

Westfield Township Board of Trustees

Regular Meeting
August 18, 2014

Likley calls the meeting to order at 7:05 PM. Roll call: Likley- aye, Thombs- aye, Schmidt- aye.

Comments from the Floor

Matt Witmer- 5606 Buffham Road, Seville asked the trustees what the attorney bills were and if the monetary ceiling amount had changed from the \$75,000 appropriated. Likley was not sure but said the amount billed was around \$32,000- \$33,000 and the ceiling has not changed. Witmer also suggested the township should be receiving itemized bills. Likley said they are billed total hours at a rate of \$150.00 per hour.

Heather Sturdevant- Zoning Commission Chair asked the trustees to look into the OPERS inactive accounts (for ZC and BZA) that are being charged \$6.00 per month. Sturdevant has tried to get answers through the state and some members would like to withdraw the money from their accounts but have had no success. Likley will contact the Ohio Township Association or Bill Thorne to try to get this resolved.

Fiscal Officer's Report

- Bills and warrants in the amount of \$29,956.72
- Fund status in the amount of \$735,342.46

Likley makes a motion to pay the bills as submitted in the amount of \$29,956.72; seconded by Thombs. Roll call: Likley- aye, Schmidt- aye, Likley- aye. The motion passes.

Supplemental Appropriations

Appropriated funds in the amount of \$40,000.00 from 2031-330-323-0502 (repairs on OPN culvert project) will be transferred to 2031-330-420-000 Operating Supplies.

Appropriated funds in the amount of \$900.00 from Contingencies 2031-930-930-000 will be transferred to 2031-330-599-0608 for 2 Gradall bills.

Likley makes a motion to accept the supplemental appropriations as submitted; seconded by Schmidt. Roll call: Schmidt- aye, Likley- aye, Thombs- aye. The motion passes.

Discussion: Lee Evans explained that there were two line items for the \$40,000.00 (one from Martha Evans and another from Ray) for the same project so they had to transfer one of the amounts back into the road fund.

Minutes to be approved

Likley makes a motion to approve the August 4, 2014 meeting minutes; seconded by Thombs. Roll call: Schmidt- aye, Likley- aye, Thombs- aye. The motion passes.

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Likley makes a motion to approve the August 11, 2014 meeting minutes as corrected; seconded by Schmidt. Roll call: Schmidt- aye, Likley- aye, Thombs- aye. The motion passes.

Road Report

- Ballash Road (box culvert) was poured and it will be back filled at a later date.
- Kennard road will get chip and sealed around the 27th of August. H & H is about 3-4 weeks behind schedule so they will contact Evans when they will be starting. The school will be contacted a week prior to the start of the project so they can adjust their routes.
- Buffham Road asphalt needs to be striped but Evans will wait to put the bid out to the county to receive a discount when other roads are being striped.
- Evans has been working on Lafayette Township ditches and a Lafayette employee will mow grass in Westfield Township as a shared labor agreement.
- Joint Service Agreement with Lafayette and Guilford Township is in the works. Waiting for the townships to receive the written resolutions from the other townships.

Cemetery & Parks

Deeds are prepared but are waiting to be notarized. Evans will take a course to get his Notary on September 15th and it will cost \$40.00 for the application.

Zoning Report

- Schmidt informed the trustees of 2 upcoming BZA Public Hearings. August 26, 2014 a side yard variance will be heard at 7:00 PM and on August 28, 2014 North Coast Soccer will be asking for 3 variances at 7:00 PM.
- Lisiak property is now in compliance and the trailers have been removed from the premises.
- Fix-a-Fence is still in noncompliance and ZI Sims has attempted to deliver the violations personally since they have not been signed or picked up through certified mail. Schmidt will call Bill Thorne to see if the Sheriff's office will deliver the certified letter or what further action needs to happen.

Old Business

Hall Rental Application will be tabled to another meeting.

Records disposal will be tabled to another meeting.

Delinquent Tax Property- Likley will communicate with the prosecutor's office to pursue that property.

