

Springfield Township Trustees
Regular Trustees' Meeting
5:00 p.m. Monday, November 4, 2024

The Springfield Township Trustees met in regular session, open to the public, on Monday, November 4, 2024, at 5:00 p.m. in the Township Chambers, 7617 Angola Road, Holland, Ohio with the following members present:

Tom Anderson Jr.
Rachel Geiger
Andrew Glenn

Andrew Glenn called the meeting to order at 5:00 p.m. All present were asked to rise for a silent prayer and the Pledge of Allegiance.

ADOPTION OF AGENDA:

Motion made by Tom Anderson Jr. to approve the agenda presented. Seconded by Rachel Geiger and the roll call resulted as follows:

Tom Anderson Jr., yes
Rachel Geiger, yes
Andrew Glenn, yes

PUBLIC COMMENT:

- N/A

GUEST PRESENTATION: Community Homecoming Corporation

Rachelle Frank, 802 Countway, Holland, OH 43528. Profit of the 2024 Homecoming Festival was presented at \$21,211.90. Based on the profits a check was presented to the Trustees in the amount of \$2,121.19 for the Township Park Fund. These funds are allocated for park improvements.

PUBLIC HEARING:

- **Motion made by Tom Anderson Jr. at 5:07 pm to open a public hearing for Z19-C691 – A zoning change from R-A Suburban Residential and M-3 Heavy Industrial to C-2 General Commercial for the property located at 6501 Angola Road.** Seconded by Rachel Geiger and the roll call resulted as follows:

Tom Anderson Jr., yes
Rachel Geiger, yes
Andrew Glenn, yes

- Jacob Barnes, Planning Director, 7617 Angola Road was sworn in and explained the property is currently split zoning and nonconforming to the Township standards. The zoning change would correct the zoning and bring the property to a conforming standard.
- Comments – N/A
- **Motion made by Tom Anderson Jr. at 5:07 pm to close the public hearing for Z19-C691 – A zoning change from R-A Suburban Residential and M-3 Heavy Industrial to C-2 General Commercial for the property located at 6501 Angola Road.** Seconded by Rachel Geiger and the roll call resulted as follows:

Tom Anderson Jr., yes
Rachel Geiger, yes
Andrew Glenn, yes

- **Motion made by Tom Anderson Jr. to approve Z19-C691 – A zoning change from R-A Suburban Residential and M-3 Heavy Industrial to C-2 General Commercial for the property located at 6501 Angola Road.** Seconded Rachel Geiger and the roll call resulted as follows:

Tom Anderson Jr., yes
Rachel Geiger, yes

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Andrew Glenn, yes

- **Motion made by Tom Anderson Jr. at 5:08 pm to open a public hearing for Z19-C692 – A zoning change from RA-4 Rural Residential to RA-3 Large Lot Rural Residential (+Conditional Use) for the property located at 8305/8319 Nebraska Avenue.** Seconded by Rachel Geiger and the roll call resulted as follows:

Tom Anderson Jr., yes
Rachel Geiger, yes
Andrew Glenn, yes

- Jacob Barnes, Planning Director, 7617 Angola Road, was sworn in and explained that the current use of the property is nonconforming to the existing split zoning of the property. The zoning change would allow the property to come into compliance with zoning regulations.
- Comments – George Oravec, Consulting Engineer, was sworn in and was in favor of the zoning change to allow the property to conform to Township zoning standards.
- **Motion made by Rachel Geiger at 5:14 pm to close the public hearing for Z19-C692 – A zoning change from RA-4 Rural Residential to RA-3 Large Lot Rural Residential (+Conditional Use) for the property located at 8305/8319 Nebraska Avenue.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Rachel Geiger, yes
Tom Anderson Jr., yes
Andrew Glenn, yes

- **Motion made by Tom Anderson Jr. to approve Z19-C692 – A zoning change from RA-4 Rural Residential to RA-3 Large Lot Rural Residential (+Conditional Use) for the property located at 8305/8319 Nebraska Avenue.** Seconded by Rachel Geiger and the roll call resulted as follows:

Tom Anderson Jr., yes
Rachel Geiger, yes
Andrew Glenn, yes

PLANNING REPORT: Jacob Barnes, Planning Director

- Upcoming Public Hearings
 - **Z19-C693 – Accessory Dwelling Unit (ADU) text amendment.** Mr. Barnes noted that it will be heard by the Zoning Commission on November 12, 2024. He requested that the Trustees set their Public Hearing for Monday, December 3, 2024 at 5:00pm.
 - **Motion made by Tom Anderson Jr. to set the Public Hearing for Z19-C693 on Monday, December 3, 2024 at 5:00 pm.** Seconded by Rachel Geiger and the roll call resulted as follows:

Tom Anderson Jr., yes
Rachel Geiger, yes
Andrew Glenn, yes

- Zoning Board Updates – The Board of Zoning Appeals met on October 22, 2024 and considered the following requests:
 - A conditional use request to allow an existing landscaping contractor to remain at the property located at 8305/8319 Nebraska Avenue. This request was continued to November 26, 2024 at 5:00pm.
 - A variance request to construct an 8' fence between the building and street for the property owned by Toledo Edison located at 6099 Angola Road. This request was approved with modifications (8' height in rear of property and 6' height by front parking lot).
- Planning & Economic Development Report

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- Met with Lucas County Economic Development Officials at Robotic Technical Support Services at 6553 Angola Road on October 24, 2024.
- Attended the OTA Zoning Conference on October 25, 2024 and spoke on the importance of an updated Zoning Resolution. Also moderated a Zoning Roundtable with OTA officials on zoning and legislative updates.
- Attended the press conference held by the Lucas County Commissioners on October 28, 2024 at Designetics in Westwinds Business Park. This was the official announcement of their new Economic Development Department.
- Chamber of Commerce Updates
 - Grand Opening/Ribbon Cutting for Raising Cane's will be held on November 12, 2024 at 8:45am.
- **COMMENT from Andy Glenn:** On November 12th at 5:30 am a local vet will be part of the Honor Flight to DC. Planning an escort with Fire and the Sheriff. Will provide more information when received.
 - Grand Opening/Ribbon Cutting for S&G Stores at 10165 Airport Hwy was held on October 9, 2024.
 - Grand Opening/Ribbon Cutting for Penta at 1205 Corporate Dr was held on October 23, 2024.

ZONING REPORT: Joshua Hollinger, Zoning Inspector

- Permits
 - 32 permits with 3 new dwellings for month of September and \$1,820 in fee received.
- Violations
 - Commercial vehicles on residential properties – resident complied
 - Addition onto rear of home – homeowner unaware of needed permits – permits obtained
 - Person living in commercial building – coordinated with the Sheriff to obtain assistance for the person
- Meetings
 - S&G remodeling the station located at Holland-Sylvania and Airport with similar design to Eber Road
 - Gunn Rd. Lucas County Review

FISCAL OFFICER REPORT: Brenna Koback, Fiscal Officer

- Listing of payments to be made by check from October 16 – November 5, 2024 in the amount of \$113,506.92 presented.
 - **Motion made by Rachel Geiger to approve the listing of payments to be made by check from October 16 – November 5, 2024 in the amount of \$113,506.92 as presented.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:
 - Rachel Geiger, yes
 - Tom Anderson Jr., yes
 - Andrew Glenn, yes
- Electronic payment listing from August 16 to November 14, 2024, in the amount of \$27,693.24.
- Regular Trustees' Meeting Minutes from Tuesday, October 15, 2024 presented for approval.
 - **Motion made by Tom Anderson Jr. to approve the Regular Trustees' Meeting Minutes of Tuesday, October 15, 2024.** Seconded by Rachel Geiger and the roll call resulted as follows:
 - Tom Anderson Jr., yes
 - Rachel Geiger, yes
 - Andrew Glenn, abstain

PUBLIC ADMINISTRATION: Mike Hampton, Administrator

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Monthly Report reviewed and highlighted the following items:

- Lucas County Economic Development Opening – will support the Township in getting businesses to pay for the services we provide since we are limited with our revenue sources. Want to continue to provide the high level of service our residents have come to expect.
- Hotel Owner Meeting – meeting with Lucas County Prosecutor, Fire Marshall and Township staff to discuss the Township mandates to comply and reduce nuisance calls to the properties. One of the biggest issues is the hotels allowing long term stays. If a call for service is received from a hotel property, the owner will be called with 24 hours to notify of the issue. Follow up meeting in December.
- Cane's Traffic Management Meeting – plan has been formulated with dedicated signs and turn lanes. Traffic will be maintained by the Sherriff on the 12th and as long as needed after.
- Levy Work – final push tomorrow on Election Day
- Health Benefits
 - Approval Renewal - Requesting approval to renew health care benefits with Paramount for 2025 and 2026 with no rate increase.
 - **Motion made by Tom Anderson Jr. to approve the renewal of health care benefits with Paramount for 2025 and 2026 with no rate increase.** Seconded by Rachel Geiger and the roll call resulted as follows:

Tom Anderson Jr., yes
Rachel Geiger, yes
Andrew Glenn, yes

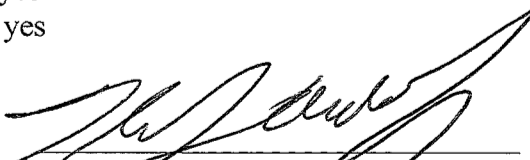
- Labor/Management Mental Health Discussion – looking at ways we can help support our staff in addition to the EAP. More to come later.
- Requesting approval from the Trustees to allow Administrator Hampton to sign an engagement letter with Kevin Devaney, Eastman & Smith Ltd. for legal representation.
 - **QUESTION from Andy Glenn:** Will Gary Sommers continue his services currently and Eastman & Smith take over on a certain date? **COMMENT from Administrator Hampton:** Gary Sommers will continue current items and Eastman & Smith will take over any new items that require legal counsel. Eastman & Smith will attend meetings as necessary/required.
 - **Motion made by Rachel Geiger to allow Administrator Hampton to sign an engagement letter with Kevin Devaney, Eastman & Smith for legal representation.** Seconded by Tom Anderson Jr. and the roll call resulted as follows:

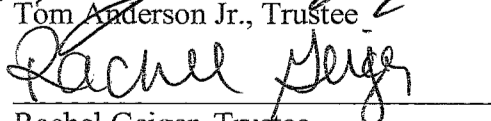
Rachel Geiger, yes
Tom Anderson Jr., yes
Andrew Glenn, yes

ADJOURNMENT:

Motion made by Tom Anderson Jr. to adjourn the meeting at 5:39 p.m. Seconded by Rachel Geiger and the roll call resulted as follows:

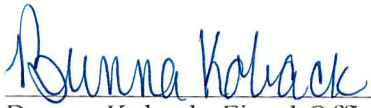
Tom Anderson Jr., yes
Rachel Geiger, yes
Andrew Glenn, yes



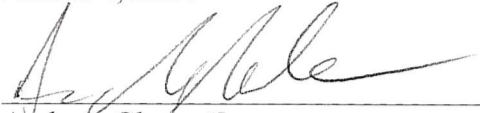
Tom Anderson Jr., Trustee


Rachel Geiger, Trustee

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Brenna Koback, Fiscal Officer



