

RECORD OF PROCEEDINGS

Minutes of **Greenfield Township Trustees** *Meeting*

September 27, 2023 - Held 6:00 PM

The Greenfield Township Trustees met in regular session at the firehouse. Trustee Kosch called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Trustee Kosch presented the September 6, 2023 Trustee Meeting minutes for approval. After each trustee reviewed the minutes from the Trustees' Meeting held on September 6, 2023, Trustee Kosch asked if there were any corrections needed. Trustee Cotner made a motion to approve the minutes as written; Trustee Searle seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Trustee Kosch presented the September 20, 2023 Special Trustee Meeting minutes for approval. After each trustee reviewed the minutes from the Trustees' Meeting held on September 20, 2023, Trustee Kosch asked if there were any corrections needed. Trustee Searle made a motion to approve the minutes as written; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Trustee Kosch asked that anyone wishing to speak at the meeting should sign-in; also he asked for cell phones to be shut off during the meeting in order to decrease disruptions to the meeting.

FROM THE FISCAL OFFICER: Dawn Wyne presented the following business:

Fiscal Officer Wyne distributed the financial reports.

Trustee Searle made a motion to pay the bills associated with warrants 1128 through 1161 and Electronic Debits 133-2023 through 144-2023 which are listed on the payment report; seconded by Trustee Kosch.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Trustee Kosch made a motion to approve the Purchase Orders and/or Then and Now Purchase Orders; Trustee Cotner seconded.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Trustee Cotner made a motion to approve Resolution 2023 09 28 01 for the following transfer of funds.

\$41,520.00 from Fund 2191-220-190-0011 to Fund 2191-760-740-0000

Trustee Kosch seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Fiscal Officer Wyne advised that the retainer for Brosius, Johnson & Griggs only has \$1,000.00 left. Fiscal Officer Wyne recommends that a motion be done to add \$5,000.00 to cover the rest of the year. Trustee Cotner made a motion to increase it to \$5,000.00 for Pete and Brosius for the retainer; Trustee Searle seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

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Fiscal Officer Wyne raised the issue of Savvy Citizen and whether the Board wanted to move forward with using this on the Township website. The cost is \$30 per month with the plug-in which is to put the context directly on the website; also, there is another \$30 per month cost to use the targeted notification to send to the area residents. The base rate is \$229 monthly; or - the yearly fee with the additional costs is \$2,339. If the Township wishes to pay for a year, there is a discount of \$229, and the total cost would be \$2,029. There is a set-up fee of \$500. Residents could sign-up using their email address in order to receive updates and notifications. Dawn, as the Fiscal Officer, would be the administrator of the program, and it would send information regarding meeting changes, road work and Fire Department updates, Zoning information, etc. Trustee Searle felt it would be a good idea to try it for a year to see how it worked. It was noted that this would not be used to replace the requirement for putting ads in the newspaper. Dawn stated that the General Fund can be used to pay for the first year, and then once it is determined how much each department is using it, a percentage payment for each department can be broken out. Trustee Searle moved to subscribe to the Savvy Citizen website feature for a year for the price of \$3,739, to include the add-ons and set-up fee; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

FLOOR:

Doug Majors, 750 Ginder Road, was the first speaker. He stated he was at the last Trustee meeting to voice his concerns about the road conditions, and report that there was a rollover accident which took out a pole. He stated there was another rollover accident that took out another pole since the last meeting. He asked if the Board had been out to inspect the situation since the last meeting. Trustee Kosch stated he had been out to look at it. Mr. Majors again expressed his concerns as a citizen that someone was going to lose their life on the road; he noted there are two poles down where this happened. Tom Shafer, Road and Cemetery Superintendent, stated he had a lot on his agenda tonight, and much of it concerns the Ginder Road situation.

Adam DeLong, 4730 Wilson Road NW - the property address he is referencing, was the next speaker. He came to find out what the process would be for doing an amendment to his business plan. He noted he wanted to possibly move business into his barn eventually, as he has more people than expected coming down to his business in the off-season, so he wants to get plans in place now for the amended business plan. Tom Erlenwein, Zoning Inspector, noted that the original business plan had been submitted and it was changed to Planned Rural Business. He stated he was unsure as to how the process would proceed, and whether the amendment would go directly to the Zoning Commission or to the Board, but that he would consult with the Township legal counsel to get guidance. Tom confirmed he had Mr. DeLong's contact information.

