

Westfield Township Board of Trustees

Special Meeting
September 6, 2016

Trustee Schmidt called the meeting to order at 7:00 PM. Roll call: Likley- aye, Schmidt- aye, Thombs- aye.

Likley makes a motion to go into Executive Session for personnel issues at 7:02 PM with Mrs. Evans; seconded by Thombs. Roll call: Schmidt- aye, Thombs- aye, Likley- aye.

Likley makes a motion to come out of Executive Session at 7:15 with no decisions; seconded by Thombs. Roll call: Thombs- aye, Likley- aye, Schmidt- aye. The motion passes.

Zoning Report

Lot Split from parcel 041-15B-21-030

The lot presented is in the north-west area of Kennard and Ryan Roads and consist of approx. 74 acres with 14 acres being split off for this sale.

ZI Sims explained the lot Split that was before the Trustees. Concerns with the lot split are as follows: County auditor's office will need new descriptions and the surveying of the land is off from previous surveyors. However, the neighboring properties have increased their property size and they would have to individually survey their new land and record at the auditor's office. Surveyor Burgoon states that the monumentation matches the deed of 1997 and there are some discrepancies by the railroad property and along Kennard Rd. These discrepancies appear to be from accuracy of the surveyors procedures over time.

ZI Sims confirmed that this lot split as present complies with Westfield Township zoning.

Schmidt asked if there were any consequences that would fall back on the Trustees if they know there are discrepancies with the surveying. Likley stated that their concerns are with the zoning code and not with the surveying. The Trustees are allowing 2 lots with two separate permanent parcel numbers to be made. Deed recorded for the remainders of lots and tax maps will accept the new survey. The property realtor Lynda Bowers stated that the tax maps will flag any discrepancies for future authorization.

Likley makes a motion to accept the lot split with legend and key (having "D" stand for deed); seconded by Thombs. Roll call: Thombs- aye, Likley- aye, Schmidt- aye. The motion passes.

Discussion: The Trustees' signatures are valid for 60 days and the record shows that there were three pages that were signed by the Trustees. Also the legend was amended by the surveyor Burgoon.

Comments from the floor- none

Minutes to be approved

Likley makes a motion to accept the August 15, 2016 meeting minutes as submitted; seconded by Thombs. Roll call: Thombs- aye, Likley- aye, Schmidt- aye. The motion passes.

Thombs makes a motion to accept the August 26, 2016 meeting minutes as submitted; seconded by Likley. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

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Schmidt will provide a summary of the July 5th meeting.

- ✓ Dean Holman provided information to the Trustees explaining temporary estraining of agricultural growing of marijuana to allow zoning time to catch up to the laws. There are presently restrictions of 90-120 days and the township would like the prosecutor's office to provide advice to the township along with language to establish zoning. Likley will call the Prosecutors' Office and make this request.

Zoning Report

- Westfield Terrace on Lake Road is meeting with Planning Services on October 19th at 9:00am to discuss a new Ryan Home reconfiguration.
- De Legrange Farm- lot split into 5 parcels. Prosecutors' Office will decide if this is a large lot subdivision or small. There will be a land auction at the end of the month to sell the land. Trustees will be reviewing the lot splits in the future.
- ZC meeting on September 21, 2016 at 6:30 PM and the board will meet with Mr. Majewski.
- Trader Fenton Violations- 5833 Greenwich Road has 3 front-end loaders and this is a breach of contract. Likley, Thorne and ZI Sims will meet on September 27th to discuss this violation.
- Nothing has been heard from the Kratzer party.
- September 7th BZA will hold a public Hearing at 7:00 PM for a Conditional Use Certificate and amended site plan for Blue Beacon. They wish to add to their truck wash and to extend their queuing lane for the trucks.
- September 14th BZA will meet with the Prosecutors' Office to discuss the pending litigation at 6:00 PM.
- September 14th BZA will hold a public hearing at 7:00 PM to review TA's request for a Conditional Use Certificate and to amend their site plan to install an underground biofuel tank.
- Daniels Road- area is cleaned-up
- Zoning Certificates- Cabin Accessory Permit and a pond permit
- Zoning grant has been approved for \$4000.00

