

Springfield Township Trustees  
Regular Trustees' Meeting

7:00 p.m. Monday, August 6, 2018

The Springfield Township Trustees met in regular session, open to the public, on Monday, August 6, 2018, at 7:00 p.m. in the Township Chambers, 7617 Angola Road, Holland, Ohio with the following members present:

Tom Anderson Jr.  
Robert Bethel  
Andrew Glenn

Andrew Glenn called the meeting to order at 7:00 p.m. All present were asked to rise for a silent prayer and the Pledge of Allegiance.

**ADOPTION OF AGENDA:**

**Motion made by Robert Bethel to approve the agenda, as presented.** Seconded by Tom Anderson Jr., and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

**PUBLIC COMMENT:**

None.

**GUEST PRESENTATION:** Dave Golis – Chief Building Official, Lucas County Building Regulations

Bill Brennen, Lucas County Director of Planning and Development and Dave Golis from the Lucas County Building Regulations spoke on how they want to have a supportive and cooperative building department. The Trustees expressed pleasure with the changes in the Lucas County Building Regulations Department.

**CONTINUED PUBLIC HEARING:**

**Motion made by Robert Bethel to continue the public hearing, Z19-C654 – A text amendment to establish the Dorr Street Interchange Overlay District.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

Mr. Barnes spoke on the issues that the Trustees had on this text amendment during the previous public hearing. He noted that he worked with the Lucas County Plan Commission to address the Trustees comments.

The Trustees had questions on non-conformities and residential uses in the proposed new overlay district. There was also discussion about senior/assisted living in the district.

Trustee Andrew Glenn opened the floor to anyone who wished to speak in support of, or in opposition to Z19-C654.

Marie Lord of 618 Jean Rd., was sworn in and expressed concern about more multi-family in the area. It was noted that the goal is not to add new multi-family, but to conditionally allow certain types of more commercialized residential living facilities in the area.

It was agreed to continue the public hearing again to allow for more time to look into the above mentioned areas.

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**Motion made by Robert Bethel to continue the public hearing for Z19-C654 – A text amendment to establish the Dorr Street Interchange Overlay District until September 4, 2018, at 7:00 p.m.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

**PUBLIC HEARING:**

**Motion made by Robert Bethel to open the public hearing Z19-C655 – A zoning change request from C-2 General Commercial to M-1 Limited Industrial submitted by Splendor Shower Door for the property located at 1159 S. McCord Road.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

Mr. Barnes was sworn in and explained the request. He noted that the applicant is looking to do a large expansion of the facility. To make things cleaner and more proper from a zoning perspective, Mr. Barnes suggested to the applicant to change the rear portion to M-1 and then eventually combine the parcels into one. Mr. Barnes also expressed appreciation for having the business in the Township.

Tom Wanamaker, applicant, was sworn in and agreed with Mr. Barnes' comments. The Trustees expressed their appreciation for the Business in the Township and were glad to hear of the proposed expansion.

Trustee Andrew Glenn opened the floor to anyone who wished to speak in support of, or in opposition to Z19-C654. No one spoke.

**Motion made by Tom Anderson Jr. to close the public hearing for Z19-C654.** Seconded by Robert Bethel and the roll call resulted as follows:

Tom Anderson Jr., yes  
Robert Bethel, yes  
Andrew Glenn, yes

**Motion made by Robert Bethel to approve Z19-C655 – A zoning change request from C-2 General Commercial to M-1 Limited Industrial submitted by Splendor Shower Door for the property located at 1159 S. McCord Road.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

**PLANNING AND ZONING: By Jacob Barnes, Planning Director**

**Written Report:**

- 27 permits were issued in the month of July, including eight new dwellings.
- Progress is being made with the setup of the new IworQ software system,
- Issued final site plan approval and permit for a new Party City Store at 6645 Airport Highway.
- Mr. Barnes requested that the motion approved on July 2, 2018 to appoint Cathi Bailey for another term be rescinded because it was in error. He requested a new motion to appoint Cindy Siedler to a new term.