4975 Carroll Eastern. The resident wanted to know what was being done with the Comprehensive Plan in order to stay proactive instead of reactive, and what each Trustee thought about the plan. He stated he had a follow-up question after this subject. Trustee Searle noted there was an update from the Commissioners yesterday that they would not make a decision on the plan until 2024. They will take more time to reach out to the villages and the townships, and get input from the communities. He noted he, as an individual, opposes the plan

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as it is written. He has concerns about the plan adding 12,000 more homes to the Township in the next two years on four units per acre or less. He also noted the Plan is in a draft form currently; it is not passed. He stated he hoped the Commissioners would utilize the feedback they get from the community, and hopefully adjust the Plan. A resident asked if they would be going home-to-home to get feedback, or post signs. Trustee Searle stated he thought they would probably come to a Trustee Meeting.

Trustee Kosch went on to explain that the Township met with Jeff Fix, Commissioner, as well as the current mayor and the incoming mayor of Lancaster. Hocking Township has met with them before, also. A meeting is being planned by the Commissioners with the Township and will include the utilities, and any parties involved in the Comprehensive Plan. The Greenfield Township Zoning Inspector and the Zoning Commission will also be involved to discuss what the Township wants to see included in the Plan. Then, at a later date, another meeting will be scheduled by the Commissioners to discuss the Comprehensive Plan again, and this will include the city of Lancaster. He stated the Board found out that although the TIF which was put into place is still good, Lancaster can do something differently or add to it where the Township would receive no funds from the TIF. He also noted that if Lancaster moves to annex from the Township, it cannot be stopped. He stated the meeting with the Commissioners included himself, Dawn Wyne and Tom Erlenwein; it also included Rick Ricketts. A lengthy discussion was held concerning what the Township could do, what the options are, and what avenue should be followed as a Township. Meetings will be scheduled for a future date.

When asked how he feels about the current Comprehensive Plan, Trustee Kosch stated he doesn't approve of it, but noted that the Township will need to have something in place.

Trustee Cotner stated he does not agree with the current county Comprehensive Plan as outlined, and stated he feels the Township needs to get started on their plan and land use plan as soon as possible. He noted the Township legal counsel had advised they did not need to hire a big fancy attorney to come in and help. He feels that Gary Smith should be contacted as a consultant. He also stated Chief Smith has information about Comprehensive Plans and how they should be set-up. Trustee Cotner stated he would like for the Board and staff to meet and discuss how to move forward, and then invite the public in to share it with them. A resident noted that the public generally does not know about the Comprehensive Plan or what is happening with it, and he feels we should be shouting from the rooftops about it. He also noted the community is a young, growing community, and he feels there are professionals from the community who could help. Trustee Cotner noted that all the community residents who showed up at the Commissioner's Meeting was beautiful, and he felt that is what changed the minds of the Commissioners. Tom Erlenwein also noted they had directly referenced Violet Township and what had happened in that area, which is where he had moved from.

Kyle Gleich asked what disciplinary action, if any, is being taken with Tom Erlenwein, who became aggressive and shouted in his face on September 13, 2023. Trustee Cotner asked if Mr. Gleich was aggressive toward Tom Erlenwein; Mr. Gleich stated he called Mr. Erlenwein a dickhead after Mr. Erlenwein called him a jerk and screamed in his face. Mr. Gleich went on to question why he was screamed at when he was questioning the rescheduling of the Trustee Meeting that he was unaware of. He also stated that he felt Mr. Erlenwein implied that he was over the Trustees, stating that he was not a Trustee; he is the Zoning Inspector. Fiscal Officer Wyne stated that WebChick oversees and maintains the Township website and that the meeting

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notice was sent to them with correct dates. Mr. Erlenwein explained that he was not implying that he was over the Trustees; but that he was not the person responsible for the posting of the Trustee meetings/rescheduling of the meetings on the Township website. Mr. Gleich continued to state his position and feelings on the situation, and Mr. Erlenwein reiterated his position, as well. Trustee Cotner noted that it was difficult to take any action or make any recommendations as he was not a witness to the interaction. Trustee Kosch asked that the discussion be closed at that point.

ZONING BUSINESS: Tom Erlewein, Zoning Inspector, presented the following items:

The Zoning Report was distributed.

