

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF REGULAR MEETING DECEMBER 18, 2018

The Harrison Township Trustees met in regular session on December 18, 2018 at the Township Hall. The Chairman, Eric Smith, called the meeting to order at 9:30 a.m. and he led those present in the Pledge of Allegiance. The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Eric Smith
Trustee	Mark Van Buren
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Tom Frederick
Road Department	Brandon Menninger
Guest	Vickie Noble, Zoning Secretary
Guest	Sonya Peters, 191 Cadillac Road
Guest	Doug Tenenbaum, HER Realtor
Guest	Brian Moyer, NVR, Inc.
Guest	Joel Trewartha, Ryan Homes
Guest	Scott Evans
Guest	Joe Garrett
Guest	Melissa Green, ReMax

From the floor – Sonya Peters

Mrs. Peters owns a home at 191 Cadillac Avenue. The property bordering hers has been obtaining metal and trash. She built a fence and he piles junk against the fence. It is directly behind her home. She is currently trying to sell her home and buyers love the home but not the view in the rear of the home. Tom Frederick stated that he looked at the property in question the day before the meeting. He has dealt with this person this past summer. Tom informed the property owner that he needs to clean up and cover items with a tarp. Mrs. Peters stated that the entire road is nice and well-kept except for this property. Trustee Smith requested that Tom contact the Licking County Health Department also.

From the floor – Joel Trewartha with Ryan Homes in Columbus

Mr. Trewartha stated that he had spoken with Tom concerning the PUD text and square footage requirements. He inquired as to when this was enacted. Response was many years ago. Ryan Homes would like to build smaller homes for empty nesters on the Indian Hills Golf Course (they are interested in purchasing). He passed out a packet of information of their plans. Mr. Trewartha inquired about smaller sizes in Ellington. Tom stated that the Ellington Subdivision PUD went through several developers/contractors who did get the smaller size approved.

Trustee Van Buren ask, how can you keep this from turning into rentals fifteen to twenty years down the road. Mr. Trewartha stated that the Home Owners Association would regulate that. Response was that the township has no control over a HOA.

Melissa Green (Realtor with the owners of the Indian Hills Golf Course) expressed that the need is present in the township. The price point would be two hundred fifty to three hundred fifty thousand dollars, targeting empty nesters.

Mr. Trewartha inquired if the trustees would consider a PUD with smaller size homes.

Trustee Van Buren stated that he would listen but would not be in favor.

Mr. Trewartha ask if there is room off of the 1800 sq. ft. requirement.

Trustee Van Buren answered no, but I am only one of three board members. Trustee Van Buren stated that with a PUD you can make the plan tailored to your needs. He doesn't want to see a cookie cutter subdivision in Harrison Township and that it would be important to keep cars off of the road.

Trustee Smith stated that Harrison Township has property values and standards.

Mr. Trewartha responded that they would not be cheap houses but homes to serve the market.

Melissa Green shared information of how many homes with a square footage under 1800 have sold and that there is currently four for sale. She asked how the trustees can ensure quality, enforcing larger size homes. Trustee Van Buren responded that homeowners make that choice and that the Licking County Building Code Department inspects homes. Melissa Green ask how the school district is factored in, since homes for empty nesters would have less children.

Trustee Van Buren stated that smaller homes would be entry level housing and families will move in.

Melissa Green ask the Board how do they look at condominiums. Trustee Van Buren replied that HOA's for condominiums are stronger, to up hold their values and that Ellington has told them that the 1800 sq. ft. size is the most popular and sells well.

Trustee Smith stated that he agrees with Trustee Van Buren and that Ryan Homes should stay in touch with Tom Frederick, Zoning Inspector.

Mr. Trewartha was informed that the Harrison Township Zoning Commission will met on January 15, 2019.

From the floor – Joe Garrett, Trebel

Mr. Garret attended the meeting because the township's electric aggregation contract expires the end of February 2019. The Board has the following options to choose from:

1. Renew the current contract rate of 5.65 cents per KwH for residential customers through December 2019.
2. Enroll with Volunteer Energy with a thirty three (33) month contract at a rate of 5 cents (or less) per KwH for residential customers. With this plan the new contract would start in May 2019. Since the current contract ends in February, customers would go back to the utility for March and April.

Trustee Foor inquired if a budget plan would be available. Mr. Garrett stated that it is available and usually only about ten percent use this plan.

Trustee Smith stated that residents need to know that the township will be under contract in May so that they don't sign up with another company in March or April. Trebel would send out

a letter explaining this so that residents will be aware, Mr. Garrett responded.

-Mark Van Buren moved to enroll the Harrison Township Electric Aggregation program with Volunteer Energy for a thirty three (33) month contract at a rate of 5 cents (or less) per KWH for residential customers. The motion further states that Eric Smith will sign all needed documents. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

The trustees reviewed letters concerning the Harrison Natural Gas Government Aggregation Program with Volunteer Energy that were sent to residents.

The township complex electric supplier contract expired on December 3, 2018. Trebel will find a contract for the township.

-Mark Van Buren moved for the fiscal officer to sign and file the contract provided by Trebel with an electric supplier for the accounts at the township complex. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

-Eric Smith moved to approve the following:

- 1. The minutes of the December 3, 2018 regular meeting**
- 2. Bills and payroll, warrants 16698 through 16723**

Mark Van Buren seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

Road Report – Brandon Menninger, Road Department Employee

Brandon presented two driveway culvert permits that need inspected. Tom and Brandon have looked at them. The trustees explained to sign the permit and return a copy to the resident.

Zoning Report – Tom Frederick, Zoning Inspector

Tom shared a map of the property that Howard Emswiller has purchased at 6006 York Road. Tom has communicated with Connie Klema and they might attend the Zoning Commission meeting on January 15, 2019 to introduce their proposed plan.

Tom sent an email to Scott Dunbar in Outville concerning his property that needs to be cleaned up. The trustees want his property to be cleaned up.

Elaine McLaughlin, member of the Zoning Commission and Dwight Gibson, Jr., member of the Board of Zoning Appeals Board have terms that are expiring on December 31, 2018.

Tom reported that he had interviewed Brenda Oliver the day before and she was qualified to serve on the Zoning Commission and has a basic understanding of zoning.

-Eric Smith moved to appoint Elaine McLaughlin as a full member to the Harrison Township Zoning Commission for a five year term starting January 1, 2019. The motion further appoints

Brenda Oliver as an alternate member of the Harrison Township Zoning Commission for a five year term starting January 1, 2019. Mark Van Buren seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

Discussion was held about paying alternate members of the zoning boards. Currently Zoning Commission alternate members are paid, and the Board of Zoning Appeals alternate members are paid only if they are a voting member at that meeting. The Zoning Commission works on updates to the Zoning Resolution and everyone should know what is happening at all meetings. The members pay for the Board of Zoning Appeals is paid by the applicate (township resident), so the trustees are reluctant to pass that cost on to the applicate unless it is necessary.

-Ray Foor moved to pay (current rate of \$60.00 per meeting) the alternate members of the Zoning Commission and only pay the alternate members of the Board of Zoning Appeals if they are a voting member. Mark Van Buren seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

Trustee Foor stated that the members of the Board of Zoning Appeals Board are happy with the current members and that employees should be chosen based on their performance of the job. Trustee Van Buren agrees and stated that Dwight Gibson has a history to bring to the Board as an alternate member.

Trustee Smith agreed.

Tom Frederick and Vickie Noble reminded the Board that the BZA is the face of the township.

-Eric Smith moved to appoint Jack Treinish Jr. as a full member of the Board of Zoning Appeals for a five year term starting January 1, 2019. Mark Van Buren seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion was passed.

John McGowan submitted an application for an alternate position on the BZA. Tom would like to interview him before the next meeting. Any township resident can submit an application of interest. A notice will be posted on the township website.

Earlier this evening, Melissa Green ask the Board about a house in Indian Hills that is a few years old and it is under 1800 sq. ft. Tom Frederick had answered that the basement was finished adding enough square footage to comply.

