

Springfield Township Trustees  
Regular Trustees' Meeting

7:00 p.m. Monday, November 5, 2018

The Springfield Township Trustees met in regular session, open to the public, on Monday, November 5, 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:**

"Per ORC 121.22 (G)(2) to consider the purchase of property for public purposes" was added to the Executive Session.

**Motion made by Robert Bethel to approve the agenda, as amended.** 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.

**CONTINUED PUBLIC HEARING:**

Mr. Barnes spoke on the issues that the Trustees had on the text amendment during the previous public hearing. He noted that he corrected the one inconsistency that was in section 1710.

The Trustees were pleased with the new changes to the text amendment to establish the Dorr Street Interchange Overlay District, but Trustee Robert Bethel noted one typo.

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

**Motion made by Robert Bethel to close the public hearing for 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

**Motion made by Robert Bethel to approve Z19-C654 – A text amendment to establish the Dorr Street Interchange Overlay District, as amended.** 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 for Z19-C656 – A zoning change request from R-A Suburban Residential to C-2 General Commercial submitted**

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**by Kott Enterprises for the properties located at 6563, 6607 Dorr Street.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

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

Planning Director Mr. Barnes was sworn in.

Mr. Barnes stated that both the Plan Commission and Zoning Commission recommended their approval. He stated that this change is consistent with other properties in the area and he also recommends his approval for this zoning change.

Mike Kott, of 6505 W. Bancroft, was sworn in. He stated that he agrees with the recommendations to approve the zoning change.

Trustee Andrew Glenn opened the floor to anyone who wished to speak in support of, or in opposition to Z19-C656. No comments were made.

**Motion made by Robert Bethel to close the public hearing for Z19-C656 – A zoning change request from R-A Suburban Residential to C-2 General Commercial submitted by Kott Enterprises for the properties located at 6563, 6607 Dorr Street.** 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 approve Z19-C656 – A zoning change request from R-A Suburban Residential to C-2 General Commercial submitted by Kott Enterprises for the properties located at 6563, 6607 Dorr Street.** 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:**

- 18 permits were issued in the month of October, including five new dwellings. The reports are now being done on the new IworQ program.
- 2018 Master Plan update – The online survey at [www.planspringfield.com](http://www.planspringfield.com) is for anyone to take and give their opinion on how they would like to see Springfield Township grow in the future.
- Mr. Barnes stated that there have been some issues with enforcing Resolution 18-006, and would like the Trustees to rescind the original resolution and to approve the revised resolution. The revised resolution will help to make the enforcement of on street parking more practical.

**Motion made by Robert Bethel to rescind Resolution 18-006 On Street Parking Regulations, effective December 5, 2018, at midnight.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

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

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**Motion made by Robert Bethel to approve Resolution 18-027 On Street Parking Regulations (revised), with the appropriate notices included.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

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

- Mr. Barnes attended several meetings/events including:
  - OTA Zoning Conference – spoke on “The Zoning Inspector’s role in Variances” and “Site Plan Reviews”
  - Chamber Manufacturing Week Luncheon
  - APA State Conference
  - JEDZ Board Meeting
  - Chamber Net 90 Meeting
  - JEDZ Business Advisory Council Meeting
  - Met with Ms. Merrill-Wyatt’s Middle School Business Class
  - Met with two businesses, as part of the business outreach program
- Mr. Barnes was interviewed by a Springfield High School student who is interested in a career in the Zoning/Planning field. The student sent Mr. Barnes a letter expressing his appreciation.
- The Annual Planning Conference will be held on November 16, 2018.

**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 October 16 to November 5, 2018, in the amount of \$202,516.00, 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 October 12 to November 1, 2018, in the amount of \$306,494.13. This includes the Township bi-weekly payroll paid on October 18, 2018, in the amount of \$185,339.33.

