

**Homer Township
Trustee Regular Meeting
April 30, 2018
Minutes**

Opening

The regular meeting of the Homer Township Trustees was called to order at 6:50 p.m. for the purpose of a Public Hearing regarding a zoning change for lighting which was advertised 10 days in advance in the Medina County Gazette. The Pledge of Allegiance was recited.

Roll Call

Township Trustees Jeremy Simcox and Bryan Thomas and Tommy Trout were present.

Also in attendance were Melinda Clifford, Fiscal Officer, Nikki McConnell, Secretary to the Fiscal Officer, Ron Adamson, Matt Lawton, township employees, Wilbur Geiss, Zoning Commission member, Red Doering, Zoning Commission member, Mary Beth, County Auditor's office, Max & Molly Broadnax, residents, Lee & Nancy Adkins, residents, Jo Feterle, resident, Ray Eichel, Zoning Board of Appeals

Public Hearing

A public hearing was held to discuss the following proposed amendments to the Homer Township Zoning Resolution: add new Section 301-3- Outdoor Lighting to Article III – General Provisions; add new Section to Article VI, Sec. 601 titled Illuminated Signs in All Districts; add new definitions related to above to Article II – Definitions.

Mr. Trout asked Zoning Commission members, Mr. Geiss and Mr. Doering to discuss the proposed changes. They explained that the changes are proposed in response to a change in the lighting that is used by LMRE. They have switched to LED lights. Mr. Doering explained that there are 2 things to look at when measuring light, Lumens and Kelvin. The amber lights, previously used by LMRE, are about 2200 Kelvin and the new LED lights range from 6-7k Kelvin and can go up to 10k. Through the proposed changes to the Zoning Resolution, the Zoning Commission has intended to keep the light pool from spilling onto neighboring properties. They have also looked at the scientific data, zoning regulations in other states and townships, and held open meetings for discussion.

Mr. Simcox asked if the proposed changes will affect the lighting currently installed on properties? Mr. Doering replied that current lighting would be grand-fathered.

Mrs. Clifford asked, "How the Zoning Inspector will know what is grandfathered?" Mr. Thomas asked, "How will the Zoning Inspector enforce the requirements?"

Mr. Doering and Mr. Geiss explained that it would incumbent upon the property owner to demonstrate on the site plan for new construction that the lighting complies with the Zoning Resolution. The Zoning Inspector will have the standards to check against the site plan.

The light can be measured with a digital light meter. Mr. Simcox asked how much a meter would cost. Mr. Doering estimated between \$85 - \$500. He explained that it would be the responsibility of the person installing the lighting to measure and the responsibility of the property owner to physically demonstrate that the lighting complies. The Zoning Inspector won't have to go around with a light meter.

Mr. Simcox made a motion to approve the amendments to the Homer Township Zoning Resolution: add new Section 301-3- Outdoor Lighting to Article III – General Provisions; add new Section to Article VI, Sec. 601 titled Illuminated Signs in All Districts; add new definitions related to above to Article II – Definitions. Mr. Thomas seconded.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Mr. Trout made a motion to adjourn the Public Hearing, Mr. Simcox seconded.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Regular Meeting

Mr. Trout called the Regular meeting to order at 7:16 p.m.

Minutes

Mr. Simcox made a motion and Mr. Trout seconded to approve the minutes of the Special Session held on April 16, 2018.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Audience Recognition

Mr. Trout commented on the amount of trash in ditches recently and attributed it to the open top garbage trucks. He asked about clarifications of Junk and Junkyard regarding broken down vehicles. Mr. Doering replied that the zoning code states that it is a violation if more than 2 unlicensed vehicles are sitting in the open.

Mr. Trout asked if there is anything else the Zoning Commission is currently considering and thanked them for their work on the Zoning Amendment.

Mrs. Clifford mentioned that there was a question about a property on Williams Road being a buildable lot and being grandfathered.

Mr. Broadnax mentioned that another driver went off the road near his home on Rivers Corners.

Mr. Simcox stated that he had discussed this area with the County and they had given advice on ditches and signage. Mr. Lawton is working on the ditches. Mr. Simcox said that the County had done traffic counts on that area of road and stated that there was not enough traffic for financial assistance and that there were other areas in the County that received priority.

Nancy Adkins introduced herself and stated that she was aware that the Board of Zoning Appeals had an opening and she would like to be considered as a candidate.

Mrs Adkins raised a concern about brine being put down on township roads and contributing to vehicle rust.

A discussion was held regarding the effectiveness of the brine being spread on township roads for dust control and the potential harm to vehicles. Mrs. Clifford stated that she would request a report from Harley Drilling on their past practices.

The trustees asked Matt to contact Harley Drilling and halt any further brine treatments until it was discussed at the next meeting.

Jo Fertele introduced herself and stated that she had applied for the Zoning Inspector position but would also like to serve in any open position on either the Zoning Commission or Board of Zoning Appeals.

Ray Eichel shared that the Community Center committee and Ruritans had raised funds to refurbish the sign "Homer School" that had been removed from the front of the building. He also discussed options for the placement of the refurbished sign which included mounting it to the front of the building or creating a brick sign with a limestone cap in front of the building. He asked if the trustees had comments. The trustees agreed to allow the committee to make the decision on location.

Mr. Eichel also shared that the Ruritans raised money to construct new pillars at the Maple Hill Cemetery. The Trustees had no objection.