The trustees brought this subject up at this time and wanted to know if the permit was issued by mistake. Tom Frederick, Zoning Inspector stated that Permit #6617 issued to Noah and Tracy Kelly at 492 Cherokee Trails in Indian Hills was issued by mistake and had less than 1800 sq. ft. He stated that this would not happen again. The trustees understood because it was human error and wanted it noted that it will not happen again and that square footage is calculated on space above grade. No below grade area counts towards the square footage of a home.

At the last meeting Tom Frederick, Zoning Inspector presented his resignation to retire effective December 22, 2018.

-Mark Van Buren moved to rehire Thomas Frederick as the Harrison Township Zoning Inspector earning the same per hour pay starting back to work on January 3, 2019. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

The fiscal officer will check and see if Tom Frederick's current bond will carry over.

Trustee Foor requested that the township compose a letter to residents of the Scotland Ridge Subdivision relaying the information that the roads are not the responsibility of the township. The Licking County Engineer conducted an inspection of the roadways, Terrier Court (TR1168) and Moor Lane (TR1169) on August 16, 2017 and all improvements required for acceptance were not satisfactorily completed. Therefore the Licking County Commissioners voted against establishing the roads as Harrison Township responsibility. Reference Licking County Commissioners Resolution 92-46. Tom Frederick and Trustee Smith will draft a letter and they will be delivered to the residents.

Trustee Van Buren reported that the West Licking Fire District voted to purchase a 100' ladder and engine fire truck.

Trustee Smith reported that the Southwest Licking Schools ask if the township would salt their parking lots. Etna Township has done this in the past.

-Eric Smith moved to approve paying eligible employees Holiday pay for New Year's Day. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

The fiscal officer reviewed the estimated revenue and appropriations for 2019.

-Eric Smith moved to approve the estimated revenue presented by the fiscal officer for the fiscal year 2019 budget. Mark Van Buren seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

-Mark Van Buren moved to adopt Resolution 2018 12 18 01 which states: 2019 TOWNSHIP ANNUAL TEMPORARY APPROPRIATION RESOLUTION. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The resolution was adopted.

-Mark Van Buren moved to approve Blanket and Super Blanket Purchase Orders, number 1-2019 through 34-2019 to be issued January 1, 2019 with an expiration date of December 31, 2019.

The motion further approved the following regular purchase orders, numbered 1-2019 through 16-2019, to be issued January 1, 2019 through December 31, 2019 as follows:

1. Columbia Gas	\$12,000.00
2. HRA	\$62,400.00
3. Conkle's Truck Repair, Inc.	\$5,000.00
4. Co-Alliance LLP	\$17,000.00
5. The Dexter Company	\$5,000.00
6. ELM Concrete Recycling Yard	\$10,000.00
7. Osburn Associates, Inc.	\$10,000.00
8. Asphalt Materials Inc.	\$5,000.00
9. Edwards Sheet Metal Works Inc.	\$10,000.00
10. Jess Howard Electric Company	\$2,000.00
11. Joe's Towing & Recovery	\$10,000.00
12. Ischy Technology Solutions, LLC	\$5,000.00
13. McDonald Auto & Truck Repair	\$5,000.00
14. Project Architecture LTD	\$5,000.00
15. Lucas Truck Sales, Inc.	\$5,000.00
16. Licking County Auditor	\$40,000.00

Eric Smith seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

-Mark Van Buren moved to reduce purchase order number 24-2018 from \$42,266.97 to \$13,000.00 (\$3,000.00 General Fund and \$10,000.00 Road & Bridge Fund) to carry over into fiscal year 2019. The PO is for a stone contract with Martin Trucking. Eric Smith seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

-Eric Smith moved to approve allowing the fiscal officer to write necessary checks after this meeting and before year end if needed. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

The Fiscal Officer read various pieces of correspondence and passed out Financial Reports for the trustees to review.

Being no further business, Chairman Eric Smith adjourned the meeting at 12:19 p.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder
Harrison Township Fiscal Officer

Resolution 2018 12 18 01 is a part of the December 18, 2018 minutes.