

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held

May 3, 2023

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The Jerome Township Board of Trustees met in regular session on May 3, 2023, at 7:00 p.m. Board Chairman Wezlynn Davis called the meeting to order and led the Pledge of Allegiance. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Brandon Standley (Township Administrator), Eric Snowden (Zoning Inspector / Coordinator), and members of the public.

Wezlynn Davis presented the agenda which was reviewed, modified as necessary and approved.

Robert Caldwell, Fiscal Officer, provided the Board with updated financial reports (receipt account status, appropriation status and fund status). Mr. Caldwell presented the pending warrants as detailed in the "Pending Warrant Report," for payment. The Fiscal Officer certified that there were sufficient funds to pay the bills. It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees approve warrants 43636 through 43664 and 93030 through 93032 for payment.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried.

Public Participation

Tara Kunzelman addressed the Board concerning the destruction of the Big Darby Watershed by the developer Pulte. She stated the property next to her was previously under a conservation easement by the former owners and when the property was sold, she hired an engineer and worked with the Union County Engineer to see that the watershed area remained protected from the development. She indicated she has made several public records requests and referenced the Township's commitment to preserving the watershed in its comprehensive plan. She urged the Township to work with the US Army Corp of Engineers and the EPA (Environmental Protection Agency) to look into the matter, hold the developer accountable to the commitments they made in the approved plans, and to make the developer rectify violations. Wezlynn Davis and Megan Sloat responded that the matter is the jurisdiction of the EPA and the Union County Engineer, with the Township having limited powers.

Zoning

Application for a Zoning Amendment

The Board closed the hearing in Case Number PD22-002 on April 18, 2023 indicating the Board would render a decision on the case within twenty days at the next regular meeting. As indicated the Board will not take additional information or public comment on this case.

Barry Adler asked to review the basis for approval before the Board made its decision. He noted the following concerns he had:

- Greater density than recommended for the area
- Recommendation to deny by the LUC citing lower open space and higher density
- Concerns approval will set a precedent
- Zoning is not a guaranteed right
- Environmental concerns including loss of woodlands and potential wetlands
- Inconsistent with current comprehensive plan
- Benefits do not outweigh concerns

Megan Sloat emphasized the importance of the words being used as a decision in this case would not set a precedent as each case is looked at individually. She stated that benefit to her means a balance between residential and commercial as well as the following:

- Traffic flow will not cause unreasonable congestion
- Density of 2.84/acre is not unreasonable considering the surrounding development
- Open space was increased and provides for a transition between land use areas
- Changes were made in response to neighbors including increased buffering, decreased density, increased open space, limiting rear patios, and relocating amenities
- Collectively changes contribute to reducing the impact on neighboring residents

Overall she was looking at the impact, and while any planned development will have an impact, it will not have an adverse or unreasonable impact and is a good use of the site.

Wezlynn Davis pointed out that the zoning regulation is law while the comprehensive plan is a guide and that conservation is defined as at least forty percent open space. She stated she is looking at what it could be, that it could meet all the criteria and yet at the same time not be as good. If the property were developed with single-family homes it would have a greater adverse impact of traffic and schools. In addition, a lower density could result in more people and traffic. Overall she feels it is well designed.

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Barry Adler questioned that the plan had not been reviewed for the Fire Division. It was noted that the development plan prior to approval will be reviewed by the Zoning Commission, the Union County Engineer and will include a review by the Fire Division at that time. Barry Adler asked if the age restriction of the community should be a part of the approval. Eric Snowden noting that is something that zoning is not able to enforce and recommended the Board seek a legal recommendation. Barry Adler asked about the wetland and streams and Eric Snowden responded that it is something that the detailed development plan will address and is a requirement at the detailed plan stage.

It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adopt Resolution 23-040 to approve the application for a zoning amendment Case #PD22-002 submitted by Epcor Communities requesting an amendment from Rural Residential (RU) to Planned Development (PD) be granted for approximately 33.08+/- acres identified as parcel numbers 1700120460000, 1700120430000, and 1700120331000.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, no
Wezlynn Davis, yes

The motion carried. (Res. 23-040)

Department Reports

Administrator's Report

Brandon Standley provided the following:

- Meeting with the Union County Convention and Visitor's Bureau regarding the wayfinding project
- Looking at a feasibility study and a request for qualifications for building renovations
- Pursuing professional development courses for departments
- Approval of attendance of staff at the CIMS (cemetery software) conference

Road Department

Brandon Standley presented the Board with two quotes for road maintenance projects. It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the quote from Decker Construction in the amount of \$27,672 for road maintenance of Daron Court.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The resolution carried. (Res. 23-041)

It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the quote from J. Kuhn Enterprises in the amount of \$23,070 for road maintenance of Corporate Boulevard.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The resolution carried. (Res. 23-042)

Zoning Department

Eric Snowden reporting that meetings were taking place with MKSK to review a communications plan and the development of a steering committee.

Old Business

Eric Snowden presented to the Board a resolution relating to Pleasant Hill Cemetery. He explained that it had been discovered that the cemetery's owner of record is the "Methodist Church" with the last known deed being recorded in 1841. At the same time the Union County Auditor lists the current owner of the cemetery as the "Trustees Jerome Cemetery." Pursuant to ORC 517.10 title to a public century is vested with a board of trustees by operation of law. It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

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The Jerome Township Board of Trustees adopt the Resolution Establishing the Pleasant Hill Cemetery as Jerome Township Public Cemetery.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried. (Res. 23-043)

Brandon Standley reported he is working with the Union County Prosecutor's office in developing a request for qualifications regarding re-branding initiatives.

Wezlynn Davis indicated that she would like to have Brandon Standley take her place on the 911 Committee due to his background. The Board agreed the respective Trustees would remain as contacts with the various school districts.

New Business

The Board was in receipt of communication from the North Central Ohio Solid Waste District regarding the district's solid waste management plan update ratification request. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees approve the Resolution to Adopt the Solid Waste Management Plan for the Allen-Champaign-Hardin-Madison-Shelby-Union Joint Solid Waste Management District.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried. (Res. 23-044)

Brandon Standley indicated to the Board that the 736 Park is owned by ODOT (Ohio Department of Transportation) but is maintained by Jerome Township. He stated options include transferring ownership or initiating an agreement to maintain and he would seek a meeting with ODOT to discuss.

Executive Session

At 9:14 p.m. it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adjourn into executive session pursuant to Ohio Revised Code Section 121.22(G)(1) to consider the promotion and compensation of a public employee.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried.

At 9:28 p.m. it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adjourn from executive session.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried.

Brandon Standley identified the need for the Board to address the pay of Road Department employees and to fill the vacancy of the Road Crew Leader position. As a result of discussion in executive session, it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the following:

- Promote Kenneth Young to Road Crew Leader
- Increase the pay rate of Vince Grabber from \$32.00/hr to \$35.00/hr
- Increase the pay rate of Kenneth Young from \$23.92/hr to \$32.00/hr
- Increase the pay rate of Travis Brinkman from \$23.92/hr to \$30.00/hr

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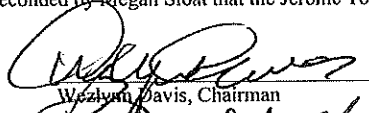
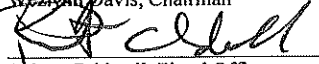
Megan Sloat, yes

Barry Adler, yes

Wezlynn Davis, yes

The resolution carried. (Res. 23-045)

At 9:35 p.m. it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adjourn. The motion carried.


Wezlynn Davis, Chairman
Robert Caldwell, Fiscal Officer