Approval of Minutes:

**Motion made by Robert Bethel to approve the Regular Trustees’ Meeting Minutes of Monday, October 15, 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

Liquor License: 1520 Holland Sylvania Rd. (Fire Station Bar & Grill – New Permit)

Ms. Dietze presented the Trustees with a request to make a motion to waive or request a hearing for a new liquor license permit.

**Motion made by Robert Bethel to waive the hearing for the D5 liquor license permit for Fire Station Bar & Grill located on 1520 Holland Sylvania Rd.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

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

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

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

- Mr. Hampton thanked all three Trustees for their support with the new Homecoming Park Playground opening.
- The 2020 OPWC application is completed.
- The Army Corps is the responsible jurisdiction for the property on Albon Rd.
- Mr. Hampton continues work on the Dorr St. Interchange project.
- Mr. Hampton attended several meetings/events including:
  - USI Meeting – Open enrollment in December
  - Wellness Committee Meeting
  - ESID Meeting
- The Lucas Soil and Water Conservation District's 54<sup>th</sup> Annual Meeting and Election is on November 1, 2018.
- Mr. Hampton, on behalf of Chief Cousino, presented the Trustees with a request to purchase a Pegasus Air Fill Station and Compressor. Most of the cost will be covered through the FEMA Grant.

**Motion made by Bob Bethel to approve the purchase of the Pegasus Air Fill Station and Compressor through Pneu-Matic Engineering, Inc., in the amount of \$48,355.95.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

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

**EXECUTIVE SESSION:**

An Executive Session was requested Per ORC 121.22 (G)(1): To consider the employment and compensation of a public employee, Per ORC 121.22 (G)(3): Conference with attorney for the public body concerning disputes involving the public body that are/is subject of pending or imminent court action, Per ORC 121.22 (G)(4): Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment, and per ORC 121.22(G)(2): To consider the purchase of property for public purposes, and to invite Administrator Mike Hampton, Zoning Director Jacob Barnes, Law Director Kent Murphree, and Fiscal Officer Barbara Dietze to attend.

**Motion made by Tom Anderson Jr. to adjourn to Executive Session at 7:36 p.m.** Seconded by Robert Bethel and the roll call resulted as follows:

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

**Motion made by Tom Anderson Jr. to reconvene from Executive Session at 9:03 p.m.** Seconded by Robert Bethel and the roll call resulted as follows:

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



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Action taken as a result of executive session:

**Motion made by Tom Anderson Jr. to approve the option agreement for the purchase of real property, as presented, for parcel 6516757, 6516792, 6515851. Seconded by Robert Bethel and the roll call resulted as follows:**


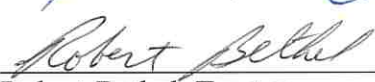
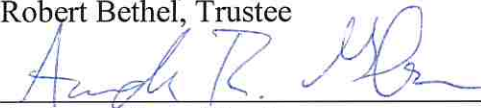
Tom Anderson Jr., yes  
Robert Bethel, yes  
Andrew Glenn, yes

