

**London Township**  
**Board Minutes**  
**August 10, 2020**

Call to order by Supervisor Taepke 7:36 PM  
Recited the Pledge of Allegiance.

**Roll Call:**

Supervisor Gary Taepke-Present, Clerk Kimberly Sharp-Present, Treasurer Melissa Beauchamp-Present, Trustee Penny Turner-Present, Trustee Roger Werstein-Present.

**Approval of July 13, 2020 Agenda:**

New Business:

- Supervisor Taepke added Cost Recovery Ordinance to # 4 LMR Budget

Unfinished Business:

-Scratched # 1 Fill Ordinance and replaced with Apex/Azalia Solar

- Added #6 Noise Ordinance

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to accept the agenda as amended

All in favor: **AYE.**

**Motion Carried**

**First Citizens Time:**

- Daryl Nichols expressed his disapproval of a social media post that Supervisor Taepke posted. Mr. Nichols pointed out that Supervisor Taepke is still working and serving the London Township Residents. Supervisor Taepke admitted he was wrong and it was posted in anger, he apologized.

-Troy Goodnough running for Monroe County Sheriff spoke. He gave an overview of his credentials. His goals are working on Crime Analysis and Predictability Models, Technology to improve efficiency. If elected he or his Undersheriff would attend at least 1 London Township Board of Trustees Meeting per year to meet with the Residents and their concerns.

**Approval of the July 13, 2020 Minutes:**

- Todd Federer's name is misspelled.
- Giraud is misspelled in several areas.
- Taepke is misspelled in several areas.
- Treasurer is misspelled in several areas.
- Total Monthly Disbursements were \$42,847.71 not \$47,847.71.
- ~~- Approval of the June 8, 2020 Minutes: first line Date incorrect, should be June 8, 2020 NOT May 11, 2020. This was an agenda item.~~

Motion made by Supervisor Taepke, seconded by Clerk Sharp to accept the July 13, 2020 minutes as amended.

All in favor: **AYE.**

**Motion Carried**

**Supervisors Report:**

- Supervisor Taepke Congratulated Trustee Turner on her successful win in the Primary Election for Republican Party Supervisor. Wished her and Darrel Howard luck in the General Election in November.

Motion made by Treasurer Beauchamp, seconded by Trustee Turner to accept the Supervisors Report.

All in favor: **AYE.**

**Motion Carried**

**Treasurers Report:**

- Balances as of July 31, 2020 General Fund Balance \$453,242.12, Sewer Fund \$9,609.38, Water Account will be closed *with completion of 2019 Audit.*
- CD's were moved from First Merchants Bank to the Monroe County Community Credit Union an interest rate of 1.04%.

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to accept the Treasurers Report.

All in favor: **AYE.**

**Motion Carried**

**Clerks Report:**

-If anyone is interested in working in future elections, please contact the Clerks Department.

-There was a total of 834 votes cast in the August 4<sup>th</sup>, 2020 Primary Election, which included 394 Absentee Ballots.

-Ed Giraud, Jr is in the hospital. Clerk Sharp will be contacting MCRC and Mr. Giraud's sister to see if his company will still be able to fix the Sandy Creek Culvert before the beginning of the school year and explore alternative options.

Motion made by Treasurer Beauchamp, seconded by Trustee Turner to accept the Clerks Report.

All in favor: **AYE.**

**Motion Carried**

**Building Department Report:**

-There was a total of 22 permits issued in the month of July totaling \$4,055.25

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to accept the Building Department Report.

All in favor: **AYE.**

**Motion Carried**

**Assessors Report:**

-Letter read from Assessor Wauldron to hire a part-time Appraiser for needed field work. He attached Michael Nevala's resume.

-Postcards will be sent to Residents 2 weeks prior to the field work to update our records.

-Updating BS&A database fields and beginning land value analysis and ECF calculations

-Deputy Clerk Anita Straub has been retained for 3-5 hours under the Assessors Budget to organize and file all parcel jackets. The work is about 80% done.

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to hire a part-time appraiser at a rate of \$20/per hour not to exceed 8-16 hours per week, for the remainder 2020 or until field work is completed.

**Roll Call:** Trustee Werstein YES, Trustee Turner YES, Supervisor Taepke YES, Treasurer Beauchamp YES, Clerk Sharp YES.

**Motion Carried**

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to accept the Assessors Report.

All in favor: AYE.

