

MINUTES OF REGULAR TRUSTEE MEETING HELD FEBRUARY 11, 2025

THE BOARD OF TRUSTEES OF TATE TOWNSHIP MET IN REGULAR SESSION WITH THE FOLLOWING MEMBERS PRESENT: TRUSTEE WILSON, TRUSTEE STEIMLE, TRUSTEE DURBIN AND FISCAL OFFICER KATHY BRANNOCK.

AFTER THE PLEDGE OF ALLEGIANCE, OPENING PRAYER WAS GIVEN BY JOHN WILSON.

MOTION BY MS. STEIMLE TO APPROVE THE JANUARY 2025 BILLS. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO APPROVE THE JANUARY 2025 PAYROLL, EFT'S AND WITHHOLDING VOUCHERS. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO TABLE DISCUSSION OF RECORDER MINUTES AS OFFICIAL MINUTES. 2ND BY MR. DURBIN. ROLL CALL: MS., STEIMLE, YES, MR. WILSON, YES, MR. DURBIN YES.

FIRE CHIEF-OLD BUSINESS

THE JANUARY REPORT WAS PRESENTED TO THE TRUSTEES. THERE WERE A TOTAL OF 202 RUNS (78 FIRE/124EMS)

FIRE CHIEF-NEW BUSINESS

CHIEF COOPER INFORMED THE TRUSTEES THAT DAVE TAYLOR WILL BE OFF UNTIL FEBRUARY 19TH DUE TO A KNEE INJURY. THIS INJURY WAS NOT WORK RELATED.

TRUSTEES WERE PRESENTED WITH A QUOTE FOR AMULANCE TIRES FROM GATEWAY TIRES IN THE AMOUNT OF \$4315.44. MR. WILSON MADE A MOTION TO PURCHASE THE TIRES FROM GATEWAY TIRES AT A COST OF \$4315.44. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

ROAD/CEMETERY-OLD BUSINESS

CEMETERY REPORT WAS PRESENTED: 7 BURIALS, 3 GRAVE SALES.

98 TONS OF SALT WAS USED. THE ROUTES WERE RUN 8 TIMES.

THE ROAD DEPARTMENT IS NOW WORKING ON TAKING DOWN LEANING TREES. DUE TO THE FROZEN GROUND THE DEPARTMENT CANNOT DO ROAD WORK.

ED ASKED THE TRUSTEES TO APPROVE CLEAN UP DAYS FOR JULY 11 AND 12 FROM 7:00AM TO 5:00PM. MOTION BY MR. WILSON APPROVING JULY 11TH AND 12TH FOR TATE TOWNSHIP CLEAN UP DAYS. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MR. WILSON ASKED FOR A FOLLOW UP ON THE NO-PARKING SIGNS FOR GAYLORD AVE. ED WILL ORDER THE SIGNS. HE WILL NEED TO THE LOCATIONS BEFORE PUTTING THEM UP.

OFFICER PIKE-

NO REPORT WAS GIVEN. HE WAS AT THE MEETING TO SEE IF THERE WERE ANY CONCERNS FOR THE SHERIFF'S OFFICE. MR. DURBIN SAID THAT HE HAD RECEIVED A CALL

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ABOUT PEOPLE PARKING ON BROWN STREET. EVERYTHING PAST THE SIGN IS NO-PARKING. OFFICER PIKE WILL CHECK INTO IT.

ZONING-OLD BUSINESS

JANUARY ZONING REPORT WAS PRESENTED. 3 PERMITS WERE ISSUED, THERE WERE 19 VOICEMAILS OF WHICH 18 WERE RESOLVED, 1 UNRESOLVED. THERE ARE CURRENTLY 3 ACTIVE VIOLATION CASES.

SHELBY INFORMED THE TRUSTEES THAT MCBRIDE DALE CLARION ATTENDED THE ZONING COMMISSION MEETING ON FEBRUARY 4, 2025 AND MADE A PRESENTATION OF THE PROCESS FOR THE LAND USE PLAN AND ZONING CODE UPDATES. THE ZONING COMMISSION IS WORKING ON BYLAWS AND A PUBLIC PARTICIPATION POLICY.

