
Executive Committee Minutes July 12, 2007

President Max Coates called the meeting to order at 1:15 PM.

Max Coates introduced Barb Moore from ODOT District 6. Introductions of all Executive Committee Members were made. Jack Reser reported that Tim Notestine has been in the hospital. He passed around a card for Executive Committee Members to sign.

Members present: Mike Bow, Gary Carmean, Scott Coleman, Bill Edwards, Barry First, Ken Watkins, Jack Reser, Steve Stolte, Phil Roush, Ryan Shoffstall, Paul Blair, Jim Coon, Bill Kelley, and Jenny Snapp.

Members absent: Tracey Allen, Jack Engle, Jim Cox, Charles Hall, Tim Notestine, Dan Rooney, Fereidoun Shokouhi, Rick Shortell, Robb Cummins, Paul Hammersmith, Jim Thompson, Greg DeLong, and Barry Moffett.

Guests present: Don Walters/Village of Russells Point, Judy Christian/York Township, Barb Moore/ODOT District 6, Aaron Underhill/Smith & Hale Attorneys at Law.

Barry First made the first motion to approve the **Minutes** of the June 14, 2007 Meeting. Jack Reser made the second motion. All in favor.

Treasurer Barry First gave the **Financial Report**. Bill Edwards made the first motion to accept the **Financial Report**. Steve Stolte seconded the motion. All in favor.

ODOT: Barb Moore of ODOT District 6 reported. Active construction projects are: Plain City Bypass, structure over Big Darby Creek, and work by maintenance forces. Scott Coleman, Logan County Engineer, reported for ODOT District 7 in the absence of Rob Cummins. Scott Coleman expects Co. Rd. 1 (Ludlow Road) to be closed for approximately a month.

New Business:

1. Review of a Grant Clearance from the Ohio EPA in the amount of \$24,671,000 to fund the State of Ohio Drinking Water Assistance Fund. The request is being made to the US EPA Division of Drinking and Ground Waters. Funding will be used to assist applicants with new construction or improvements to Ohio's public water systems and to assist the state in complying with other requirements of the Safe Water Drinking Act including source water protection, capacity development, technical assistance, etc. Barry First made the first motion to Grant Clearance. Scott Coleman seconded the motion. All in favor.
2. Review of a Grant Clearance from the Ohio EPA in the amount of \$60,252,687. Ohio EPA is requesting funds from US EPA in the form of a capitalization grant to continue a low interest water pollution control revolving loan fund (WPCLF) and to assist

communities with the construction of wastewater treatment and other water pollution control projects. Scott Coleman made the first motion to Grant Clearance, and Barry First seconded the motion. All in favor.

3. Review of a Zoning Amendment to 8.20 Acres located at 18334 & 18372 Bear Swamp Road (Parcel #'s 030011051000; 030011053020; 030011053300) in Allen Township, Union County from B-3 Heavy Retail/Wholesale District to U-1 Rural District. The applicant, Judy Box, wishes the rezone the property in order to live in the "model home"/office that exists on the property. Aaron Underhill of Smith & Hale (attorney for applicant/owner) spoke on behalf of their client, Judy Box. He explained that the applicant wishes to rezone the property in order to live in what was formerly a "model home" on the property. The B-3 District does not allow for residential as a permitted or conditional use. In the Allen Township Comprehensive Plan, the future land use on the property in question is designated as Commercial. The Union County Comprehensive Plan also designates the property as Commercial/Office in their future land use map. Both commercial and residential uses surround the property. Bill Edwards made the first motion to recommend approval of the zoning amendment with reservations as the zoning amendment is not consistent with local comprehensive plans but is compatible with existing zoning. In addition, the Committee further recommended that Allen Township consider updates to their Official Schedule of District Regulations to accommodate more conditional uses in their zoning districts. Gary Carmean made the second motion. All in favor except Steve Stolte who voted no.