**Motion Carried**

**Zoning ~~Administer~~ Administrator Report:**

- Unannounced inspections of all active Pones-ponds, Extractions and Reclamations for the months of June and July.
- Violations Pond on Allison Rd. notice given to the Property Owner and Contractor as stockpiles are within 50ft setback.
- 2 Complaints on 2 separate occasions relating to Pond/Extractions operating outside Operation Hours. Contractor notified and a Violation Notice has been sent.
- Extraction update, Neurvirth project is being reclaimed and will be finished by the end of August 31, 2020.
- Darling Rd. SLU in Compliance. The Planning Commission on August 3, 2020 was approved to fix buffers and add a Nursery to the property.
- 3 Truck Complaints in the last 3 months of not using the haul route, one was for a delivery to a farm.
- Complaint of road conditions of Oelke Rd. at the Plank Rd. intersection sent to the Monroe County Road Commission.
- Illegal Occupation of Parcels:
  1. Tuttlehill-Moratorium on evictions still in place.
  2. Townsend Rd. letters sent on unpermitted structures, fences and dwelling in campers.
- Letter sent to Homeowner stating that a duplex; not permitted in that zoning area. Letter sent and expected to return to single family dwelling.
- 9 unpermitted Pool(s) given notice.

-Blight most of the violations have been cleared up, 4 uninhabitable structures demolished with more to be done.

Motion made by Supervisor Taepke, seconded by Trustee Turner to accept the Zoning Administer Report.

All in favor: **AYE.**

**Motion Carried**

**Planning Commission Report:**

- Approved Site Plan Darling Rd Land Use Buffer and Nursery with stipulations no operating on Sundays or Holidays. No trucks prior to 7 a.m.
- Approved Pond on Oakville Waltz rd.
- Fill Ordinance will be tabled till September 2020.
- Discussed Small Pond Ordinance not being published

Motion made by Supervisor Taepke, seconded by Clerk Sharp to accept the Planning Commission

All in favor: **AYE.**

**Motion Carried**

**Reading of Monthly Disbursements:**

**General Fund:**

Motion made by Clerk Sharp, seconded by Supervisor Taepke to approve the disbursements from the General Fund **Totaling \$94,635.50**

**Roll Call:** Trustee Werstein **YES**, Trustee Turner **YES**, Supervisor Taepke **YES**, Treasurer Beauchamp **YES**, Clerk Sharp **YES**.

**Motion Carried**

**Sewer Fund:**

Motion made by Supervisor Taepke, seconded by Trustee Turner to approve the disbursements form the Sewer Fund **Totaling \$88.56**

**Roll Call:** Trustee Werstein YES, Trustee Turner YES, Supervisor Taepke YES, Treasurer Beauchamp YES, Clerk Sharp YES.

**Motion Carried**

**TOTAL MONTHLY DISTRIBUTIONS: \$94,724.06**

**Unfinished Business:**

**1. Apex/Azalia Solar:**

Representatives from Apex/Azalia Solar spoke about a Utility Scale Solar Project in London and Milan Townships. At the present time there are no Ordinances pertaining to Solar Projects of this size. Size would be approximately 1,500-2,000 acres. The project would benefit locally a 200-300 jobs will be needed during construction and a handful for maintenance. For 25-30 years, and property tax. Planning Commission would like direction on obtaining a Solar Ordinance.

**2. Closing of the books:**

-Corrections there was not a motion on the first page that will be stricken out.

-Page 3, 3<sup>rd</sup> paragraph from the bottom should state Sewer Fund with an ending balance of -\$1,821.14

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to accept the March 30, 2020 Closing of the Books as amended.

All in favor: AYE.

**Motion Carried**

**3. Furnace/Boiler:**

Reviewed from Adkins, CMR Mechanical and American Heating and cooling Tabled for now, Melissa to contact American Heating and cooling.

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to table for now and contact American Heating and Cooling to get information on Brand, Asbestos remediation/removal and BTU's/Efficiency (size of the furnace).

All in favor: AYE.

**Motion Carried**

**4. MTTP Grant (Risk Reduction Grant Program):**

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to sign the MTTP Grant agreement in the amount of \$770.00. Clerk Sharp will be authorized to sign the document.

**Roll Call:** Trustee Werstein YES, Trustee Turner YES, Supervisor Taepke YES, Treasurer Beauchamp YES, Clerk Sharp YES.

**Motion Carried**

**5. Hall/Pavilion Rental:**

-Attorney reviewed and sent a Draft of the Policies.

Motion made by Trustee Turner, seconded by Supervisor Taepke to table to give the Board time to figure out the specifics.

All in favor: AYE.

**Motion Carried**

**6. Noise Ordinance:**

-Questions on penalties and who will issue tickets if needed.

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to adopt Noise Ordinance 11A and to have synopsis printed in the paper.