- **Zoning Commission - Upcoming Meetings and Hearings:** Tom reported there is a meeting scheduled for October 4, 2023 at the firehouse at 6 p.m. to hear a rezoning request from Dennis Reed for the northeast corner of Ginder Road. Mr. Reed has joined the property directly to the north and he wants to use that as a backyard setback. He wishes to change the property from R1 to B1. Mr. Reed told Tom he had received an engineering report from the RPC (technical committee reporting to the Executive Committee) which suggested that he change the zoning to local business. Tom will follow-up with the RPC and obtain a copy of the report. Tom went on to explain that Mr. Reed had stated in a phone conversation that the RPC recommended rezoning the existing parcel to local business, and then changing the zoning amendment application to local business for the parcel that has been joined. Trustee Searle questioned the local business zoning status, and suggested going back to the RPC on this issue. Tom stated there is a local business listed in the code that he needs to follow-up on.

Tom noted that he is posting notices for an October 4, 2023 meeting, since he didn't expect the recommendations for the Zoning Commission report, so he is scheduling the Zoning Commission meeting tentatively for October 24, 2023 at 6 p.m. The Zoning Commission has left their schedules open in anticipation of the rescheduled meeting. The October 4 date was based on internal deadlines of the RPC.

Tom also stated there are two hearings scheduled for October 18, 2023 at 6 p.m. and one is for 6:30 p.m. One hearing is for Meijer for a variance for main road requirements for an outparcel. The other hearing is for Amber and Dustin Kemp of Havensport for setback requirements for an accessory structure they want to build on their property.

- **Public Complaints:** Tom noted the public complaint report he submitted was current. There are two new verbal complaints, but he does not include them on the report until he receives them in writing. He noted the written complaints need potential follow-up after the deadline for the business notice on the Township website.
- **South Central Power Update:** Claypool is ready to begin the work; however, there is a hold-up with the consulting engineer due to scheduling conflict.
- **Zoning Applications:** There are four open applications. One zoning amendment is in process. They are all posted and slated to be advertised.

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- **Business Notice:** The sixty day expiration date is October 5, 2023. Per counsel's advice, Tom will begin preparing the violation notices so he can send them certified mail. The mailing of the notices will begin on October 6, 2023.

Tom reported on the verbal public complaints so the Board can be aware. One was about business operations being conducted on Brook Road. Tom spoke to the owner about what could be done to eliminate the complaints from the neighbors, as it is likely a limited home occupation. He needs to go through the registration process and getting a zoning certificate. Tom noted the limited home occupation status was added to the zoning application form and no fee is assessed on that status; however, the Board may want to consider a fee to be added in the future.

Tom met in the office with the landscape contractor on Carroll Eastern Road based on verbal complaints that were received. He reviewed the remedy situation with both limited and expanded home occupation; or it could potentially be a Rural Business. No application has been received thus far. A zoning violation letter will be sent if no application is received by the deadline date.

There has been a verbal complaint received from a realtor re: a property on Brook Road. She is selling a property which backs up to another property where the owner has a shooting range. This presents issues with the showings for the realtor. She was advised to call the sheriff, as the Township has no oversight on this issue.

Tom also noted the updated zoning map needs to be completed and sent to the RPC.

Kyle Gleich asked if people are allowed to shoot on their properties; Trustee Searle stated that they are allowed. Mr. Gleich then asked why it was suggested to the realtor that they need to contact the sheriff regarding the shooting issue. Tom Erlenwein responded that since the Township has no authority over that situation, and it is not a zoning issue, the sheriff would be the next point of contact.

Trustee Kosch asked if the Lancaster Kirkersville Road property issue set for October 18 is still scheduled. Tom stated he is planning to go there and measure the right of way from the center of the road, and he has notified the property owners he would be doing this. He noted the right of way there varies based on the state of Ohio map. He was hoping the county would assist; however, they do not give any assistance on measuring a state road for right of way. The old historical records from ODOT will need to be used for reference. The rights of way vary according to the records. He also noted the original house plans that were submitted for the permit are completely different than what they have started building. The house is at a different angle which creates more issues. The county and also a local contractor have called to complain about this house/the situation.

Trustee Searle stated he needed to correct an earlier statement he made. He stated there is a Local Business District status in the zoning book. However, he is unaware of anything currently being zoned in that status.

