

**ELIZABETH TOWNSHIP BOARD OF TRUSTEES
MIAMI COUNTY, OHIO
REGULAR MEETING MINUTES OF JANUARY 17, 2018**

The Elizabeth Township Board of Trustees held a Regular Meeting on January 17, 2018 at 5710 E. Walnut Grove Road, Troy, Ohio at 7:00 p.m. John R. Ryman, President, called the meeting to order. Fiscal Officer called the roll and the following members were present:

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|----------------|---------------------|--------|------------------|--------------|
| President | John R. Ryman | EMS | Steve Trusty | Keith Keyser |
| Vice Pres. | Greg D. Dilts | ETCC | Zlata Garrison | Sam Kingrey |
| Trustee | William D. Sutherly | FLP | Randy Mott | Cara Kingrey |
| Fiscal Officer | Mary Ann Mumford | Zoning | Paul Hershberger | Dep. Stein |

The following order of business was established:

- ITEM # 1 Meeting with representative from the Sheriff's Dept.
- ITEM # 2 Meeting with representative from EMS
- ITEM # 3 Meeting with representative from ETCC
- ITEM # 4 Meeting with representative from Farmland Preservation
- ITEM # 5 Meeting with representative from Zoning
- ITEM # 6 Presentation of the Meeting Minutes on January 8, 2018 (Organizational, Inventory, Regular)
- ITEM # 7 Presentation of Bills and Authorization for Payment.
- ITEM # 8 Fiscal Officer Report
- ITEM # 9 COMMITTEE REPORTS:
 - A. William D. Sutherly-Equipment and Cemeteries
 - B. John R. Ryman-Roads
 - C. Greg D. Dilts-Buildings and Personnel
- ITEM # 10 Any other business to be transacted.
- ITEM # 11 ADJOURNMENT

ITEM # 1 There was no new business to discuss.

ITEM # 2 There was no representative present from EMS.

ITEM # 3 Zlata reported receipts of \$980.50 from January 6,-January 12, 2018. There are currently 381 members including spouses and dependents. Zlata contacted Fitness Doctors regarding problems with the Mye equipment. Three jacks need replaced, and there were some screws loose on the bike.

ITEM # 4 Mr. Mott said there has been no movement on the ODA closing. Mr. Mott said he spoke informally to two of the three commissioners about the township's interest in the children's home property. The commissioners were glad the township was interested and would rather work with another entity if possible. It appears to be zoned agricultural, and there may be other farmers interested in purchasing the land. Mr. Kingrey said he heard the commissioners wanted \$75,000.00 for everything. Mr. Sutherly asked him who said that, Mr. Kingrey said a realtor told him and the tax value is \$37,000.00. Mr. Kingrey asked the board what they would do with the facility if the township purchased the property. Mr. Sutherly said we would probably tear it down. Mr. Kingrey asked if the board could since it is a historical building. Mr. Kingrey asked if he could tear down an old house, Mr. Sutherly said he could. Mr. Sutherly said the barn at the children's home was going to be torn down a few years back, but it was stopped. Mr. Sutherly said we want to buy it to preserve it, and then sell it. Mr. Kingrey said he has land he wants to use and share with the community, but the township is unwilling to work with him, so why not lot my ground.

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Mr. Sutherly said he talked to a neighbor whose well went dry. Mr. Sutherly said they had to drill a new well at the dairy, and five others in the area have had their wells go dry. Mr. Sutherly said he was told Tipp City is furnishing water to Vandalia. Mr. Sutherly contacted Randy to see if that was correct and Randy said Tipp is furnishing water to a couple of developments. Mr. Sutherly said when Mark Knoop owned Fulton Farms he put test wells in and the industries in Dayton used it and would send it back. Mr. Mott said he is not surprised they are going dry. People with shallow wells may run into trouble at some point and time. Mr. Sutherly said he is interested in getting the word out, because the more the community and the soil and water conservation are aware of things the better. Mr. Sutherly said there are 80 acres in Troy being rezoned for housing development and wonders if this is going to be a problem down the road.

ITEM # 5 Mr. Hershberger had no new business to discuss. Mr. Kingrey asked how many acres are required to build on in the township. Mr. Hershberger told him 10 acres. Mr. Kingrey said he would like to let his son build a home on an acre, could he let him do it. Mr. Hershberger said Mr. Kingrey could apply for a one-time request to allow his son to build on an acre. Mr. Kingrey asked the board how the house on Walnut Grove was built on two acres, and he was required to build his house on ten acres. Mr. Sutherly asked what house on Walnut Grove Road is on two acres; Mr. Kingrey said you know which one. Mr. Kingrey asked why he had to build on ten acres and Mr. Hershberger was able to build on two acres. Mr. Hershberger said he went through Donald Wagner who was the zoning inspector at the time and it was approved. Mr. Hershberger said his house is 24 year old. Mr. Kingrey said it seems that there is a click down here, and he is not part of it. Mr. Kingrey asked how many other houses have been built on less than 10 acres, since the zoning regulations changed. The board was not sure how many there have been without checking. Mr. Sutherly said that Dave Young has some lots on State Route 41 that are one acre. Mr. Young had the one-acre parcels in place, before the zoning regulations changed. Mr. Young's one-acre parcels will be grand fathered in, because they were in place before zoning changes took place. Mr. Kingrey said he gave his son one acre to build on, how does his son proceed. Mr. Hershberger said he could go before the board of appeals and the appeals board would vote on it.

Mr. Kingrey asked the board who in the room has received farmland preservation money. Mr. Mott said he and Mr. Sutherly have received funding. Mr. Kingrey asked if he could get in on the program. Mr. Sutherly said the township has suspended funding for the program, due to the economy. Mr. Kingrey said that is something, you two get funding and now it is closed to the rest of us. Mr. Kingrey asked Mr. Mott how many farms are in farmland preservation. Mr. Mott said there is 30 plus farms. Mr. Dilts recommended that we get the meeting back on track and move on.

ITEM # 6 The meeting Minutes of the Organizational Meeting, the Inventory Meeting, and the Regular Meeting Minutes of January 8, 21018 were approved as presented.

ITEM # 7 The fiscal officer submitted the bills for payment in the amount of \$5,435.15. A Motion by Greg D. Dilts, Seconded by William D. Sutherly, was made to approve payment of bills submitted in the amount of \$5,435.15, per attachment. VOTE: Mr. Sutherly-yes, Mr. Dilts-yes, Mr. Ryman-yes. John R. Ryman, President, declared the Motion carried.

ITEM # 8 Mary Ann shared various financial reports with the board and they were duly noted

Mary Ann asked permission to use the township credit card to send the W2s to IRS through Certified Mail. A Motion by Greg D. Dilts, Seconded by William D. Sutherly was made to allow Mary Ann to use the township credit card to send the W2s through Certified Mail at the post office. VOTE: Mr. Sutherly-yes, Mr. Dilts-yes, Mr. Ryman-yes. John R. Ryman, President, declared the Motion carried.

ITEM # 9 COMMITTEE REPORTS

- A William D. Sutherly-Cemeteries/Equipment
- B. Greg D. Dilts-Roads
- C. John R. Ryman-Buildings and Personnel

Mr. Sutherly said the last load of salt is on the truck. More salt should come in this week.

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Mr. Dilts said he would like to reiterate the township's policy for mailbox strikes. The township will furnish a basic mailbox and post, or \$50.00 toward the cost of a new mailbox and post if the snowplow knocks a mailbox down. If the mailbox falls due to slush or spray from the snowplow, it is up to the homeowner to replace their mailbox and post.

Mr. Ryman said the community committee met and he would like to see the meeting narrowed down. At the last meeting, Mr. Ryman said it was all over the place, and not a lot was accomplished.