Likley makes a motion to communicate to the prosecutor the township's intent to participate in pursuing the delinquent property tax residence on Buffham Road; seconded by Schmidt. Roll call: Thombs- aye, Likley- aye, Schmidt- aye. The motion passes.

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Likley makes a motion to hold a special meeting on August 27, 2014 at 4:30 PM to go into Executive Session with legal counsel to discuss pending litigation; seconded by Thombs. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

New Business

Likley discusses the trustees' decision to pursue 4 new emergency sirens which the township will be receiving 50% of the purchase money from a state grant. The Village of Westfield will pay 50% for 1 siren to replace their existing siren. The township will pay 50% of the purchase price for the remaining 3 sirens. Placement locations for the sirens will be determined at a later date. Schmidt has discussed with the Superintendent of Cloverleaf Schools if they would be willing to be one of the locations for a siren. Chief Fletcher will be asked to attend the next school board meeting to answer any questions they may have. Likley will open communications with the County Waste Disposal Plant and also inquire about the water tower as possible locations.

Likley makes a motion to cancel the September 1, 2014 regular meeting; seconded by Schmidt. Roll call: Thombs- aye, Schmidt- aye, Likley- aye. The motion passes.

Likley makes a motion to hold a special meeting for general business on September 2, 2014 at 6:00 PM; seconded by Thombs. Roll call: Schmidt- aye, Thombs- aye, Likley- aye. The motion passes.

Thombs announced the September 9, 2014 work session will be at 7:30 PM to discuss a future zoning agenda. Keith Simmerer expressed a conflict with BZA and any future dealings the BZA may have with zoning issues if they are part of this planning session. For this reason they will be invited as observers. Thombs received 6 or 7 responses from the various board members and the following suggestions were made: communication (community and amongst township boards), responsibilities of boards, implementation dates for comp plan and addressing specific zoning issues. Zoning Commission will still continue with resolutions being addressed at their regular meetings.

Sturdevant- Zoning Commission Chair asked the trustees if they would like the zoning resolutions to be strict or broad in language. She expressed that our present code is problematic when there is a general statement that says if it is not in the zoning code then it is prohibited. She also stated that green initiatives would work best if they were in broad zoning language. She also feels it would be unreasonable for the zoning commission to review the zoning text in only 1 year. It should be a multi-year process.

Likley stated that most of the reading of the zoning text should be home work and the meetings should discuss interpreting and rewriting the sections. The interpreting should be "why do I feel the township has the right to restrict someone's property"? There should be 3 guidelines: 1.) Health and safety, 2.) Not to decrease value of our neighbor's property, and 3.) Not impact the neighbors' property. The ZC should always be looking at making the language better.

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Thombs mentioned that some additional items should be added by the trustees for the Solar Panel Language. Likley also mentioned that the zoning code could not possibly have language for all issues and they should pick 1 or 2 issues to address then contact Bill Thorne for additional guidance.

Schmidt asked zoning secretary Porter to ask Bill Thorne to attend the August 28th BZA variance hearing since he has communicated with the property owners regarding their variance requests.

Announcements

BZA Variance Public Hearing- August 26, 2014 @ 7:00 PM

Trustee Special Meeting/ Executive Session- August 27, 2014 @ 4:30 PM

BZA NCS Variance Public Hearing- August 28, 2014 @ 7:00 PM

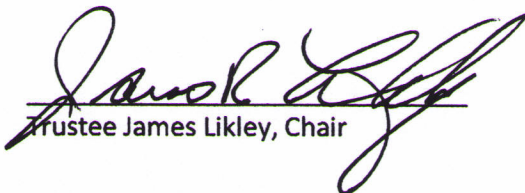
WFRD Special Meeting- September 2, 2014 @ 6:00 PM

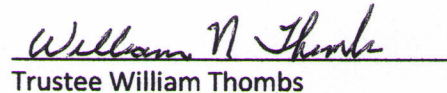
Trustee Special Meeting- September 2, 2014 @ 7:00 PM

Work Session/ Thombs and ZC- September 9, 2014 @ 7:30 PM

Respectfully Submitted by:

Cheryl Porter, Zoning Secretary


Trustee James Likley, Chair


Trustee William Thombs

Trustee Michael Schmidt