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FIRE DEPARTMENT BUSINESS: Chief Brad Smith presented the following items:

- **Station Vehicles/Equipment Updates:**

- ❖ **Medics:** New Medic 561 had some wiring issues and needed to be towed. It is back in service and functioning. The old Ford Medic has some air bag issues so it will be sent for repair. Thanks to the Basil Joint Fire District for lending their Medic as a backup to the Department while these repairs are done.
- ❖ **Engine Rescue 561:** An email had been sent to the Board last week regarding the front tires needing to be replaced, and that has been done. A motion is needed to pay the bill which is \$2,021.64 to Mid-State Tire Company. Trustee Searle made a motion to pay Mid-State Tire \$2,021.64 for the two front tires on the engine rescue; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

- ❖ **Station Septic:** The bill for the lift station and pump repair has been received. The total is \$3,235. A motion is needed to pay the bill. Trustee Cotner made a motion to pay the bill to E.C. Babbert for \$3,235 for the lift station and pump repair; Trustee Searle seconded the motion. Chief Smith noted there is a warranty of three years on the work.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

- **Staff:** Donald "Mike" Carpenter has submitted his resignation, effective immediately due to being unable to do the job any longer. He had 27 years in the fire service. Trustee Searle moved to accept Donald Carpenter's resignation, effective immediately; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

- **Grants:**

- ❖ **Ohio Department of EMS:** These funds have been exhausted. The grant was for \$3,652.68. Some needed EMS equipment was purchased, as well as two sets of Feedback CPR Mannequins.
- ❖ **BWC Safety Intervention Grant:** We are still waiting to hear from BWC on this grant.
- ❖ **AFG FEMA Grant:** The SCBA's and air packs that were purchased will either be shipped or received by December 10, 2023.

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- **Special Events/Training:**

- ❖ **Lancaster FD/EMA:** GTFD trained with Lancaster at the battery recycling plant in Lancaster. It was a good opportunity for training and to see the facility. There is also a facility in Baltimore.
- ❖ **Medflight:** Medflight held training for the Department with airway interventions on September 15, 2023.
- ❖ **Bloom Carroll:** A crew went out with the marching band for a band competition involving seven to eight bands. The competition was held over the course of six to seven hours at the school.
- ❖ **Boo at the Brew:** This Sunday, the Department will be holding a “touch a truck” event at Outerbelt Brewery. This is a fundraiser in memory of Evelyn Miller who passed away at 21 months old. The foundation raises money for education and literacy for children.

Trustee Searle asked about the status of the station generator. Chief Smith reported Claypool is working on coordinating getting a crane and a crew to remove the old unit and install the new unit. They have all the equipment ready. Chief Smith plans to coordinate with Brad Hutchinson of Company wrench to get their generator loaded with the crane when the new installation takes place. This will hopefully be done within the next few weeks. Trustee Kosch noted there will need to be a note of appreciation sent to Brad Hutchinson when the installation takes place.

ROAD AND CEMETERY DEPARTMENT BUSINESS: Tom Shafer, Road & Cemetery Superintendent, presented the following business:

- **Tree Trimming on Brook Road:** Tom reported he had received a response from Mid-Ohio Tree (third quote) which was for \$2,400 per day, and they estimated it would take six to eight days to complete the work. This would include trimming all the trees on Brook Road from Ginder Road to Pleasantville Road, and taking out six to eight trees. The other quote he received was from Neiheiser & Dyer (Logan, Ohio) and they were recommended by a person who works for South Central Power and heads up their vegetation control. That quote was for \$8,500 for the entire job. Tom stated he was waiting for a quote from Gary Arbaugh of Arbaugh Tree, but his email was down so he wasn't able to provide a quote today. His quote was \$13,000. After further discussion on the merits and knowledge of each company, it was decided to use Arbaugh Tree for the job. They are a local company and have also done work for the Township before. Tom noted he has seen their work in other Townships, and stated the jobs are always done well. A resident suggested possibly negotiating with the vendor on the cost of the job.

Trustee Cotner made a motion to get Arbaugh to do the tree trimming on Brook Road for up to \$13,000; Trustee Searle seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

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Trustee Searle asked Tom to inform the Board on how any price negotiations go; also, they would like to know the timeframe for getting the job completed.