Mr. Eichel also shared a concern about the ability of the Township to levy fines on persons who are in non-compliance with the Zoning Resolution and the need to discuss it with the County Prosecutor.

Building Report

Mr. Adamson opened a discussion about the two port-a-pots that are owned by the Township and the paid service to pump and add chemicals every 2 weeks. Both are in need of repair and nearing the end of their usability. He stated that it wouldn't cost the Township much more to rent new port-a-pots which would be pumped, serviced,

cleaned and stocked as part of the rental contract. The trustees asked Mrs. Clifford to price services from suppliers.

Mr. Adamson also reported that the Boy Scouts again offered to mulch the cemeteries and requested Township to have the mulch at the Community Center. Mr. Lawton asked if it would be easier for the scouts if they picked it up rather than load from the Community Center and haul it to the cemeteries. Mr. Simcox shared that the Scout Master was not able to visit the supplier during business hours and it would be more feasible to have it available at the Community Center. Mr. Lawton stated that he would make sure the mulch was available.

Mr. Adamson reported that a representative from Cultivation Church requested use of the Community Center to host vacation bible school June 26, 27, 28 and 29 from 9:00 a.m. - 4:00 p.m. The trustees had no objections, but requested that the representative attend the next meeting as there would be conditions on the use. The building is already scheduled for set up for the Bluegrass festival on the 29th and the condition will be that this still be accommodated.

Mrs. Clifford and Mr. Adamson discussed the new door locking and entry system for the Community Center. The doors can be unlocked with the use of a fob or a code. Each is unique to the user. The Sheriff's office and Town and Country Fire District both have codes on file. Each group that uses the building on a regular basis has a fob. The system can also be programmed to leave the doors unlocked during a specific time period for events such as the Bluegrass festival or elections.

Mrs. Clifford also shared a concern that the door wasn't being secured at night due to the need for persons exiting to pull the door shut. A discussion was held regarding the potential need for a new closing mechanism. Mr. Eichel stated that he would examine the door to determine if it was getting stuck or if the closing mechanism was broken. Mrs. Clifford asked the trustees for the authorization to hire a repair service if a determination was made that the closing mechanism was in need of repair. There were no objections.

Mrs. Clifford also reported that there were 2 surveillance cameras located on the building.

Cemetery Report

Mrs. Clifford reported that there were two pending sales at Maple Hill.

Road Report

Mr. Lawton shared that there have been many tires left in ditches. 90 have been recovered and he expects the Township to be charged for their disposal. A witness reported seeing a truck dump tires. The tires have old date codes and lots of moss growing on them. The Sheriff's office has been notified.

Mr. Lawton reported the repair of a sewer line that was damaged.

Mr. Lawton also reported that he has graded 9 miles of road and intends to make another pass. Stone has been spread and he would like to get the asphalt patch work

done. He inquired as to the budget for the asphalt patch. Mr. Simcox and Mrs. Clifford discussed the budget and advised Matt there was approximately \$15,000 available for asphalt patch. Mrs. Clifford will prepare a purchase order.

Matt also reported that he will begin mowing roadsides and would like to complete this before Memorial Day weekend.

Town & Country

Mr. Simcox stated that erosion control has been established for the construction of the new building. One fire fatality occurred in Congress Township, which is still under investigation.

Old Business

Dumpster Days - Mrs. Clifford shared with the audience that the Trustees held a special session on April 16 and voted to host the Dumpster Days on Friday May 18 from 4:00 p.m. - 8:00 p.m. and Saturday, May 19 8:00 a.m. - 2:00 p.m. The cost will be \$5 per car load and \$20 per truck or wagon. Mrs. Clifford stated that the flyer to notify residents will be finalized tonight and Julie Rolinc will send out via bulk mail.

Mrs. Clifford reported that the new laser and welder were added to the Township's insurance.

Mr. Simcox made a motion and Mr. Trout seconded to approve purchase orders, review and approve monthly management reports, time sheets and review and pay bills.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

New Business

Mrs. Clifford noted that the next schedule day for a Township meeting will be on Memorial Day and per the Township rules it will be scheduled for the next business day, Tuesday, May 29.

Executive Session

Mr. Thomas made a motion and Mr. Simcox seconded to enter executive session for a personnel reason at 9:00 p.m., specifically for the appointment of individuals to the Zoning Commission and Board of Zoning Appeals and the employment of an individual for the position of Zoning Inspector.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Mr. Trout made a motion and Mr. Simcox seconded to adjourn executive session at 9:25 p.m.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Mr. Trout made a motion and Mr. Simcox seconded to appoint Ray Eichel as the Zoning Inspector at a pay rate of \$220 per month.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Mr. Trout made a motion and Mr. Simcox seconded to appoint Marty Cabbage to the Board of Zoning Appeals.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Mr. Trout made a motion and Mr. Simcox seconded to appoint Nancy Adkins as a BZA alternate.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Mr. Trout made a motion and Mr. Simcox seconded to appoint Jo Feterle as a Zoning Commission alternate.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Mrs. Clifford will send a mass email to everyone to notify them of their appointments and share contact information.

Adjournment

Mr. Thomas made a motion and Mr. Simcox seconded to adjourn the meeting at 9:47 p.m.

Voting Aye: Mr. Simcox, Mr. Thomas, Mr. Trout

Minutes respectfully submitted by: Nikki McConnell, Secretary to the Fiscal Officer