

Elizabeth Township Quarterly

Summer 2006

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Elizabeth Township Community Center Update

The renovation of Elizabeth School recently began. Residents of Elizabeth Township will have a number of services offered to them upon completion of the renovation, changing the building to a community center.

The bid for the renovation was awarded to Jess Construction, Arcanum. Demolition in the basement began at the end of March. This area will house a possible fitness center and daycare.

Currently, grade work for the parking area and a new entrance on the east side of the building is underway.

The renovated building will have geo-thermal heat and air conditioning. It is expected that the renovations will take approximately one year to be completed.

Ron Swallow-President

EMS News

Ron Grout stated for the month of March there were 6 medic and 2 fire runs for Elizabeth Township. The response time 6.0 minutes from time of dispatch to time on scene. In April there were 9 medics and 1 fire run. A proposed 3 year contract beginning 7/1/06 through 6/30/09 was received from Mr. Grout.

Township Trivia-When was Elizabeth Township officially recognized as a township?

Bids on McCandliss Road

There were 4 bids to resurface McCandliss Road. They were John R. Jurgensen Co., Dayton for \$77,113.00, Wagner Paving, Laura for \$83,950.00, Barrett Paving Materials, Inc., Dayton for \$78,583.50 and TriCon Paving, Piqua for \$79,953.78. The contract was awarded to John R. Jurgensen Co., for \$77,113.00. Work will begin this summer.

Bids on Mowing Cemeteries

At the April 5th regular meeting there were 5 bids received for mowing the cemeteries. They were Lawn Tenders, Inc., Troy at \$24.00/hr., Sam Buchman, Casstown at \$21.00/hr., Shield's Lawn Tamers, Troy at \$22.50/hr., Long's Lawn Care, Troy at \$25.00/hr. and Ozscapes, Troy at \$29.00/hr. Lawn Tender's, Inc., was awarded the bid for mowing the cemeteries.

Farmland Preservation

The farms of two of six applicants, Mark Batdorf and Carol Mumford were accepted into the Ohio Agricultural Easement Program. Mark was offered \$728,510.33 payment for the development rights of his 375.44 acre farm. \$416,291.63 was offered by the State of Ohio for 40% of the development rights. Elizabeth Township Land Preservation offered \$312,218.70 for 30% of the development rights. Mark donated 30% of the development rights. Carol Mumford was offered a partial payment of \$56,108 by the State. The State offered a partial payment because the payment cap for the district otherwise would have been exceeded. The Township offered \$66,782 for 30% of the development rights of the 86 acres. Carol donated 30% of the development rights. The other applicants are eligible for the Township's own land preservation program.

There will be a workshop June 12, 2006 at 8:00 P.M. at the township house. Jill Clark will be speaking on innovative ways to protect Ohio Farmlands.

William Sutherly-Elizabeth Township Land Preservation

He says again, "Good fences make good neighbors."

Robert Frost (1874-1963) *Mending Wall*

TEL on the Ballot in November

Tax and Expenditure Limitations (TEL) sound good, but could have severe consequences. Supporters say this bill will keep taxes down and decrease the size of state government. Opponents say this bill will lead to loss of funding for services for the neediest citizens, the poor, elderly, or disabled. This bill is about reducing government and cutting the government services that help all people achieve a better quality of life. In

Colorado, they have decided to suspend TABOR(Colorado's version of TEL) for 5 years in order to restore needed services that were cut.

Housing Repair Loans

Miami County Commission is accepting applications for the fiscal 2005 Community Housing Improvement Program-Private Owner Rehabilitation. The program provides qualified homeowners with loans up to \$25,000 to bring their house up to all applicable codes, including, but not limited to local and state residential standards. This loan is payable on the sale of the property. Homeowners must live in Miami County, residing outside the city limits of Piqua.

For more information or to apply contact Benjamin Amick, Community Development Program Manager, at 440-8107.

Dayton Daily News-May 4, 2006

Solid Waste/Recycling Transfer Station

Remember the Solid Waste/Recycling Transfer Station located at 2200 North County Road 25A, Troy, will take cardboard, newspaper, and plastic without charge. There is also a container for aluminum cans. Other trash, not paint or chemicals, can be disposed of in the Transfer Station. The charge is \$4.75 up to 200 pounds. This is an economical way to rid your property of unwanted trash. The next household hazardous waste drop-off is from 8 A.M. to noon June 10 beneath the grandstand at the Miami County Fairgrounds, 650 N. County Road 25A. The price per pound is \$1. Please call 440-3488 to register.

If you have left over liquid latex paint you can dry it up with kitty litter to make it a solid and then throw it in your regular trash.

If there are questions about what items the Solid Waste/Recycling Transfer Station will accept, please call 440-3488. If everyone does their part, Elizabeth Township can be the beautiful place it deserves to be. Please do your part.

Sheriff's Beat

Sometimes we need to contact the Sheriff's Office when it is not an emergency. Here is the Sheriff Non-Emergency number 440-6085.

The Sheriff's office assigns a patrol car to Elizabeth Township, but they are not always here. Their placement here is determined by the Sheriff. They are supposed to be here 8 hours a day, 7 days a week. This is not to exceed 64 hours in a week. The township provides fuel and service, but the county pays benefits.

House Address

Help the Fire Departments, EMS, and Sheriff serve you better and quicker. Display your house address. When there is an emergency, seconds can mean the difference between life and death. Make sure your house address is visible!

Other Important Numbers

Other numbers that may be needed are Board of Health 440-8105
Planning and Zoning 440-8111
Sanitary Engineer 440-5653
County Engineer 440-5656
Animal Shelter 332-6919
Cooperative Extension 440-3945
Soil & Water Conservation District 335-7666

Elizabeth Township Zoning Department

Elizabeth Township is one of four townships in Miami County to have its own zoning department and zoning resolutions. The other three are Lost Creek, Bethel and Brown. The other townships in the county utilize the services of the Miami County Zoning Department.

The Elizabeth Township zoning department consists of a Zoning Inspector, 5-member Board of Zoning Appeals, and 5-member Zoning Commission. As a township resident, you should be aware of the function of the Zoning Department and when you need to contact them for their services.

1. Zoning Certificate (Permit)

The construction, enlargement, or altering of any building in the Township requires a zoning certificate with a few exceptions involving agricultural buildings. The zoning permit application requires information that allows the Zoning Inspector to determine that the building or lot meet the requirements of the zoning resolutions in terms of size, location (distance from front, rear, and side lot lines), road frontage, etc. These requirements differ according to the zoning classification of your property-residential or agricultural.

The Zoning Inspector should be contacted for a zoning permit application. The application is completed and submitted along with the \$75 fee, a sketch or plot sheet showing the proposed structure's location on the lot, and a letter of approval for the septic system from the Miami County Health Department if a well or septic is involved. Once the Zoning Permit is issued, it is used to obtain your Building Permit from the Miami County Building Regulations Department.

Agricultural buildings for agricultural use require a Letter of Intent signing off that the building is used for agricultural purposes rather than a Zoning Permit.

2. Conditional Use Application

Each zoning classification has a list of conditional uses such as child care nursery, temporary mobile home, indoor commercial storage of recreational vehicles, rooming house, etc. that apply to that classification. A conditional use must be applied for

in these circumstances. The most common request for a Conditional Use Permit is for the operation of a business from your property other than a home occupation. An application is requested from the Zoning Inspector and is filled out and submitted along with a \$295 fee and any supporting documentation for the granting of a Conditional Use permit.

The decision to grant or deny a Conditional Use Permit is made by the Board of Zoning Appeals at a meeting that must be advertised in advance. Also, adjoining property owners must be notified by mail in advance of the meeting.

The Board of Zoning Appeals will many times place restrictions on a Conditional Use that is granted such as number of offices, number of employees, hours of operation, etc. If any of these restrictions are to be exceeded at some point in the future, the applicant must reapply for a new Conditional Use Permit.

3. Variances

A variance may be applied for through the Zoning Inspector if certain requirements for a Zoning permit cannot be met such as lot size, distance from lot lines, etc. The variance request is filled out and returned to the Zoning Inspector along with a \$295 fee.

The decision to grant or deny a variance is made by the Board of Zoning Appeals at a meeting that has been advertised in advance.

4. Zoning Amendment

A request to have property rezoned can be made by filling out a Zoning Amendment form and returning it along with a \$295 fee to the Zoning Inspector. The initial request to grant or deny a zoning change is made by the Zoning Commission at a meeting publicly advertised in advance. The zoning change also requires proceedings with the Township Trustees and the Miami County Zoning Commission.

The above proceedings were recently utilized to change our zoning regulations. Road frontage requirements for Agricultural zoned lots increased from 250' to 300' and 'right to farm' narrative was added. Home size requirements increased from 1200 square feet to 1600 square feet in all zoning classifications.

The Zoning Inspector is Gerald Thorstad and can be reached at 335-6760.

Gerald Thorstad, Zoning Inspector

Building Permits

Richard Sutherly-agricultural building-6100 E. State Rte. 41

Donna Cooper & Robert Lee-new home-686 Alcony-Conover Road

Gerald Elleman-pole barn-5533 E. LeFevre Road

Don & Pat Hiegel-home addition-4862 E. State Rte. 41

Kevin & Amanda Baker-new home-8564 E. State Rte. 41

Mark & Shelley Chapman-swimming pool-4010 LeFevre Road

John & Brenda Overholser-new home-6306 Tipp Elizabeth Road

Robert Dakin-home addition-8015 Tipp Elizabeth Road

Matt & Meg Wiltshire-new home-3277 Gearhart Road

These permits were approved by Gerald Thorstad, Zoning Inspector.

Newsletter

We are trying very hard to make sure people in the community are receiving the newsletter. We are trying to figure out how people are still being missed. Just keep sending e-mails or call the township office and we will continue to upgrade and hopefully figure out just what the problem is with some people still not receiving the newsletter, when the names are on the master list. Thanks for your patience and understanding.

Did you know the answer? Elizabeth Township was the 4th township formed in Miami County on July 21, 1807.

Ben Sutherly and Carol Mumford, *A History of Elizabeth Township page 33*

Contact Us

Township newsletters are mailed to all registered voters and landowners in Elizabeth Township. If you know someone who is not receiving a newsletter, but would like to receive one, please contact the township trustees by phone 335-1920, fax 335-1927 or e-mail at eliztshp@voyager.net

Trustees meet at 8 P.M. on the first and third Wednesday of each month through the end of November at the township house, 5710 Walnut Grove Road (meetings begin at 7 P.M. December through March). Work sessions are held at 8 P.M. on the second Monday of each month. If you would like to be placed on a meeting's agenda, please contact the township trustee office with as much advance notice as possible.