SHELBY TOLD THE TRUSTEES THAT THERE ARE 6 PROPERTIES THAT NEED TO BE UPATED ON THE MAP. ONE PROPERTY IS ON STATE ROUTE 133 THAT IS CURRENTLY LISTED AS C-1 THAT MAY NEED TO BE REZONED BACK TO A, TO MATCH ITS CURRENT USE.

SHELBY WILL BE ATTENDING THE APA WORKSHOP ON FEBRUARY 28TH.

ZONING-NEW BUSINESS

MR. WILSON MADE A MOTION TO TABLE APPROVING NEW FEES UNTIL THE FEBRUARY 25TH MEETING. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

SHELBY ANNOUNCED THAT THE FIRST COMMUNITY SURVEY VIA SURVEY MONKEY WILL BE GOING OUT BY THE END OF THE MONTH. MS. STEIMLE ASKED HOW LONG THE SURVEY WILL BE OPEN. SHELBY RESPONDED THAT CURRENTLY IT IS SCHEDULED TO CLOSE ON MARCH 27TH. THE QUESTIONS THAT WILL BE CONCERNED FOR THE SURVEY WILL BE DISCUSSED AT THE FEBRUARY 18TH MEETING WITH MCBRIDE DALE CLARION.

MR. WILSON ASKED IF THERE WAS ANY PUBLIC INPUT. THERE WAS NONE.

CONTINUATION OF CASE 1794SB HEARING

MS. STEIMLE STATED THAT THIS IS A CONTINUATION OF THE HEARING HELD ON JANUARY 29TH, 2025 TO ALLOW THE TRUSTEES TO DISCUSS THE HEARING. MR. WILSON WAS NOT IN ATTENDANCE AT THE HEARING BUT HAS REVIEWED THE VIDEO OF THE HEARING AND IS FAMILIAR WITH THE PROCEEDINGS.

THE PUBLIC WAS INFORMED THAT THERE WOULD BE A 3 MINUTE TIME LIMIT FOR ANYTHING NEW REGARDING THE CASE. ANYONE WISHING TO SPEAK WAS ASKED TO SIGN IN.

BOARD DEBATE:

MR. DURBIN STATED THAT IN HIS OPINION C-3 IS TOO MUCH. MR. WILSON AGREED, C-3 IS WIDE OPEN. THE RESIDENTS WANT PRIVACY AND QUIET. THERE NEED TO BE CONDITIONS. MR. WILSON STATED THAT CHANGE IS COMING DOWN STATE ROUTE 125. THE TRUSTEES ARE HERE TO SERVE ALL PROPERTY OWNERS. PEOPLE WANT SIT DOWN RESTURANTS BUT

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CURRENTLY THERE ARE 2600 CARS/DAY THAT TRAVEL THAT ROUTE. BUSINESSES WANT 3000/DAY. THE BOARD CANNOT GIVE A WIDE OPEN ZONING CHANGE. THEY NEED AN ACCURATE SITE PLAN THAT SHOWS A BUFFER. AXEL PROPERTIES WANTS TO HAVE OUTSIDE STORAGE. C-3 IS NOT LOOKING OUT FOR THE BEST INTEREST OF THE TOWNSHIP. THERE NEEDS TO BE A BUFFER SCREEN OF EVERGREENS TALL ENOUGH AT THE TIME OF PLANTING SO THERE WOULD BE AN IMMEDIATE BUFFERING AFFECT. THE TREES WOULD TAKE CARE OF RESIDENTS' CONCERNS. ANY FUTURE GROWTH NEEDS TO DEDICATED TO THAT 2 ½ ACRES. MR. DURBIN FLIPPED THE SITE PLAN SHOWING THAT THERE IS ALREADY A NATUAL TREE BUFFER MR. WILSON STATED THAT THERE SHOULD BE A FENCE AROUND THE BUILDINGS, THEN 1 ROW OF TREES DOWN BY POPLAR CREEK AND 1 ROW BEHIND THE BUILDINGS.