4. Review of Zoning Amendments to the Millcreek Township, Union County Zoning Resolution regarding the addition of text to allow for an Architectural Review Board in the Township. The Committee praised the Township for undertaking the establishment of an Architectural Review Board. Steve Stolte made the first motion to recommend denial of the Millcreek Township Zoning Amendments. The proposed language did not fit well with the current Design Review Standards that are in place in the Zoning Resolution. The Committee further recommended that Millcreek Township work with both LUC and the Union County Prosecutor's Office in revising the proposed text and amending the current design standards. The Committee had the following comments for consideration:
 - The Township Trustees should appoint members and fill vacancies of the Architectural Review Board not the Zoning Commission.

 - The Township should implement the Architectural Review Board and standards as part of the Zoning Permit process.

 - The proposed zoning amendments to establish the Architectural Review Board should fit with the Design Standards and PUD Districts.

- ORC 519.171 states that the Architectural Review Board enforces not advises.

Phil Roush made the second motion. All in favor.

5. Review of Zoning Amendments to the Adams Township, Champaign County Zoning Resolution. Jack Reser made the first motion to recommend approval with the following recommendations for change:
 - Add statements that if a Zoning Board or Board of Zoning Appeals member misses three (3) consecutive meetings, they will be removed.
 - Page 48, Official Schedule of District Regulations – Printing and Publishing should also be added as a permitted use in the B-2 Local Business District.
 - Page 49, Official Schedule of District Regulations – Township should check with their Fire District regarding maximum height of 40 feet in the B-2 Local Business District and 50 feet in the M-2 Manufacturing District. It might pose an access issue with the Fire Department, and therefore the Township should consider lessening.
 - Page 50, Official Schedule of District Regulations - Accessory Buildings – Township may want to consider adding a minimum separation distance on accessory structures due to potential fire issues. The Township should consult with their local Fire Department.
 - Page 60, Section 1057 Noise – The Township should consider adding a minimum decibel level as the noise determination rather than relying on only what the Zoning Inspector deems objectionable.
 - Article XII Signs – The Township should consider adding a section that determines removal and time frame for removal of signs when a business ceases or goes out of business.

Bill Kelley made the second motion. All in favor.

6. Logan County Annual Safety Inspection Report on LUC Building. Jenny Snapp outlined the violations from the annual safety inspection performed by Logan County. She felt that the violations could have been much worse. All violations existed in the basement. Jenny reported that Melvin Stratton agreed to do the necessary work to correct the violations. Jenny suggested that the LUC Building Subcommittee reconvene to begin discussing space and updates to the building. Scott Coleman agreed to Chair this Committee.

7. LUC Contract with Union County Commissioners for Planning Services – Jenny Snapp. Jack Reser made the first motion to approve the Contract and signing of Contract for Planning Services with Union County. Scott Coleman seconded the motion. All in favor. The Contract provides for funding from Union County to support the hiring of a planner at LUC with focus on Union County. Jack Reser commended the Union County Commissioners for their foresight in this endeavor. Jenny reported that she received 13 resumes for the hiring of a new planner. A search committee will be formed which will include Charles Hall/Union County Commissioner, Steve Stolte/Union County Engineer, Barry First/LUC Executive Committee Appointee, Jenny Snapp/LUC Director, and a Township Trustee representative who is yet to be determined.

Director's Report: Attached

Comments:

1. Jenny Snapp spoke about the retirement of Treasurer Barry First. Barry will be retiring as North Lewisburg Administrator in October. North Lewisburg officials have long held the position of LUC Treasurer and wish to continue to do so following Barry's retirement. Jenny will work with Barry and the new North Lewisburg Administrator appointee to ensure a smooth transition.

2. Steve Stolte reported that Judy Christian from York Township had a question regarding the two-year moratorium on the State of Ohio Household Sewage Treatment System Rules, which allows County Health Departments to adopt their own rules. Steve questioned what the intent would be of our 3 County Health Departments. He believes that the Union County Health Department will adopt the State rules that were in place.

Adjourn: Steve Stolte made the first motion to adjourn the LUC Executive Committee Meeting at approximately 2:05 PM, and Jack Reser seconded the motion.

NEXT SCHEDULED MEETING: Thursday, August 9, 2007, at 1:15 PM in the East Liberty Office.

President:

Secretary: