

Williamsburg Township Board of Trustees Minutes

April 10, 2023

The Williamsburg Township Board of Trustees met on Monday, April 10, 2023 to transact business. Chairperson Henning called the meeting to order at 7:00 p.m., and all joined in the Pledge of Allegiance to the Flag. Guy Bainum, Bari Henning, and Gary Jordan answered the roll call. Also present were Fiscal Officer, Doug Lefferson, Maintenance Supervisor/Zoning Administrator Brian Tatman, Emergency Services Chief Jason McCarthy, Dylan Arnett, Aaron Adams, Eli Mann, Daniel Knapke, and Ed Boll.

Mr. Jordan motioned to approve the minutes of the March 27, 2023 meeting. Mr. Bainum second. All yeas.

Mr. Lefferson presented a financial report, including a comprehensive account of expenditures and receipts and the Trustees accepted it.

Mr. Henning motioned to pay the attached bills. Mr. Jordan second. All yeas.

Mr. Henning opened the Zoning Hearing in regard to changing a new parcel of 5.06 acres at 4257 McKeever Pike from B-1 to B-2 at approximately 7:01 p.m. Mr. Henning provided an introduction and stated the Zoning Commission has met and recommended the change, then turned the floor over to the property owner Mr. Daly. Mr. Daly provided the following information:

- The two houses are intended to be used as a combination housing and offices together
- Restoring it like Schumacher homes previously had it
- Utilize as executive rental, potential with Purina in the area
- Has been basically been restored at this point, second house almost done
- The B-2 zoning would be limited to these two homes
- Township Zoning suggested carving out the homes by survey
- Two surveys completed, initial one not enough room for two septic systems
- B-2 zoning applies to daily rate rental
- The properties will look better than they have

Mr. Henning asked if there were any questions. Mr. Knapke stated he had opposition to the zoning change, but not the project itself. Mr. Knapke indicated people have been living there for four months. He believes the property is operating as an Air BNB and involves residential occupancy, renting individual buildings not rooms. He agrees that it is transient lodging but not a true hotel. He believes it may fit better in the definition of bed & breakfast and thinks R-1, R-3 or agricultural zoning allow for a bed & breakfast. Mr. Daly responded that the individuals living there were temporary and that the zoning board ok'd this. It was a family from an excavating business whose house had burned down. They could also be viewed as security people on site. Mr. Henning recognized that Zoning had provided temporary approval. Mr. Knapke reiterated that he believed the closest operating definition was as a bed & breakfast. Mr. Henning stated he did not believe it would operate as a bed & breakfast and currently our code has nothing in regard to Air BNB type properties. Mr. Jordan indicated the Township will be progressive in zoning. The Township is continuing to grow and new things will come up. He mentioned that Taylor Corbett from the County is sitting down with us to help address some of these items. As we move forward you will continue to see new areas addressed. Mr. Knapke stated that Air BNB is residential. Mr. Henning reiterated there is nothing in our code on Air BNB, but it will be addressed. Mr. Daly stated they will also list on hotel.com and that these are really just marketing sites, hotels are also listed on Air BNB. Mr. Boll brought up that this may create a traffic issue for that busy intersection with the highway for people unfamiliar with the area. Mr. Henning stated he understood that potential with the previously discussed RV park at that location, but felt this proposal was no different than homeowners occupying the houses. Mr. Boll emphasized the point that these rentals would be for people unfamiliar with the area. After clarification, Mr. Henning agreed it was possible. Mr. Daly stated that he has included a page in the welcome and information binder for safety at the intersection. Mr. Henning asked if there was any further discussion on the Zoning Case to change the 5.069 acres to B-2. Mr. Jordan said he supported the Zoning Commission's recommendation and agrees with the safety priority and was glad to see it mentioned in the binder. Mr. Bainum motioned to change the new parcel of 5.06 acres at 4257 McKeever Pike from B-1 to B-2. Mr. Jordan second. All yeas. The Hearing was closed at approximately 7:18 p.m.