ITEM # 10 Mr. Kingrey asked Mr. Ryman how he could operate a lawn business in the township, when the board will not work with him to allow him to operate his barn to hold events. Mr. Kingrey asked Mr. Ryman if he had a Conditional Use Permit. Mr. Ryman said his business falls under agriculture and he does have a Conditional Use Permit to operate his business. Mr. Kingrey asked Mr. Ryman if he was asked if the trucks coming in and out of his business would be a concern to the residents. Were you told that your business would create more traffic on the township roads? Mr. Kingrey asked how are the others in the township operating their businesses when they are not related to agriculture. We all know there is a woman baking cakes and selling them out of her house, how is she getting by with it? How about the other home businesses in the township and the computer businesses in the township, do they all fall under agriculture, and do they all have Conditional Use Permits. Mr. Kingrey said again, the board will not work with him, but these others are all operating out of their homes. Mr. Kingrey said he could open a strip joint and that falls within the township zoning regulations, but to use a barn for community events and private events do not. Mr. Kingrey said some barns might be torn down in the township, because the owners need money from the barns to re-coop the costs for the repairs. Mr. Keyser said he redid his barn and does not expect money for his repairs. Mr. Kingrey asked Mr. Keyser if he would want to make money on his barn. Mr. Kingrey said he does not need the money, but others in the township do. Mr. Kingrey asked if the township board wanted to keep the barns nice and properties maintained. Mr. Kingrey said you want to be a historical township, but you are willing to let the barns and properties go down, without helping residents make some money back by allowing them to use their barns to hold events. Seems like the click is out here, but I cannot be a part of it. Mr. Ryman said it is nothing personal, it is just if the board approves his event barn, there could be numerous more in the township doing the same thing. The board would approve one, but they do not want 10-12 event barns in the township, if we allow one event barn, we have to allow them all.

Mr. Kingrey commented that its funny people here got their farmland preservation money and now it is shut off. Mr. Kingrey said he is trying to better the community and the board does not want progress. Mr. Dilts said we had resistance when we had to remove trees on Hufford and Gearhart Roads for road repairs, but it was for public safety that the trees had to be removed. Mr. Kingrey said it is going to take money to fix his old house and he would like to make the money back. Mr. Mott said he is going to have a 100-year century farm and he cares about preserving the land. Mr. Kingrey said some people could not afford to spend \$300,000.00 on a barn without making money back on it. Mr. Sutherly said Sam if you recall going to the zoning board of appeals, the board accepted your barn if you were in charge of the operation. However, once you are no longer operating the barn, the county prosecutor said the township could not take back the Conditional Use Permit after it is granted. Mr. Sutherly said it went through the zoning commission and zoning board of appeals and both boards turned it down. After being turned down by both boards, the board of trustees also turned it down. Mr. Kingrey said the woman on Knoop Road lost the sale of her property because of not being able to use the barn for profit. Mr. Kingrey said we are looking at our property values going down due to not being able to do anything with our properties. Mr. Sutherly said when the farmland preservation program first started the board looked for people to participate in the program, then boom it went hot. The board had nothing to do with choosing the farms, the USDA ranked the farms for the township. Now, we have suspended the program due to the economy crashing in 2008, it had nothing to do with who got money and who did not. Mr. Kingrey said Holzen, Lawson, and Ryman are all operating businesses and he is turned down, it does not make sense. Mr. Kingrey asked how the AMVETS being a bar operates in the township. Mr. Kingrey said he is sure the ETCC, Cove Spring Church and John's business creates traffic on township roads. Mr. Ryman said with nothing being in the zoning regulations, Mr. Kingrey could collect signatures and get it on the ballot.

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ITEM # 11 With no other business to be transacted a Motion by John R. Ryman, Seconded by Greg D. Dilts, was made to adjourn. The meeting adjourned at 7:48 p.m.

APPROVED: FEBRUARY 7, 2018

John R. Ryman, President

Greg D. Dilts, Vice President

William D. Sutherly, Trustee

Mary Ann Mumford, Fiscal Officer