MS. STEIMLE STATED THAT SHE THINKS THE TOWNSHIP WILL SEE GROWTH. WILLIAMSBURG IS HAVING GROWING PAINS. THE PURPOSE OF THE LAND USE PLAN IS TO BE PREPARED FOR GROWTH. SHE IS EXCITED THAT AXEL IS INTERESTED IN PUTTING ITS HEADQUARTERS ON TATE TOWNSHIP AND APPRECIATES THE CONCERNS OF THE PROPERTY OWNERS. THERE NEEDS TO BE GROWTH WITH OVERSIGHT. THERE ARE A NUMBER OF UNKNOWNNS SUCH AS HOW MUCH AXEL MAY GROW AND WHAT IT MAY LOOK LIKE IN THE FUTURE. WE DON'T KNOW WHAT THE LAND USE PLAN WILL LOOK LIKE. SHE'S NOT SURE IF THE USE FITS WITHIN ANY CATEGORY, MAYBE C-1 OR C-2. C-3 DOES NOT ALLOW FOR HEAVY EQUIPMENT STORAGE. SHE AGREES WITH MR. WILSON THAT THERE NEEDS TO BE A BALANCE AND THERE NEEDS TO NATURAL BUFFERS AND SET BACKS. SHE BELIEVES THAT A PLANNED UNIT DEVELOPMENT IS THE BEST CATEGORY FOR THIS PROPERTY WHERE A CLEAR USE IS DEFINED AT THE BEGINNING,

MR. WILSON STATED THAT THE 40X80 BUILDING THAT IS PROPOSED COULD HAVE A LEAN-TO ADDED TO IT FOR LUMBER STORAGE.

MS. STEIMLE MADE A MOTION TO SUSPEND THE DEBATE AND OPEN THE HEARING TO THE PUBLIC. 2ND BY MR. WILSON. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

EVERYONE THAT WISHED TO SPEAK WAS SWORN IN AND REMINDED THAT THEY WILL HAVE 3 MINUTES EACH TO SPEAK.

MR. GIBBS ASKED THE TRUSTEES IF THEY HAD ANY QUESTIONS FOR HIM. MR. WILSON ASKED HIM HOW LONG HE HAS LIVED IN TATE TOWNSHIP. HE STATED THAT HE HAS LIVED HERE SINCE 2020. HIS WIFE HAS LIVED HERE SINCE 2000. MR. WILSON ASKED HIM HOW LONG HE HAS BEEN BUILDING HOMES IN TATE TOWNSHIP. HE STATED THAT HE HAS BUILT A DOZEN HOMES IN TATE TOWNSHIP SINCE 2021.

MR. GIBBS COMMENTED THAT A P.U.D. COMPLICATES THINGS. HE STATED THAT IF HE CHANGES USE HE WOULD NEED TO APPLY FOR A NEW CHANGE OF USE PERMIT. HE ASKED WHAT THE MAIN GOAL IS FOR A P.U.D. HE STATED THAT HE CAN'T BUILD ANY OTHER BUILDING ON THE PROPERTY BECAUSE IT WOULD BE IN THE FLOOD PLANE. MR. WILSON STATED THAT HE HAS

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ASKED OTHER TOWNSHIPS AND THEY SAY THAT IT SHOULD BE A P.U.D. THEY WANT TO DO IT CORRECTLY.

MS. STEIMLE STATED THAT IT WAS HER UNDERSTANDING THAT THE TRUSTEES HAVE THE AUTHORITY TO APPROVE THE ZONING CHANGE REQUEST WITH MODIFICATION. MR. WILSON IS NOT TRYING TO MAKE HIM START AGAIN WITH ADDED EXPENSE. A C-3 IS TOO WIDE; RESIDENTS DO NOT WANT TO SEE IT. THE TRUSTEES WANT TO WORK WITH HIM. MR. GIBBS ASKED WHO PUTS RESTRICTIONS ON A P.U.D? THE RESPONSE WAS THAT THE BZA BOARD OR THE ZONING COMMISSION WOULD NEED TO APPROVE VARIANCES.