**Motion made by Robert Bethel to rescind the motion made on July 2, 2018 to appoint Cathi Bailey to a five-year term as a Zoning Commission member,**

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**expiring on June 13, 2023.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

**Motion made by Robert Bethel to appoint Cindy Siedler to a renewed five-year term as a Zoning Commission member, expiring on May 13, 2023.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

- Received the legal descriptions for the property at 301 McCord Road. The law director will review them and the topic will be considered at the next Trustees Meeting.
- The Annual Chamber BBQ will be on August 16, 2018.
- Mr. Barnes attended several meetings/events including:
  - Toured the newly renovated Hawthorn Suites
  - JEDZ Business Advisory Council Meeting
  - Chamber Business Council Meeting
  - Met with three businesses, as part of the business outreach program

**FISCAL OFFICER'S REPORT: By Barbara Dietze, Fiscal Officer**

Payment of Bills:

**Motion made by Robert Bethel to approve the payment register of payments made by check from July 17 to August 6, 2018, in the amount of \$260,291.62, as presented.**

Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

Ms. Dietze also presented the Trustees with an electronic payment listing from July 13 to August 2, 2018, in the amount of \$230,754.00. This includes payroll paid on July 26, 2018, for the Township bi-weekly, in the amount of \$184,989.11.

Approval of Minutes:

**Motion made by Robert Bethel to approve the Regular Trustees' Meeting Minutes of Monday, July 16, 2018, as presented.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

**PUBLIC ADMINISTRATION:** By Mike Hampton, Administrator

Mr. Hampton reviewed the Public Administration's Monthly Report and highlighted the following items:

- The rescheduled fireworks will be held on August 10, 2018.
- The Fuel Master needs to be updated, it is 10 years old. Mr. Hampton is working on getting quotes for a replacement.
- Springfield Township was well represented at the TMACOG Summer Caucus.
- The Albon Road property will need to have a wetland delineation report performed on our current property and the property we are looking to purchase.

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**Motion made by Robert Bethel to approve the contract with Natural Resources Management to perform the wetlands delineation and the Phase One environmental study, as presented by Mr. Hampton, at a total cost of \$6,550.**  
Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

- Mr. Hampton presented a Letter of Intent for the Homecoming Park LED light upgrade.

**Motion made by Robert Bethel to approve Administrator Mike Hampton to sign the Letter of Intent with Best Building Solutions, as presented.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

- Mr. Hampton presented the Trustees with a request to seal the Shelter House floors at Homecoming Park.

**Motion made by Robert Bethel to approve U.S. Coatings to coat the kitchen, bathroom and hall area floors at the Shelter House, at a total cost of \$7,200.**  
Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Robert Bethel, yes  
Tom Anderson Jr., yes  
Andrew Glenn, yes

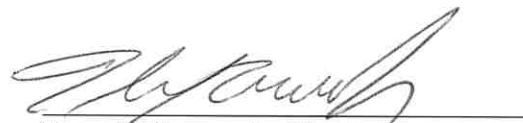
- For the Dorr St. Interchange the SIB loan, JEDD agreement, and the IGA agreement are all moving along and getting close to being completed. There will be a need for approval of more funds for legal expenses for the Dorr St. Interchange.
- On July 26, 2018 the court ruled in our favor on the common fund theory.

**ADJOURNMENT:**

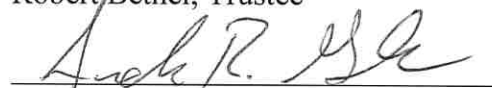
**Tom Anderson Jr. moved to adjourn at 8:22 p.m.** Seconded by Robert Bethel and the roll call resulted as follows:

Tom Anderson Jr., yes  
Robert Bethel, yes  
Andrew Glenn, yes

  
Barbara Dietze, Fiscal Officer

  
Tom Anderson Jr., Trustee

  
Robert Bethel, Trustee

  
Andrew Glenn, Trustee

**Payment Listing**

7/17/2018 to 8/6/2018

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
76695	08/06/2018	08/02/2018	AW	ARC	\$9,899.10	0
76696	08/06/2018	08/02/2018	AW	AT&T	\$32.09	0
76697	08/06/2018	08/02/2018	AW	AT&T	\$77.99	0
76698	08/06/2018	08/02/2018	AW	D2 Dodson Construction LLC	\$23,943.00	0
76699	08/06/2018	08/02/2018	AW	Dowling Steel	\$261.03	0
76700	08/06/2018	08/02/2018	AW	Duo-Safety Ladder Corporation	\$83.97	0
76701	08/06/2018	08/02/2018	AW	ESO Solutions, Inc.	\$21,652.50	0
76702	08/06/2018	08/02/2018	AW	FOREMAN IRRIGATION CO.	\$665.00	0
76703	08/06/2018	08/02/2018	AW	FYR-FYTER SALES & SERVICE	\$124.00	0
76704	08/06/2018	08/02/2018	AW	GROSS ELECTRIC	\$171.59	0
76705	08/06/2018	08/02/2018	AW	Heban, Sommer & Murphree, LLC	\$2,908.00	0
76706	08/06/2018	08/02/2018	AW	HOME DEPOT	\$364.47	0
76707	08/06/2018	08/02/2018	AW	Hose Sales Direct	\$44.56	0
76708	08/06/2018	08/02/2018	AW	John D. Preuer & Associates, Inc.	\$160.20	0
76709	08/06/2018	08/02/2018	AW	John Deere Financial	\$8,283.72	0
76710	08/06/2018	08/02/2018	AW	Kimball Midwest	\$660.72	0
76711	08/06/2018	08/02/2018	AW	KISTLER FORD	\$96.50	0
76712	08/06/2018	08/02/2018	AW	Leaf	\$589.00	0
76713	08/06/2018	08/02/2018	AW	LOWE'S	\$341.05	0
76714	08/06/2018	08/02/2018	AW	MENARDS	\$703.73	0
76715	08/06/2018	08/02/2018	AW	Mutual of Omaha	\$182.32	0
76716	08/06/2018	08/02/2018	AW	National Illumination & Sign Corporation	\$255.00	0
76717	08/06/2018	08/02/2018	AW	OBM	\$114.15	0
76718	08/06/2018	08/02/2018	AW	Office Depot	\$694.69	0
76719	08/06/2018	08/02/2018	AW	Ohio Assoc of Emergency Vehicle Tech	\$850.00	0
76720	08/06/2018	08/02/2018	AW	Ohio Fire Chiefs Assoc	\$1,660.00	0
76721	08/06/2018	08/02/2018	AW	OHIO FLUID PRODUCTS CO	<del>\$332.00</del>	0
76722	08/06/2018	08/02/2018	AW	PD PLAQUES	\$7.00	0
76723	08/06/2018	08/02/2018	AW	Perry ProTech	\$35,254.87	0
76724	08/06/2018	08/02/2018	AW	Pneu-Matic Engineering, Inc.	\$1,549.51	0
76725	08/06/2018	08/02/2018	AW	QUALITY OVERHEAD DOOR	\$115.50	0
76726	08/06/2018	08/02/2018	AW	Sandman Sales Yard	\$32.00	0
76727	08/06/2018	08/02/2018	AW	SiteOne Landscape Supply, LLC	\$589.07	0
76728	08/06/2018	08/02/2018	AW	Stephen P. Siegfried	\$8,600.00	0
76729	08/06/2018	08/02/2018	AW	Stevenson Building & Supply Co., Inc.	\$825.00	0
76730	08/06/2018	08/02/2018	AW	SUPERIOR UNIFORM SALES INC	\$381.65	0
76731	08/06/2018	08/02/2018	AW	SUTPHEN CORPORATION	\$799.18	0
76732	08/06/2018	08/02/2018	AW	The Shelly Company	\$134,738.20	0
76733	08/06/2018	08/02/2018	AW	TIREMAXX	\$733.00	0
76734	08/06/2018	08/02/2018	AW	TOLEDO EDISON COMPANY	\$198.38	0
76735	08/06/2018	08/02/2018	AW	TOLEDO FENCE & SUPPLY CO.	\$120.00	0
76736	08/06/2018	08/02/2018	AW	TRACTOR SUPPLY COMPANY	\$247.88	0
76737	08/06/2018	08/02/2018	RW	Ralph Cairl	\$50.00	0
76738	08/06/2018	08/02/2018	AW	Kari Gilpin	\$50.00	0
76739	08/06/2018	08/02/2018	AW	Sara Gardner	\$250.00	0
76740	08/06/2018	08/02/2018	RW	Thomas Pellitieri	\$50.00	0



**Payment Listing**

7/17/2018 to 8/6/2018

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
76741	08/06/2018	08/02/2018	RW	Mandy Sargeont	\$50.00	O
76742	08/06/2018	08/02/2018	RW	Kurt Thomley	\$250.00	O
76743	08/06/2018	08/02/2018	RW	Sheila Watkins	\$250.00	O
Total Payments:					\$260,291.62	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$260,291.62	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

\* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

**Please Sign Here**

X Robert Bethel

X [Signature]

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