

Springfield Township Trustees  
Regular Trustees' Meeting  
5:00 p.m. Monday, April 4, 2022

The Springfield Township Trustees met in regular session, open to the public, on Monday, April 4, 2022, at 5:00 p.m. in the Township Chambers, 7617 Angola Road, Holland, Ohio with the following members present:

Tom Anderson Jr.  
Robert Bethel  
Andrew Glenn

Robert Bethel called the meeting to order at 5:00 p.m. All present were asked to rise for a moment of silence and the Pledge of Allegiance.

**ADOPTION OF AGENDA:**

**Motion made by Tom Anderson Jr. to approve the agenda, as presented.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

**PUBLIC COMMENT:**

Mike Nowowiejski of 9935 Old State Line Road, said that the requested millage for the new police levy was excessive and would raise his property taxes significantly. He also questioned whether contracting with the Lucas County Sheriff's Office makes sense given their current lack of responsiveness. The Trustees responded that the contract would give the Township control over patrol areas, selection of officers, and include dedicated, labeled patrol cars.

**PUBLIC HEARINGS (see below):**

All individuals who spoke during the public hearings were duly sworn in.

**PUBLIC HEARING #1:**

**Motion made by Andrew Glenn to open the public hearing for Z19-C673; A zoning change request from RA-4 Rural Residential to C-2 General Commercial for the property located at 7557 Dorr Street.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Andrew Glenn, yes  
Tom Anderson Jr., yes  
Robert Bethel, yes

Mr. Barnes stated that the property, located on the southeast corner of the Dorr/King roundabout, is no longer likely to be developed residentially. The staff feels that classifying the property as commercial is both consistent with the neighborhood and the Land Use Plan, and the change has been recommended by both the Plan and Zoning Commissions. Jerry Parker, attorney for the requesting applicant, wished to thank the Township staff for their extra efforts to find another location for the business within the Township. Joe Hoag of 1019 Morack Drive, representing several neighbors, said that they were concerned about the additional congestion and the placement of the driveway cuts. The Trustees responded that the final plan would still have to go through the Township's site plan approval process, but they envisioned that the business would not create any traffic issues for the area, including Dorr Street Elementary.

**Motion made by Tom Anderson Jr. to close the public hearing for Z19-C673.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

**Motion made by Tom Anderson Jr. to approve the zoning change request for Z19-C673, as presented.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

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**PUBLIC HEARING #2:**

**Motion made by Tom Anderson Jr. to open the public hearing for Z19-C674; A zoning change request from C-2 General Commercial to M-1 Limited Industrial for the properties located at 9326 & 9350 Airport Highway.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

Mr. Barnes stated that the owner has an existing countertop fabrication shop immediately east of the referenced properties and would like to expand. The change in zoning is consistent with the area and the staff and the Plan and Zoning Commissions recommend approval. Mike Langenderfer, the owner/applicant was present and elaborated on his expansion plans.

**Motion made by Tom Anderson Jr. to close the public hearing for Z19-C674.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

**Motion made by Tom Anderson Jr. to approve the zoning change request for Z19-C674, as presented.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

**PUBLIC HEARING #3:**

**Motion made by Tom Anderson Jr. open the public hearing for Z19-C676; A text amendment regarding private sports courts and parking regulations.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

Mr. Barnes said that the current zoning code needed to be more consistent with the more recently updated overlay district guidelines. The updates would also avoid unnecessary trips to the Board of Zoning Appeals for routine issues to be heard. The staff and Plan and Zoning Commissions recommend approval. No one spoke for or against the proposal.

**Motion made by Tom Anderson Jr. to close the public hearing for Z19-C676.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

**Motion made by Tom Anderson Jr. to approve the zoning change request for Z19-C676, as presented.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

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**PUBLIC HEARING #4:**

**Motion made by Tom Anderson Jr. to open the public hearing for Z19-C677; A zoning change request from R-A Suburban Residential and RA-3 Large Lot Rural Residential to R-A Suburban Residential for the property located at 2201 Gunn Road. Seconded by Andrew Glenn and the roll call resulted as follows:**

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

Mr. Barnes stated that the owner would like to expand the Apple Blossom subdivision to the southeast corner of Pilliod and Gunn Roads. The development will be mostly single family homes with some villas edging the property. The area is surrounded by residential lots and the staff and Plan and Zoning Commissions recommend approval. Matt Lewandowski, the applicant was present and clarified his intentions for the property.

**Motion made by Tom Anderson Jr. to close the public hearing for Z19-C677. Seconded by Andrew Glenn and the roll call resulted as follows:**

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

**Motion made by Tom Anderson Jr. to approve the zoning change request for Z19-C677, as presented. Seconded by Andrew Glenn and the roll call resulted as follows:**

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

**PLANNING AND ZONING:** By Jacob Barnes, Planning Director

Mr. Barnes presented the Monthly Report and highlighted the following items:

- In the month of March, 30 permits were issued, including 3 new dwellings.
- Three site plan reviews are currently in progress.
- Although the Township has been unable to contact the owner of the property at 341 Harefoote Street, construction materials have been delivered to the site and it appears repairs will be undertaken soon.
- Completed training on the new Lucas County Engineer's Permit processing system.
- Mr. Barnes attended several meetings/events including:
  - OTA Webinar
  - LMH meeting, regarding a zoning change request
  - Holland Springfield Chamber Business Council meeting
  - Holland Springfield Chamber luncheon

**FISCAL OFFICER'S REPORT:** Barbara Dietze, Fiscal Officer

**Payment of Bills:**

**Motion made by Tom Anderson Jr. to approve the listing of payments to be made by check from March 22 to April 4, 2022 in the amount of \$65,273.41, as presented. Seconded by Andrew Glenn and the roll call resulted as follows:**

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

Ms. Dietze also presented the Trustees with an electronic payment listings from March 18 to March 31, 2022, in the amount of \$262,594.17. This includes the bi-weekly Township payroll paid on March 30<sup>th</sup>, in the amount of \$242,168.28.

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Approval of Minutes:

**Motion made by Andrew Glenn to approve the Regular Trustees' Meeting Minutes of Monday, March 21, 2022, as presented.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Andrew Glenn, yes  
Tom Anderson Jr., yes  
Robert Bethel, yes

**PUBLIC ADMINISTRATION:** By Mike Hampton, Administrator

Mr. Hampton presented the Monthly Report and highlighted the following items:

- Mr. Hampton presented a copy of his testimony to the State Transportation Committee.
- The SAM and DUNS registrations have been renewed.
- Concerns about the Royal Village mobile home park are being forwarded to the Department of Commerce, who is now the designated regulatory agency.
- An emergency siren, currently located on a telephone pole near the Administration building, will be need to be relocated with the construction of the Angola/King roundabout. The siren will be moved to a pole behind Park Place, near Community Homecoming Park, at a cost of \$4,750.
- Mr. Hampton presented a support letter for the proposed police levy from Springfield Local Schools.
- **Motion made by Andrew Glenn to approve the ODOT Road Salt Contract for the 2022 winter season, as presented.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Andrew Glenn, yes  
Tom Anderson Jr., yes  
Robert Bethel, yes

**EXECUTIVE SESSION:**

An Executive Session was requested per ORC 121.22(G)(4): Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment and ORC 121.22(G)(6): Details relative to the security arrangements and emergency response protocols for a public body or a public office and to invite Fire Chief, Barry Cousino, Legal Counsel, Gary Sommer, and Administrator, Mike Hampton.

**Motion made by Tom Anderson Jr. to adjourn to Executive Session at 6:03 p.m.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

**Motion made by Tom Anderson Jr. to reconvene from Executive Session at 6:45 p.m.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

Action taken as a result of Executive Session:

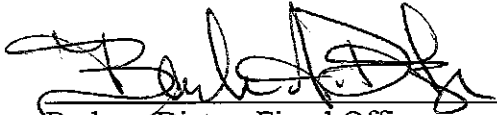
None.


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**ADJOURNMENT:**

**Motion made by Tom Anderson Jr. to adjourn at 6:46 p.m.** Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes  
Andrew Glenn, yes  
Robert Bethel, yes

  
Barbara Dietze, Fiscal Officer

  
Tom Anderson Jr., Trustee

  
Robert Bethel, Trustee

  
Andrew Glenn, Trustee

**Payment Listing**

UAN v2022.1

3/22/2022 to 4/4/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
300-22B	04/04/2022		AW	Advanced Eco Systems, Inc.	\$6,644.30	B
301-22B	04/04/2022		AW	Commercial Comfort Systems, Inc.	\$305.00	B
302-22B	04/04/2022		AW	D & R Outdoor Power Equipment LLC	\$265.24	B
303-22B	04/04/2022		AW	Engraved Image	\$52.25	B
304-22B	04/04/2022		AW	Lake Erie Construction Company	\$1,758.72	B
305-22B	04/04/2022		AW	Leaf	\$649.00	B
306-22B	04/04/2022		AW	Mitchell 1	\$12.00	B
307-22B	04/04/2022		AW	OBM	\$143.10	B
308-22B	04/04/2022		AW	PD PLAQUES	\$7.00	B
309-22B	04/04/2022		AW	SiteOne Landscape Supply, LLC	\$118.98	B
310-22B	04/04/2022		AW	Snap-on Tools	\$91.75	B
311-22B	04/04/2022		AW	Allshred Services	\$73.70	B
312-22B	04/04/2022		AW	Verizon Wireless	\$840.34	B
313-22B	04/04/2022		AW	VILLAGE OF HOLLAND	\$40,706.61	B
330-22B	04/04/2022		AW	Terminal Supply Company	\$218.65	B
331-22B	04/04/2022		AW	Cam-Tech Industrial Services, LLC	\$450.00	B
332-22B	04/04/2022		AW	Principal Life Insurance Company	\$5,202.92	B
333-22B	04/04/2022		AW	STONECO INC	\$188.54	B
334-22B	04/04/2022		AW	Namho Enterprises LLC	\$500.00	B
335-22B	04/04/2022		AW	TRACTOR SUPPLY COMPANY	\$8.13	B
336-22B	04/04/2022		AW	TIREMAXX	\$1,905.90	B
337-22B	04/04/2022		AW	Burgess Hearse & Ambulance Sales	\$118.09	B
338-22B	04/04/2022		AW	Valley Freightliner of Toledo	\$42.65	B
340-22B	04/04/2022		AW	MENARDS	\$716.16	B
347-22B	04/04/2022		AW	John Deere Financial	\$4,254.38	B
Total Payments:					\$65,273.41	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$65,273.41	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

\* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

X ☒
  
X ☒
  
X ☒
  
X ☒