Andrew Glenn, Trustee

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Payment Listing

10/16/2024 to 11/5/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
1178-24B	11/05/2024		AW	Advanced Eco Systems, Inc.	\$2,586.50	B
1179-24B	11/05/2024		AW	Aqualawn LLC	\$543.00	B
1180-24B	11/05/2024		AW	Aqualawn LLC	\$3,050.00	B
1181-24B	11/05/2024		AW	Aqualawn LLC	\$195.00	B
1182-24B	11/05/2024		AW	Aqualawn LLC	\$125.00	B
1183-24B	11/05/2024		AW	Aqualawn LLC	\$100.00	B
1185-24B	11/05/2024		AW	Cummins Sales and Service	\$303.61	B
1186-24B	11/05/2024		AW	Commercial Comfort Systems, Inc.	\$1,236.68	B
1187-24B	11/05/2024		AW	Commercial Comfort Systems, Inc.	\$317.00	B
1188-24B	11/05/2024		AW	Fast Signs	\$114.00	B
1189-24B	11/05/2024		AW	FOREMAN IRRIGATION CO.	\$125.00	B
1190-24B	11/05/2024		AW	FOREMAN IRRIGATION CO.	\$150.00	B
1191-24B	11/05/2024		AW	GRAINGER, INC.	\$152.70	B
1192-24B	11/05/2024		AW	GRAINGER, INC.	\$51.08	B
1193-24B	11/05/2024		AW	GFL Environmental	\$124.95	B
1194-24B	11/05/2024		AW	Horn Key & Lock	\$21.00	B
1195-24B	11/05/2024		AW	Horn Key & Lock	\$10.00	B
1196-24B	11/05/2024		AW	Jerry Pate Turf & Irrigation	\$199.24	B
1197-24B	11/05/2024		AW	John Deere Financial	\$6,310.98	B
1198-24B	11/05/2024		AW	Leaf	\$669.00	B
1199-24B	11/05/2024		AW	Capital One Trade Credit	\$832.18	B
1200-24B	11/05/2024		AW	OBM	\$166.43	B
1201-24B	11/05/2024		AW	OHIO AFSCME CARE PLAN	\$456.00	B
1202-24B	11/05/2024		AW	OHIO FLUID PRODUCTS CO	\$748.80	B
1203-24B	11/05/2024		AW	Paramount Dental	\$3,160.70	B
1204-24B	11/05/2024		AW	Schaeffer Mfg. Co.	\$248.05	B
1205-24B	11/05/2024		AW	Spengler Nathanson P.L.L	\$220.00	B
1206-24B	11/05/2024		AW	Toledo Tarp	\$55.00	B
1207-24B	11/05/2024		AW	ULINE	\$97.75	B
1208-24B	11/05/2024		AW	Verizon Wireless	\$314.18	B
1209-24B	11/05/2024		AW	WELCH PUBLISHING	\$45.00	B
1210-24B	11/05/2024		AW	Young Supply Co.	\$10.80	B
1225-24B	11/05/2024		AW	BADBRUSH SIGN AND DESIGN	\$624.40	B
1226-24B	11/05/2024		AW	Commercial Comfort Systems, Inc.	\$626.94	B
1227-24B	11/05/2024		AW	FIRE SAFETY SERVICES INC	\$46,670.00	B
1228-24B	11/05/2024		AW	FIRE SAFETY SERVICES INC	\$589.00	B
1229-24B	11/05/2024		AW	FIRE SAFETY SERVICES INC	\$4,420.00	B
1230-24B	11/05/2024		AW	Medline Industries, LP	\$330.36	B
1232-24B	11/05/2024		AW	STERICYCLE	\$228.21	B
1233-24B	11/05/2024		AW	Waterway Twin Tier LLC	\$7,827.45	B
1234-24B	11/05/2024		AW	Yankee Doodle Flags & More, LLC	\$372.48	B
1235-24B	11/05/2024		AW	WS DARLEY	\$769.87	B
1236-24B	11/05/2024		AW	Leaf	\$669.00	B
1238-24B	11/05/2024		AW	Gerken Paving, Inc.	\$25,551.44	B
1250-24B	11/05/2024		AW	Principal Life Insurance Company	\$2,088.14	B
Total Payments:					\$113,506.92	

Payment Listing

10/16/2024 to 11/5/2024

Total Conversion Vouchers: \$0.00

Total Less Conversion Vouchers: \$113,506.92

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.

Please Sign Here

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