- **Cremation Services Planned:** Tom noted he has two cremation funeral services on Saturday.
- **Ginder Road Repair Work:** Tom stated he had contacted Eric McCrady on this issue. The OPWC grant is already moving forward for replacing two pipes on Ginder Road, so Tom thought maybe the project could be increased to include road repairs, like what was done on Election House Road a couple of years ago. This included a full road stabilization, injecting portland cement in it, using a road grader after stabilization, spreading the materials out, and taking the crown out of the road. Eric agreed with Tom that this was a good idea; however, he shared the following information with Tom about what ODOT District 5 and the county (Eric and Jeremiah) have discussed with ODOT, and what is potentially being planned concerning the roundabout work to be done at Route 158 and Coonpath Road: ODOT initially wanted to shut down Route 158, but Jeremiah told them that could not happen. They then wanted to construct a temporary construction road to continue Coonpath Road through east and west, in preparation for the roundabout work, but that would be cost prohibitive. Jeremiah and Eric suggested to ODOT that they work with Greenfield Township on leveling and resurfacing Rainbow Drive with hot mix asphalt, which will need to be completed before the roundabout work begins. Then, they would start at Coonpath Road, head north on Election House Road, fixing the county section, and then continue up Election House Road with hot mix asphalt, and then head east across Ginder Road, across Route 158, clear to Stringtown Road. Jeremiah and Eric said doing that is cheaper than ODOT creating a construction road for a year for the roundabout work to be done. Doug Majors stated that he had talked to Doug Morgan, ODOT engineer working on the roundabout project, and he told him the construction road project would cost \$350,000. Trustee Kosch raised the question of whether ODOT would need to create new ditches on Ginder Road when they do that work, and then relocate the ditches to the correct location. Tom also stated the project was supposed to start in 2024, but now it has been pushed back to an estimated start date April of 2025. It was changed because South Central is supposed to move their lines and other equipment, and they are having trouble getting the very large steel poles they need to do so.

Kyle Gleich asked if there were other factors that could be considered on Ginder Road to prevent the rollover accidents that are happening, such as additional patrolling in the area. Trustee Cotner stated that it is due to the current road conditions, i.e. the crown in the road. He stated once a driver gets their tire in the ditch, they lose control. He also noted the road is not very wide, so with an oncoming car, you have to be in control.

Tom Shafer went on to explain that when Coonpath Road was closed for six weeks when the county was doing culvert replacement, and then the state was having resurfacing done on Route 37, a lot of the traffic would cut north on Stringtown to Ginder to head east or west.

Tom also stated that Eric McCrady recommended not interfering with the OPWC Grant and the federal grant money. There will be a lot of specifications and red tape to bring things

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up to standards. Additional discussion took place as to what ODOT or the county may end up doing to the road, how long it could take, and what the best case scenario is for repairing the road and getting it into the proper condition. It was also noted that the varying speed limits on the road currently, i.e. 45 and 55 mph, are not being observed, and there's no way to enforce it; the state sets the speed limits.

Tom reported he had gotten a verbal guesstimate from Eric McCrady for the complete repair of the one-mile stretch of Ginder Road which was \$1,000,000.

The Board agreed that the Township needs to wait to see what ODOT and the county are going to do in the next year with the roundabout work and the nearby roads.

- **Potential Road Levy:** Tom stated he felt the Board needs to consider a road levy. He said he believed the last levy, which was a renewal, was from 2007. He also stated with the growth and building that is coming to the Township in the near future, he feels that the school system will be putting on another levy, and the Township needs to get ahead of that, since they won't be able to compete with a school levy. Tom stated he was unsure as to how many mills he is working with right now; he and Dawn have discussed the situation, and they would need to meet with the Auditor's Office about the details. Discussion continued about how much millage may be needed, as well as making it a permanent levy (not temporary) and other factors that need to be taken into consideration. It was noted that the local property taxes have increased quite a bit, so any levies - school or road - may be met with opposition. Trustee Kosch noted that a Township road levy cannot be based on anything going on with the school system or any potential projects. The Board recommended that Tom and Dawn work with the Auditor's Office for the needed information and how to proceed.

FROM THE TRUSTEES:

Trustee Kosch moved to enter Executive Session to discuss personnel for the Road Department; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Trustee Searle moved to return from Executive Session; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

The Board returned from Executive Session at 7:28 p.m.

Trustee Kosch noted there would be no action taken by the Board at this time. Tom Shafer will determine what action should be taken in the situation.

There was no additional business from the Trustees.

With no further business to be discussed, a motion to adjourn was made by Trustee Seale; seconded by Trustee Kosch.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Meeting adjourned at 7:29 p.m.