**Roll Call:** Trustee Werstein YES, Trustee Turner YES, Supervisor Taepke YES, Treasurer Beauchamp YES, Clerk Sharp YES.

**Motion Carried**

**New Business:**

**1. Calhoun Rd Drains:**

-Resident Bob Ferencz read a letter stating the condition of the drains on Calhoun Rd and has signatures of Oelke Rd. Residents of their drains needing to be cleaned.

-Cost would be approximately \$40,000.

-Other Residents were questioning why the Residents on Calhoun Rd. would not be assessed for this work.

**2. IPMC Ordinance (State Construction Code Act):**

-Trustee Turner questioned the fine involved.

Motion made by Supervisor Taepke, seconded by Clerk Sharp to adopt the Property Maintenance Code Ordinance as presented. Ordinance Number to be assigned at a later date.

**Roll Call:** Trustee Werstein NO, Trustee Turner YES, Supervisor Taepke YES, Treasurer Beauchamp YES, Clerk Sharp YES.

**Motion Carried**

**3. LMR Budget:**

-London Townships portion of the LMR's Budget is 31% at an annual cost of \$74,446.57.

Motion made by Treasurer Beauchamp, seconded by Supervisor Taepke to accept the LMR Budget 2020-2021 in the amount of \$6,767.87 monthly.

**Roll Call:** Trustee Werstein YES, Trustee Turner YES, Supervisor Taepke YES, Treasurer Beauchamp YES, Clerk Sharp YES.

**Motion Carried**

~~**3. LMR Cost Recovery Ordinance:**~~

~~-This the Fire Department to charge for Fire Department Service.~~

~~-Trustee Turner questioned why we are getting billed through Milan for non-residents.~~

Motion made by Supervisor Taepke, seconded by Clerk Sharp to Approve the Raisinville Fire Charges Ordinance changing Raisinville to London Township where necessary.

**Roll Call:** Trustee Werstein NO, Trustee Turner YES, Supervisor Taepke YES, Treasurer Beauchamp YES, Clerk Sharp YES.

**Motion Carried**



**4. Mail Openings:**

-Treasurer Beauchamp asked if any mail that needs to go to her department that is opened by mistake, be resealed, dated, and initialed.

**5. Site Plan 19-05:**

- Supervisor Taepke questioned about the slopes that must be 1:4.

Motion made by Trustee Turner, seconded by Supervisor Taepke to approve Site Plan 19-05.

**Roll Call:** Trustee Werstein YES, Trustee Turner YES, Supervisor Taepke YES, Treasurer Beauchamp YES, Clerk Sharp YES.

**Motion Carried**

**6. Small Pond Ordinance:**

-The Small Pond Ordinance was never published. Township Attorney stated that according to the Zoning Enabling Act the process must start over.

Zoning Administrator Youngblood will need to publish within 15 days of a new Public Hearing.

**2<sup>nd</sup> Citizens time:**

-Mike Pinkowski questioned the cost of the Monroe News Invoice, Clerk Sharp stated we put a Full Ordinance in the paper. He also asked what line item is used for the Deputy that comes to the meetings. Clerk Sharp answered it in under Monroe Community Finance Dept. Mr. Pinkowski asked when the Fire Truck will be paid off, Clerk Sharp stated it has been paid off.

-Question about CES check \$7,998; Clerk Sharp stated they were past due invoices for April/May/June.

- Bob Ferencz asked to meet with the Supervisor after the meeting.

-Deputy Supervisor Amanda Taepke stated in 2009 Fire Charges Ordinance that allows to charge residents.

**Board of Trustee Comments:**

-Trustee Turner would like to know what the Board would like to do regarding a Solar Power Ordinance if the Planning Commission should start working on an Ordinance for it. Supervisor Taepke stated it should be investigated as to whether or not if the residents are interested.

- Zoning Administrator questioned if the Master Plan should be updated. Last one was in 2006. Supervisor Taepke stated it would be a good idea,
- Trustee Turner asked about the LIFE Contract, Supervisor Taepke stated all that needs to be done is the numbers need to be changed.
- Trustee Turner was asked about the CES Contract Supervisor Taepke answered that he has asked them to update their Contract and has not heard back.
- Trustee Turner seen that the cameras have been installed and wanted to know the resolution and who will have access to them.
- Trustee Turner wanted to know if there was an update on the Returned Check Resolution, Treasurer Beauchamp is working on this. A \$35 bank fee should be included in the Resolution.

**Adjournment:**

Motion made by Supervisor Taepke, seconded by Treasurer Beauchamp to Adjourn at 10:25 PM.

All in favor: **AYE.**

**Motion Carried**

Respectfully Submitted by,  
Anita R. Straub  
Deputy Clerk