Road Report

- ✓ Cost for shimming was appropriated \$20,000 but paid \$13,000- \$5,000 needed for striping
- ✓ Burial on Friday
- ✓ Extra chip and seal was put behind the town hall building
- ✓ Trucks are ready for winter
- ✓ Shimming with Lafayette (6 tons at \$60.00 per ton)
- ✓ Drainage pipe covered
- ✓ Mowing completed on September 7, 2016
- ✓ Mosquito spray for 1 more month (through September)
- ✓ Tires for truck are needed (will get prices but estimated \$1600.00)
- ✓ Sarver payment is \$71,920.26.
- ✓ Humidity in town hall will be addressed and someone will come and check out the air vents.

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Fire Station- final costs coming together

- ✓ Next meeting on 9-7-16 to talk about government bonds

Old Business

Likley has received Hinckley's responses regarding the Solid Waste District surveys. There were 98 residential responses that Likley will share at the next meeting on September 15th.

American Towers- offers new contract with an extended signing bonus. Trustees will forward to Prosecutor's Office for advice. Additional tenants are an issue and language for township to pay property taxes is also an issue. Schmidt will forward the contract to Thorne.

No hall rentals for September

New Business

- ✓ Ohio Department of Transportation- State Bike Trail Route 71-Resolution 2016-12 asks for the support of the Trustees. Thombs read the resolution into the record.

Ryan **Thombs makes a motion for the Trustees to support the American Association of State Highway and Transportation Officials Proposed National and Statewide Bicycle Route Network (SBR 71) including East Lake to Lake Road; seconded by Likley. Roll call: Schmidt- aye, Thombs- aye, Likley- aye. The motion passes.**

- ✓ Soccer traffic is a problem- August 27th there was a 20 minute wait at the intersection. Likley will call and talk with Sweeney.

Fiscal Officer's Report

- ✓ CD is coming due in September- amount is \$53,684.00 in the general fund
- ✓ Payment listing in the amount of \$89,326.94
- ✓ Guilford- \$8,494.00
- ✓ John Deer Mower- \$1,125.27
- ✓ Clerk of Courts- filing fees- \$154.18

Likley makes a motion to pay the bills in the amount of \$89,326.92 as submitted; seconded by Thombs. Roll call: Thombs- aye, Likley- aye, Schmidt- aye. The motion passes.

Supplemental Appropriations: August 15th last meeting approved ~~transfer to WEDB~~

Likley makes a motion to support the Supplemental Appropriations as submitted; seconded by Thombs. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

Supporting documents of supplemental appro. are signed.

- ✓ Resolution 2016-13- Depository to Westfield Bank.

Likley makes a motion to support the 2016-13 Resolution as submitted for the public depository to be Westfield Bank for the next five years; seconded by Thombs. Roll call: Thombs- aye, Likley- aye, Schmidt- aye. The motion passes.

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- Hall cleaned- Evans will also like to have the walls painted and will get 2 estimates. Likley requests the foundation issues to be addressed first prior to painting. Schmidt will pursue estimates of need repairs.
- Fund Status- \$529,927.05

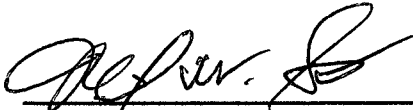
Schmidt makes a motion to adjourn at 9:10 PM; seconded by Thombs. All said aye.

Respectfully submitted by:

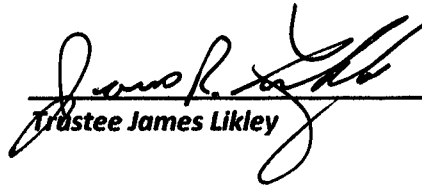
Cheryl Porter, Zoning Secretary

Date approved:

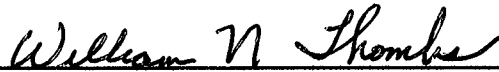
Sept. 19th, 2016
CRP



Trustee Michael Schmidt, Chair



Trustee James Likley



Trustee William Thombs