MS. STEIMLE STATED THAT A P.U.D. ALLOWS A CLEAR PLAN; IT ALLOWS CHANGES. THERE IS A 2 YEAR TIME FRAME FOR FULL DEVELOPMENT BEFORE THE PROPERTY REVERTS BACK TO AGRICULTURE.

MR. WILSON STATED THAT IT SEEMS AS THOUGH THE REQUIREMENT FOR A HYDRANT CAN BE MET. CONDITIONS SUCH AS A TREE BUFFER 30-35 FEET FROM THE BUILDING AND A LEAN-TO FOR LUMBER STORAGE WOULD MAKE SENSE. EVEN A C-1 WOULD REQUIRE A BUFFER OF TREES BASED ON THE CURRENT CODE AND THE LOCATION NEXT TO A RESIDENTIALLY ZONED AREA. 30 TREES WOULD BE THE SUGGESTED NUMBER.

PUBLIC PARTICIPATION:

SANDY HOWISON ASKED IF A P.U.D. WOULD LIMIT HIM TO 2 ½ ACRES. MS. STEIMLE STATED THAT A P.U.D. REQUIRES MORE IN DEPTH PLANNING. THE CONCEPT PLAN WOULD LIKELY BE HEARD BY THE BZA OR THE ZONING COMMISSION. SANDY HOWISON STATED THAT THEY WANT THE PROPERTY TO REMAIN AGRICULTURE OR RESIDENTIAL. THERE IS NO REASON TO PUT A COMMERCIAL BUSINESS THERE.

GREG SCHULER COMMENTED THAT EVEN IF THE PROPERTY STAYED AGRICULTURE THERE COULD STILL BE CHANGES THAT COULD CAUSE LIGHT POLLUTION. THE BEST WAY TO CONTROL THE PROPERTY IS TO BUY IT THEMSELVES. THE OWNER HAS THE RIGHT TO SELL IT.

JEREMY POWERS ASKED HOW DO THEY KNOW THAT A P.U.D. WOULD BE PERMITTED. MS. STEIMLE STATED THAT NO ONE IS COMFORTABLE WITH A C-3. A P.U.D. NEEDS A CONCEPT PLAN. MS. STEIMLE STATED THAT WHEN A P.U.D. IS AGREED ON THEN IT CAN BE REZONED.

MR. GIBBS ASKED WHAT SECURITY HE HAS. MS. STEIMLE RESPONDED THAT THEY CANNOT APPROVE A P.U.D. WITHOUT A PLAN. THE GOAL IS TO WORK WITH HIM TO MOVE FORWARD. THE PROCESS WILL INVOLVE SHELBY BAIRD, THE ZONING INSPECTOR AND LIKELY THE ZONING COMMISSION.

MS. STEIMLE STATED THAT THE HEARING WILL BE CONTINUED TO ALLOW TIME FOR MR. GIBBS TO GET A CONCEPT PLAN TOGETHER FOR CONSIDERATION OF THE REZONING REQUEST. THE

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BOARD WILL COME UP WITH THE CONDITIONS THEN MEET AFTER THE ZONING COMMISSION HAS MET FIRST.

ANDY STOBER QUESTIONED WHY THE TRUSTEES DON'T DENY THE ZONING CHANGE REQUEST. MS. STEIMLE RESPONDED THAT REQUEST IS BEING CONSIDERED FOR A MODIFICATION. MR. WILSON STATED THAT THEY CAN MAKE MODIFICATIONS TO THE REQUEST.

MR. WILSON STATED THAT THERE WILL BE A 10 DAY NOTICE OF THE NEXT HEARING. PUBLIC TESTIMONY IS CLOSED. MS. STEIMLE MADE A MOTION TO SUSPEND THE DEBATE AND SCHEDULE AN UPDATE FOR FEBRUARY 25, 2025 AT 7:00 PM. MR. DUBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION TO ADJOURN BY TRUSTEE WILSON, 2ND BY TRUSTEE DURBIN.