

RUSHCREEK TOWNSHIP TRUSTEES  
MEETING MINUTES  
November 2, 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**

**Dave Myers, Connie Moyer, Fairfield County Deputy, David Foltz- zoning commission, Charlie Hockman- RPC representative, Barb Hockman**

**MINUTES**

Minutes from the October 19 , 2022 meeting was presented for approval.

**Approval: Motion:** Trustee Downard **Second:** Trustee Thomas

**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.

**Regional Planning update:**

Charlie Hockman provided regional planning notes. (attachment)

Discussion regarding next steps. Trustee Downard suggested that contact be made with the Prosecuting Attorney office for further guidance prior making any Board of Trustee decision. Trustee Downard will send a detailed list of questions to the PA office in preparation for the next meeting. Pages 48-49 of the zoning book were discussed. Chair of the Zoning Commission, David Foltz indicated these items in the book were of note and the Commission may need to reconsider further recommendations to the Board. Discussion occurred regarding other B-1 zones within the Township and enforcement for the future of conditions identified by the Commission.

**FINANCIAL SECTION**

Warrant #'s 42923 through 42935 and EFT 501-2022 through 522-2022 in the amount of \$34,689.88  
October Bank Reconciliation

Purchase Order 24-2022 J. Smith Electric as directed from prior meeting.

**Motion to accept and pay:** Trustee Ashbaugh Second: Trustee Downard

**Roll Call: Chad AYE Jim AYE Tim AYE**

**Fiscal Office**

Received MORE Grant funds for Fire for work lights on the truck \$1,000.00

Received MORE Grant funds for Roads for PPE rain coats, reflective gear and signage

State of the Township at Historical Society November 10<sup>th</sup>. Trustee Ashbaugh confirmed a representative(s) would be available and the Board would discuss. Trustee Downard stated that David Foltz as Chairman of the Chamber had contacted him as well.

**Fire**

Status of South Central Power Grant was confirmed prior to the meeting. Grant funds received in the amount of \$9,322.40. Check will be arriving and documents of the purchase provided.

Applied for Dept of Commerce MARCS grant for 2023 license fees \$2880.00

Captain Campbell attended EMS appreciation banquet and received a certificate.

**Fire and EMS runs 10/16/2022 through 10/31/2022.**

27- EMS		13- transports
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8- Fire		
2- MVA		
17-Mutual Aid given		0- Mutual Aid received

#### Mutual Aid Breakdown

	Given	Received
Berne Township	4	<u>0</u>
Junction City	2	<u>0</u>
Marion	0	<u>0</u>
Lancaster	0	
Pleasant	3	<u>0</u>
Richland	8	<u>0</u>
Misc. (Somerset, Hopewell, Straitsville, New Lex	0	<u>0</u>

#### Zoning

**Dawson-** Trustee Thomas asked if any further correspondence had been received from Mrs. Dawson as she indicated would be provided. No correspondence has been received.

#### Road Department

Fall road mowing just of  $\frac{3}{4}$  complete

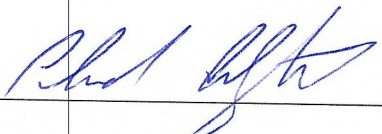

Road department attending a class on roadside invasive on 11/17 all day

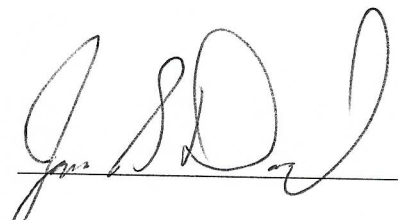
Richard and David will be on Vacation from 11/28 through 12/4.

#### Administration

Visitor Connie Moyer noted that as the Board considers assignments for the 5-member committee each year to Line of duty deaths that may occur that the Board of Trustees consider her skill set as a member of that committee. Connie serves on the National COPS Board has possesses a unique skill set in navigating the complex systems of benefits if a tragedy occurs. The Board will verify when those appointments are made and consider her for service to the committee.

Having no further business: **Motion to Adjourn:** Trustee Ashbaugh  
Adjournment time: 7:55 p.m.

  
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RPC Meeting Notes of November 1, 2022 for Rushcreek Twp Trustee meeting 11-2-22  
by Charles Hockman RPC Representative for Rushcreek Twp.

1. Minutes were approved from the October 4th meeting.
2. James Mako, RPC Executive Director, introduced Tom Elderwein as the new RPC Rep. from Greenfield Twp.
3. James notified us Pleasantville received approval of a Block Grant of \$700,000.00 that will greatly help them in needed areas and will obviously be a great benefit.

4. Rick Szabrak, Director of Fairfield Co. Economic Development, introduced Vince Papsidero, FAICP, ( Fello of the American Institute of Certifield Planners). Mr. Papsidero is working with a company called "NEXT" which has been contracted to help Fairfield County with our 2022 Economic Development Strategic Plan and update the 2018 Comprehensive Land Use Plan. *Gave background on Mr. Papsidero*  
*Township Reps - requested for layout,*

5. Rushcreek Township Zoning Request change for 5025/5065 Oakhill Road to be changed from RR to B1 zoning for a used car lot was discussed. James Mako stated the RPC Staff recommended disapproval with the comments included in the Meeting Notice and agenda dated October 25, 2022 with additional comments at the meeting. The written agenda commends were :

A. The proposal land use is not consistant with the recdommendations found in the land use plan.

B. It does not appear that the proposed zoning of property complies with the Rushcreek Townshhip Zoning Resolution of a business at major intersections.

C. At the RPC meeting, after the meeting agenda and notice, more information was disclosed, namely a house is already situated on the 1.72 acre lot, and to put a business on the same lot would be an overlap of 2 intitities, each individually requiring 1.5 acres.

D. I told RPC our zoning commission imposed a list of conditions which would be hard to monitor or inforce. Mr. Doug Sipos said the current doublewide house is only set back 20' from the properly line while our zoning requires 50' for a backyard setback.



Mr. Shane Roberts stated when Mr. Estep was ordered to stop and desist on said car lot, he continued, and did not stop. The neighbors and myself questioned if zoning commission conditions would be followed?

- E. I told the RPC the auditors lot descriptor for the doublewide shows almost an acre for the house and the state road has 3/4 of ROW. That does not include Oak Hill Road, ROW. I also stated this property is unusual in that it was a gully filled in with cement scrap and building materials and it is unique, because it is like a small hub on a wheel with 9 neighbors contiguous to, or directly across from it, so the business would be in the middle in a residential neighborhood. This location does appear to fit the definition of a LULU. (local undesirable lot use)
- F. The vote against the car lot was unanimous with myself abstaining, as is customary as this is in my township.
- G. It was not brought at the RPC meeting but I did talk to Ms. Jennifer Valentine earlier in the week. She is the Fairfield County Health Dept. environmental person. She did an on site inspection and stated the doublewide has a short bed for septic. It is worth noting, any sewage from the doublewide home is up hill from the proposed car lot. With the revine being filled in, septic discharge could become an issue as fill dirt, and especially building debris, does not qualify as a leach bed. Ms. Valentine was unable to tell where the discharge is.
- H. Any economic development from this wouold appear to be minimal compared to negatives to the neighborhood.
- I. Mr. Richard Estep did not appear at the meeting.
6. A request for rezoning in Greenfield Twp. on 1.6 acres was also voted down, because it was partly in a flood plain.

HD - Health Dept noticed a hydrant - Car washing  
Gray water discharge