005970. A 25' setback is required. It should be noted that this is a setback from our own property that we own (parcel # 0460804500).

Trustee Horn moved to accept the plans and specifications from JBA Architects as presented and to formally bid the project utilizing the previously noted Bidding Schedule and to use GCI to provide Special Inspections. Trustee Leith seconded the motion. The motion passed with two (2) yes votes.

Trustee Horn moved to accept the zoning adjustments as previously noted. Trustee Leith seconded the motion. The motion passed with two (2) yes votes.

Adjournment: At 2:15 PM, Trustee Horn made a motion to adjourn. Trustee Leith seconded the motion. The motion passed with 2 yes votes.

Minutes Recorded By: Terry Horn

Pam Underwood, Fiscal Officer

William R. Yates , Chairman

Terry W. Horn, Vice Chairman

Douglas G. Leith