Emergency Services Report

Chief McCarthy provided a report. For the month of March there were 89 EMS and 45 Fire runs. Blood pressure and glucose checks were performed at the YMCA. Rescue 273 (1995 mini pumper) broke down on a call. A cam sensor and two batteries have been replaced. Chief McCarthy stated that Emergency Services has the ability to purchase 3 new heart monitors (Life Pak 15s total cost \$122,891.02 and mounting systems \$4,480.00). A private donor has graciously given us the funds for these purchases. Mr. Bainum motioned to purchase 3 new heart monitors at a cost of \$122,891.02 and mounting systems at a cost of \$4,480.00. Mr. Henning second. All yeas. The Chief indicated he was attending a Norfolk Southern

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Rail Safety Emergency Response Training on Wednesday, April 19th at 0830 downtown Cincinnati. Chief McCarthy informed the Trustees that we have received 11 applications for the full-time Emergency Services positions posted. 10 Firefighter Paramedic and one Firefighter Advanced. Five of these applicants are internal. A visit to Horton in Grove City, Ohio just south of Columbus has been scheduled for April 18th to view different ambulance styles. A Department Easter Egg hunt at the station for the members on Saturday, April 8th was a great success. Mr. Jordan stated he was grateful for the donation. He also appreciated the Chief being aggressive on rail response. Mr. Jordan stated that there has been a lot of good in Chief McCarthy's first few months. Mr. Bainum and Mr. Henning echoed Mr. Jordan's thoughts. Mr. Henning stated he was glad to see the response time data fixed.

Zoning Report

Mr. Tatman provided a report. One zoning certificate was issued for a new home on Happy Hollow Road. The Zoning Commission met Wednesday, March 29th at 6 p.m. and recommended changing the new parcel of 5.06 acres at 4257 McKeever pike from B-1 to B-2, following the recommendation of the County (as discussed above). The Zoning Commission will meet April 19th with Taylor Corbett of the County to start discussing solar 50 megawatts and smaller, dates will be set for future meetings.

Cemetery and Maintenance Report

Mr. Tatman provided a report. We have started mowing. Most of the flowers on the ground at the Cemetery have been picked up. There have been three funerals in the last two weeks. Mr. Tatman stated that Elijah Mann has given his two-week notice. Also, our part-time employees from last year will not be back. Mr. Tatman indicated he has reached out to Williamsburg Local Schools Superintendent Matt Early in regard to seniors looking for a job. Mr. Henning told Mr. Mann he hated to see him go, but understood the opportunity to better himself. Mr. Mann expressed his thanks for the opportunity he had with Williamsburg Township. Mr. Jordan said he was grateful for Mr. Mann's service, he has grown, we all respect you, and you will continue to grow. Mr. Bainum expressed his gratitude and told Mr. Mann he was a good quality person. Mr. Henning motioned to accept Elijah Mann's resignation letter. Mr. Bainum second. All yeas. Mr. Bainum asked about a ditch issue on Island Trail Drive. Mr. Tatman stated he was familiar with the area and will look into it.

Mr. Boll asked Chief McCarthy if he will know what is in the parked rail tankers near Half Acre Road. Chief McCarthy said yes, we are working with them.

Mr. Jordan said the Trustees, Fiscal Officer, Maintenance Supervisor, and Emergency Services Chief have been working on updating the Township's Personnel Policies & Procedures. Mr. Jordan motioned to approve the updated Personnel Policies & Procedures. Mr. Bainum second. All yeas. This updated manual will also be sent to OTARMA (Ohio Township Association Risk Management Authority) for review.

Mr. Jordan indicated to Mr. Tatman to post for a hiring in Maintenance. Mr. Henning said we should advertise as well.

Mr. Bainum motioned to adjourn at approximately 7:37 p.m. Mr. Jordan second. All yeas.

Fiscal Officer

Chairperson