

RUSHCREEK TOWNSHIP TRUSTEES
MEETING MINUTES
December 7, 2022

Chad Ashbaugh, Chairman called the Rushcreek Township Trustee Board meeting to order at **7:00 p.m.**

Pledge to American Flag

Roll Call: **Chad:** Present **Tim:** Present **Jim:** Present

Lisa: Present Will: Present Richard: Present

Chad asked that all cell phones be muted except for the Chief's.

VISITORS

Bruce Duck, Dave Myers, Goldie Clark, Bob Clark, Charlie Hockman, Roy Copen, Richard Estep, Bruce Broyles

Regional Planning Report

Charlie started his report by restating the mission and purpose of the RPC organization. Their role is to advise on policy and growth. They are not a governing body. Those decisions are the responsibility of the Elected officials.

Charlie stated the most recent meeting discussed the CDBG and Neighborhood revitalization grant programs and changes along with updating the Development Plan with the consultant RPC engaged. In addition, Charlie was able to attend one of the plan development meetings on behalf of the Township. The meeting lasted for approximately 45 minutes and Charlie related some of the following information to Vince from the contract organization updating the plan. Our current environment has 2 separate Amish communities, several "small" farms and rolling ground that are not conducive to solar farms, overflow from Hocking Hills tourism, the goal to control "pocket zoning" and have a plan for growth and the possibility to consider a JED agreement between the Township and the Village. There was various comment and discussion relating to solar farms and the plan that is being developed. Hearing no further items for Board consideration; Trustee Ashbaugh thanked Charlie for his input and participation in plan development.

CHAIRMAN

Trustee Ashbaugh asked the Board to review the notification from the Zoning Commission regarding Richard Estep's request for a zoning change to B1. Trustee Ashbaugh read the notification from the Zoning Commission regarding their recommendation. Trustee Ashbaugh then opened the floor for discussion. Bruce Broyles, Attorney for Richard Estep stated the 2018 development Plan from RPC does not in his opinion address growth in Rushcreek Township other than a major highway intersection. Mr. Broyles stated they can comply with the recommendations made by the Zoning Commission. The current tenant will vacate April 2023. Once the tenant has vacated work will be completed to remove walls such as closets that make the house a residential dwelling. Mr. Broyles further stated that when the work is complete they would notify the zoning inspector and a review of the structure could be completed. Mr. Broyles agreed to the requested deed restriction language stating the property would revert to RR1 zoning in the event the car lot was closed or the property was sold. Mr. Broyles and Mr. Estep advised that the intent of the business is not a standard retail walk up car lot. Greater than 50% of the sales occur online and majority of the vehicles are sold in less than 10 days. They agree to no more than 10 vehicles on the lot at one time. Mr. Estep and Mr. Broyles advised the majority of their sales will not pass through the lot and are often unloaded and resold outside of the township. The purpose of the lot and Wednesday hours (5 hours) are a part of the requirement of the State of Ohio, Dealers' License process. Mr. Estep advised the vehicles would be sold in the StarLite name and generate additional sales tax revenue for the Township. No access would be requested from SR 37. Trustee Thomas asked if there could be appropriate signage at the gates

advising there were no direct sales. Mr. Estep responded that he must be open 5 hours per week to comply with State of Ohio Dealers License requirements but there is current signage with a phone # and he was willing to improve the signage. Visitor Goldie Clark requested that Mr. Broyles provide some personal background which he did.

Charlie Hockman stated that if this area is opened up to a B1 that more business would follow and encouraged the Board to consider that in making their decision. Charlie reiterated that Regional Planning had unanimously voted NO because this business does meet the goals for the area. Trustee Thomas asked if the other accessory building would be needed since the current residence would be turned into an office. Mr. Estep responded that yes, since the dealers license was issued at that particular address. Visitor, Goldie Clark asked what excavation work had been completed at the site. If they had not added a septic system? Mr. Estep responded that work that had been completed was drainage work that had been discussed with the state as the filled in the ravine. Visitor, Roy Copen stated they had retrieved a dead animal from one of the drainage pipes recently. Trustee Thomas asked based on the conversations if this was more or less a "holding" lot as vehicles were sold. Mr. Estep responded that more than 50% of the vehicles are sold and transferred prior to reaching the proposed lot. Various other conversations and side comments regarding lighting and the condition of the property were made. Chairman, Trustee Ashbaugh closed the discussion and made the following **Motion:**

approve the zoning change to a B1 as set forth by the Zoning Commission recommendations; 1) No more than 1 outside light permitted in area of buildings and car lot. Light will shine down and not out. 2) No more than 10 vehicles allowed on the lot at one time. 3) repairs on vehicles are not permitted on the property. 4) All vehicles must run and drive. 5) When parcel is sold it must revert to Rural Residential Zoning. A deed restriction must be added and recorded at Fairfield County Records office to that affect. A copy of that deed will be provided to Rushcreek Township Board of Trustees 6) Current tenant must vacate the dwelling and the building be converted to an office for the dealership. It will be inspected and approved by the Rushcreek Zoning Inspector before final approval of the B1. Second: Trustee Tim Thomas. Roll Call: Chad: Aye Tim: Aye Jim: Aye. Motion carries.

Charlie Hockman asked to address further. He clarified his role in this process along with RPC and how his involvement over the years with zoning. Visitor, Goldie Clark asked for clarification on how RPC can deny and the Board of Trustees approve. Charlie stated the Board is the governing body and the decision is theirs. Charlie urged the Board to consider updating the Zoning policies and regulations as we continue to experience growth. Other comments were addressed to the Board and the Chairman called to order to resume the meeting.

MINUTES

Minutes from the November 16, 2022 meeting was presented for approval.

Approval: Motion: Trustee Downard Second: Trustee Ashbaugh

Roll Call: Chad: Aye Tim: Aye Jim: Aye

Chad reminded everyone that the minutes are available upon request at the Fiscal Officer's office and the website.

FINANCIAL SECTION

Warrant #'s 42955 through 42978 and EFT 523-2022 through 569-2022 in the amount of \$125,063.15 November Bank Reconciliation

Motion to accept and pay: Trustee Thomas Second: Trustee Ashbaugh

Roll Call: Chad AYE Jim AYE Tim AYE

Fiscal Office

Attended 8 hour YE training class on 12/05/2022

Please make sure all invoices are turned in by 12/21/2022. Only payments after that should be emergency payments. Please make sure all grants are completed by 12/21 date as well.
South Central Power Grant reimbursement- Invoice received from OneBeat; documents sent to Liz Bainter at South Central 12/7/2022.

Annual EMS grant reimbursement items should be completed in December
Received Notice from the Department of Commerce that reimbursement grants are available for training classes, including the cost of tuition and manuals. EMT FF , Fire Officer, Hazmat and Leadership Development are all eligible.

Fire

Last of stored gasoline used. Sunoco card approved and should receive prior to 12/21. Applied with Sunoco because they remove taxes for government entities.

Engine 542(1999) will be going to Heritage on 12/12 to begin the refurbish from ARPA funds. Check # 42977 in the amount of \$15,112.21 going with truck.

Fire and EMS runs 11/16/2022 through 11/30/2022.

23- EMS		14- transports
8- Fire		
3- MVA		
15-Mutual Aid given		1- Mutual Aid received

Mutual Aid Breakdown

	Given	Received
Berne Township	0	0
Junction City	2	0
Marion	2	0
Lancaster	0	
Pleasant	2	1
Richland	8	0
Misc. (Somerset, Hopewell, Straitsville, New Lex	1	0

Zoning

Permit request for Moyer – pole building- Pleasantview Rd. 11/14
Received plan review document from County Building for 250 Angle Street
New Constr permit request, 3630 Durbin Run Road

Road Department

November training class at Ag Center had a lot of good information.
Patching, stoning and grading on gravel roads
Removing trees and clearing ditches as needed

Administration

Trustee Downard asked if progress had been made with the volume of Richland Township runs and if there any items to address further. Based on the agreement currently in place we could possibly request fuel and any meds by reimbursed. Chief Duvall stated there has been a marked improvement in the volume and type of runs we are experiencing.

Motion by Trustee Ashbaugh to enter into Executive Session under ORC 121 (g) to discuss personnel matters. **Second: Trustee Downard**

Adjournment from Regular Session: 8:13p.m.

Return to regular session: 8:29 p.m.

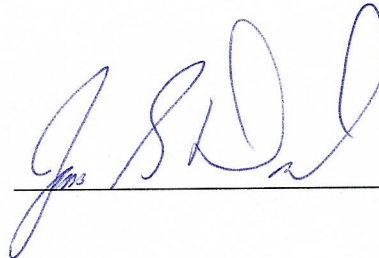
Further business: Trustee Ashbaugh hearing no further business or motions.

Motion to Adjourn: Trustee Ashbaugh

Adjournment time: 8:29 p.m.







Payment Listing

UAN v2023.1

12/8/2022 to 12/22/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
570-2022	12/19/2022	12/16/2022	EP	DONALD L ABRAM III	\$470.20	O
571-2022	12/19/2022	12/16/2022	EP	CHAD M ASHBAUGH	\$475.53	O
572-2022	12/19/2022	12/16/2022	EP	LISA A BURNWORTH	\$731.31	O
573-2022	12/19/2022	12/16/2022	EP	DAVID G CAMPBELL	\$1,114.64	O
574-2022	12/19/2022	12/16/2022	EP	RICHARD CURTLENN CAMPBELL	\$1,190.80	O
575-2022	12/19/2022	12/16/2022	EP	STEPHEN M.J. DICKSON	\$27.38	O
576-2022	12/19/2022	12/16/2022	EP	JAMES S DOWNARD	\$499.10	O
577-2022	12/19/2022	12/16/2022	EP	WILLIAM M. DUVALL	\$904.08	O
578-2022	12/19/2022	12/16/2022	EP	AMBER LEE-ANNE FLINT	\$1,478.04	O
579-2022	12/19/2022	12/16/2022	EP	MATTHEW GRAHAM	\$566.04	O
580-2022	12/19/2022	12/16/2022	EP	ERIKA N HEDGES	\$305.36	O
581-2022	12/19/2022	12/16/2022	EP	JEREMI W HEDGES	\$1,460.66	O
582-2022	12/19/2022	12/16/2022	EP	ANTHONY M. KERR	\$1,423.40	O
583-2022	12/19/2022	12/16/2022	EP	STEVEN PHILLIP KILBARGER	\$1,544.30	O
584-2022	12/19/2022	12/16/2022	EP	NICHOLE F SCHMELZER	\$136.27	O
585-2022	12/19/2022	12/16/2022	EP	RYAN M SMITH	\$1,326.27	O
586-2022	12/19/2022	12/16/2022	EP	TIMOTHY THOMAS	\$523.99	O
588-2022	12/19/2022	12/16/2022	EW	DEP'T OF TREASURY - IRS	\$3,019.55	O
589-2022	12/19/2022	12/16/2022	EW	REGIONAL INCOME TAX AGENCY	\$413.80	O
590-2022	12/19/2022	12/16/2022	EW	SCHOOL DISTRICT INCOME TAX	\$598.05	O
591-2022	12/19/2022	12/16/2022	EW	TREASURER OF STATE OF OHIO	\$940.38	O
42979	12/21/2022	12/16/2022	WH	OHIO CHILD SUPPORT PAYMENT CENTRA	\$190.23	O
42980	12/21/2022	12/20/2022	AW	DAVID W FOLTZ	\$40.00	O
42981	12/21/2022	12/20/2022	AW	DUCK, BRUCE	\$30.00	O
42982	12/21/2022	12/20/2022	AW	MOYER RICHARD	\$15.00	O
42983	12/21/2022	12/20/2022	AW	JOSHUA SCHULTZ	\$30.00	O
42984	12/21/2022	12/20/2022	AW	SHAD KISTLER	\$30.00	O
42985	12/21/2022	12/20/2022	AW	BORAH, TERRY	\$15.00	O
42986	12/21/2022	12/20/2022	AW	JOHNSON CARLA	\$25.00	O
42987	12/21/2022	12/20/2022	AW	COLUMBIA GAS COMPANY	\$741.00	O
42988	12/21/2022	12/20/2022	AW	SPECTRUM BUSINESS/CHARTER COMMUI	\$199.98	O
42989	12/21/2022	12/20/2022	AW	SPECTRUM BUSINESS/CHARTER COMMUI	\$79.98	O
42990	12/21/2022	12/20/2022	AW	VISA	\$930.91	O
42991	12/21/2022	12/20/2022	AW	Napa Auto Parts	\$66.48	O
42992	12/21/2022	12/20/2022	AW	MEDICOUNT MANAGEMENT, INC.	\$1,948.12	O
42993	12/21/2022	12/20/2022	AW	VERIZON WIRELESS	\$14.24	O
42994	12/21/2022	12/20/2022	AW	AMERICAN ELECTRIC POWER	\$677.66	O
42995	12/21/2022	12/20/2022	AW	Tecck Graphics dba the Magic Needle	\$117.00	O
42996	12/21/2022	12/20/2022	AW	ALLIED BENEFIT SYSTEMS, INC.	\$3,765.12	O
42997	12/21/2022	12/20/2022	AW	RUSHCREEK TOWNSHIP	\$202.62	O
42998	12/21/2022	12/20/2022	AW	COMPANION LIFE INSURANCE COMPANY	\$293.63	O
42999	12/21/2022	12/20/2022	AW	CHARLIE HOCKMAN	\$257.25	O
43000	12/21/2022	12/20/2022	AW	BAZELL OIL CO. INC.	\$595.88	O
43001	12/21/2022	12/20/2022	AW	HERITAGE FIRE EQUIPMENT	\$95.58	O
43002	12/21/2022	12/20/2022	AW	KLEEM, INC.	\$732.32	O
43003	12/21/2022	12/20/2022	AW	FOLTZ AG ENTERPRISES, INC.	\$113.63	O

RUSHCREEK TOWNSHIP, FAIRFIELD COUNTY
Appropriation Supplemental
December 2022

Post Date	Transaction Date	Account Code	Amount	Resolution Number	Type	Purpose	Budgetary Correction
12/01/2022	12/01/2022	2181-130-211-0000	\$1.25	minutes 12/7	Permanent	realloc for end of year	No
12/01/2022	12/01/2022	2181-130-230-0000	-\$1.25	minutes 12/7	Permanent	realloc for end of year	No
12/13/2022	12/13/2022	2181-130-131-0000	\$75.00	12/21 minutes	Permanent	final payroll adjustments	No
12/13/2022	12/13/2022	2181-130-211-0000	\$75.00	12/21 minutes	Permanent	final payroll adjustments	No
12/13/2022	12/13/2022	2181-130-420-0000	-\$150.00	12/21 minutes	Permanent	final payroll adjustments	No
12/13/2022	12/13/2022	2191-220-190-0000	-\$6,500.00		Permanent	realloc for new hire t. kerr in july for final OPf 2022	No
12/13/2022	12/13/2022	2191-220-215-0000	\$6,500.00		Permanent	realloc for new hire t. kerr in july for final OPf 2022	No
12/21/2022	12/12/2022	2191-220-318-0000	-\$501.93	minutes	Permanent	final 2022 electric bill realloc	No
12/21/2022	12/12/2022	2191-220-351-0000	\$501.93	minutes	Permanent	final 2022 electric bill realloc	No