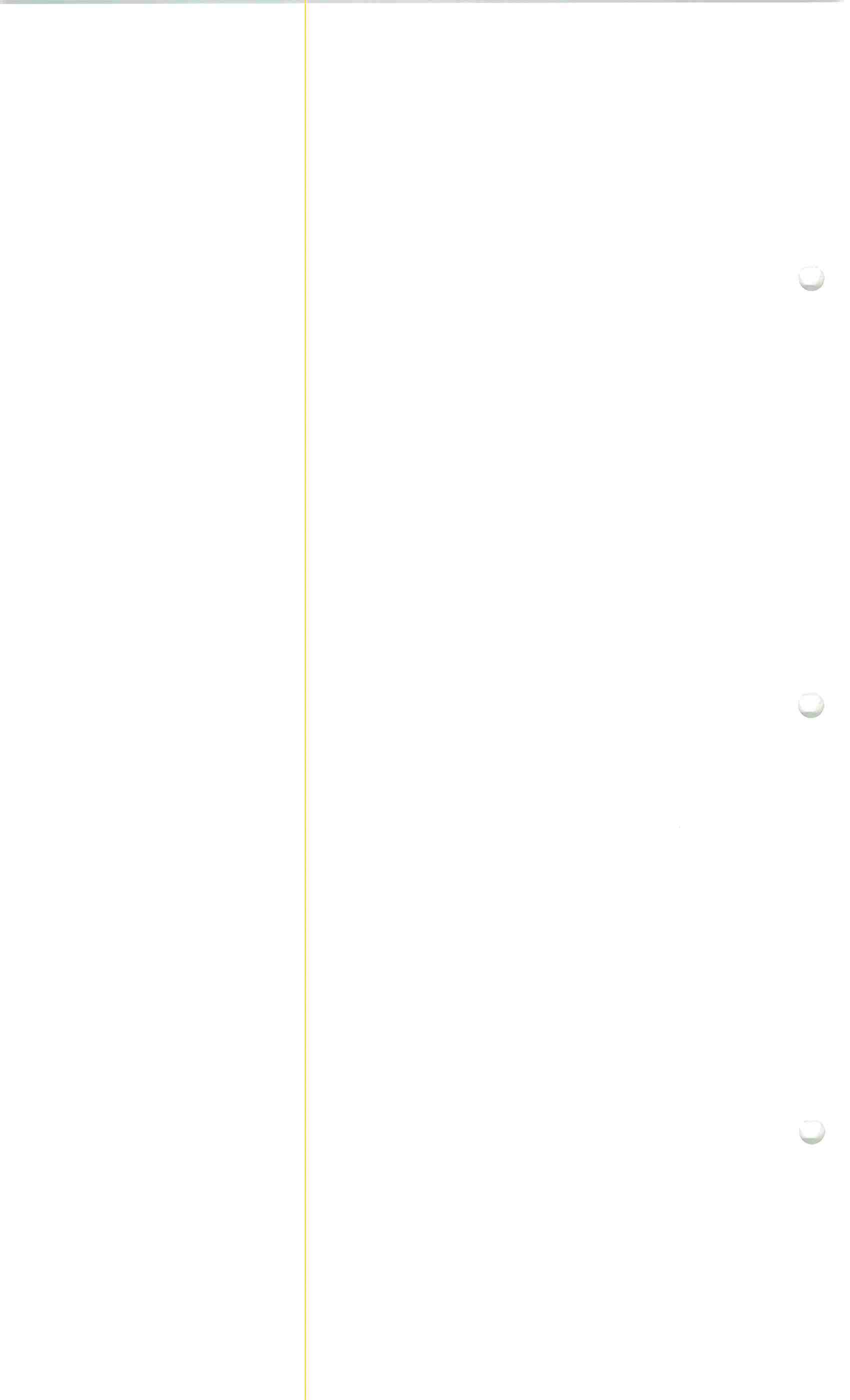
**ADJOURNMENT:**

**Robert Bethel moved to adjourn at 9:04 p.m. Seconded by Tom Anderson Jr. and the roll call resulted as follows:**

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

  
Barbara Dietze, Fiscal Officer

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



**Payment Listing**



10/16/2018 to 11/5/2018

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
76924	11/05/2018	11/01/2018	AW	Advantage Reynolds Road	\$231.40	O
76925	11/05/2018	11/01/2018	AW	Airport Corners, LLC	\$12,500.00	O
76926	11/05/2018	11/01/2018	AW	Allied Paving Co., Inc.	\$15,988.00	O
76927	11/05/2018	11/01/2018	AW	ARC	\$174.36	O
76928	11/05/2018	11/01/2018	AW	AT&T	\$59.99	O
76929	11/05/2018	11/01/2018	AW	AT&T	\$77.94	O
76930	11/05/2018	11/01/2018	AW	BADBRUSH SIGN AND DESIGN	\$316.00	O
76931	11/05/2018	11/01/2018	AW	BUCK AND KNOBBY EQUIPMENT CO	\$600.00	O
76932	11/05/2018	11/01/2018	AW	Gerken Paving, Inc.	\$56,769.42	O
76933	11/05/2018	11/01/2018	AW	Heban, Sommer & Murphree, LLC	\$2,904.00	O
76934	11/05/2018	11/01/2018	AW	HOME DEPOT	\$204.50	O
76935	11/05/2018	11/01/2018	AW	John Deere Financial	\$9,595.27	O
76936	11/05/2018	11/01/2018	AW	Mannik Smith Group	\$828.00	O
76937	11/05/2018	11/01/2018	AW	Mathews Ford Oregon	\$83,652.80	O
76938	11/05/2018	11/01/2018	AW	MENARDS	\$583.60	O
76939	11/05/2018	11/01/2018	AW	Mutual of Omaha	\$185.76	O
76940	11/05/2018	11/01/2018	AW	Obars Machine & Tool Company	\$60.00	O
76941	11/05/2018	11/01/2018	AW	OCCUPATIONAL HEALTH SERVICES	\$98.00	O
76942	11/05/2018	11/01/2018	AW	Office Depot	\$131.14	O
76943	11/05/2018	11/01/2018	AW	Osburn Associates	\$116.69	O
76944	11/05/2018	11/01/2018	AW	Reliance Oxygen & Equipment	\$156.90	O
76945	11/05/2018	11/01/2018	AW	Reveille Ltd.	\$3,980.00	O
76946	11/05/2018	11/01/2018	AW	Roofing Services Plus, Inc.	\$2,063.00	O
76947	11/05/2018	11/01/2018	AW	Sawicki Investments, LLC	\$5,000.00	O
76948	11/05/2018	11/01/2018	AW	StressCare Behavioral Health	\$1,452.36	O
76949	11/05/2018	11/01/2018	AW	SUTPHEN CORPORATION	\$20.58	V
76949	11/05/2018	11/01/2018	AW	SUTPHEN CORPORATION	-\$20.58	V
76950	11/05/2018	11/01/2018	AW	T & S TOOL SUPPLY CO, INC.	\$5.50	O
76951	11/05/2018	11/01/2018	AW	TIREMAXX	\$53.95	O
76952	11/05/2018	11/01/2018	AW	TOLEDO EDISON COMPANY	\$196.20	O
76953	11/05/2018	11/01/2018	AW	Toledo Sign Company, Inc.	\$745.39	O
76954	11/05/2018	11/01/2018	AW	Toledo Spring	\$99.20	O
76955	11/05/2018	11/01/2018	AW	Triotech	\$906.95	O
76956	11/05/2018	11/01/2018	AW	Verizon Wireless	\$513.98	O
76957	11/05/2018	11/01/2018	AW	WELDER SERVICE COMPANY INC	\$15.00	O
76958	11/05/2018	11/01/2018	AW	WS DARLEY	\$184.96	O
76959	11/05/2018	11/01/2018	AW	SUTPHEN CORPORATION	\$867.84	O
76960	11/05/2018	11/01/2018	RW	Brian Catera	\$50.00	O
76961	11/05/2018	11/01/2018	RW	Pablo Pecina	\$100.00	O
76962	11/05/2018	11/01/2018	RW	Jerilyn Roy	\$50.00	O
76963	11/05/2018	11/01/2018	RW	Stephanie Spangler-Opdyke	\$50.00	O
76964	11/05/2018	11/01/2018	RW	David Whitmire	\$250.00	O
76965	11/05/2018	11/01/2018	AW	Leaf	\$647.90	O
76966	11/05/2018	11/02/2018	RW	Phillip Roach	\$50.00	O

Total Payments: \$202,516.00

Total Conversion Vouchers: \$0.00

Please Sign Here

X   
 X   
 X 





**Payment Listing**

10/16/2018 to 11/5/2018

Total Less Conversion Vouchers: \$202,516.00

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.

