

## White Oak Township Board Meeting August 8, 2022

The August 8, 2022 meeting of the White Oak Board was called to order by Trustee John Kemler at 7:00 p.m. In attendance were: Treasurer Brigitte Doxtator, Clerk Leela Vernon, Trustee John Kemler, Trustee Diane Graf, Zoning Administrator Tom Brimhall, Richard Morrison, Ralph Tucker, Mike Glenn, Sam Curtis, Missy Noll-Planning Commission chair, Aaron Graf-Planning Commission, Cynthia and Brian Sommer, Elizabeth Gailey, Brian and Trista Baker, and Jenn and Joe Raica. Trustee Graf led us in the Pledge of Allegiance.

A motion was made by Trustee Graf, seconded by Treasurer Doxtator to approve the minutes of the July 11, 2022 meeting. Motion carried.

A motion was made by Trustee Graf, seconded by Trustee Kemler to approve the Resolution to amend the Zoning Ordinance regarding solar energy conversion systems. Motion carried with a 4-0 vote.

A motion was made by Treasurer Doxtator, seconded by Trustee Kemler to approve the Resolution to amend the Zoning Ordinance regarding the wind energy conversion systems. Motion carried with a 3-0 vote with Diane Graf recusing herself.

A motion was made by Clerk Vernon, seconded by Trustee Graf to approve the treasurer's report as presented. Motion carried.

Tom Brimhall Zoning Administrator gave his report.

The application for variance from Karla and Wyck Livingston will be addressed at the Zoning Board of Appeals hearing on August 29, 2022 at 6 p.m. They will also be addressing the application for variance from the Bauder's. They will also interpret the ordinance per the Bauder's request.

JR Sand and Gravel took the floor to explain what steps they have taken to meet the Townships requirements for their Special Use Permit. After a lengthy discussion, Tom Brimhall stated that there were still some items that needed to be submitted before the Board could approve the Special Use Permit. He will get a list to the Raica's. We have requested copies of the plans that were originally submitted back in 1999 and were told that Raica's had a fire about 10 years ago and the plans were destroyed, they have not been able to get new copies. Raica's would like an additional 5 years to complete their project. The Board agreed that they should not be approved for more than 2 years, ending May 2024. There was discussion regarding the fact that JR Sand and Gravel had been doing work on the additional 10 acres and they do not have a Special Use Permit. They agreed that they will not do anymore work on that property until they have a Special Use Permit. Aaron Graf stated that if Raica's had notified the Township of the testing procedures they had performed on the 10 acres, there may not have been an issue. Tom Brimhall read from the original application submitted by JR Sand and Gravel, dated October 1999, "Reclamation will be integrated with the 15 year mining operation." One of the requirements of the renewal for 2023 would be to show Signiant progress on reclamation.

A motion was made by Clerk Vernon, seconded by Trustee Graf to approve the Special Use Permit once all requirements have been met, with the renewal date of May 2023, application to be submitted no later than March 31, 2023, Motion carried.

Tom Brimhall gave the board a history of the pole barn owned by Ron and Elizabeth Gailey. Since the Zoning Board of Appeals had denied their application for Variance, the lawyer informed us that we can

impose a fine. After some discussion Mrs. Gailey agreed that their pole barn would be valued at \$45,000, therefore, their fine is \$9,000.00. A motion was made by Clerk Vernon, Seconded by Trustee Graf to impose a 20% fine on the fair market value of the pole barn on Ron and Elizabeth Gailey. This 20% would be the standard fine plus all legal and court fees from this day forward. Motion carried.

Trista Baker took the floor and explained that her and her husband, Brian would like to own and operate a food cart serving coffee and breakfast to start, possibly ice cream and more in the future. They would like to use the White Oak Township parking lot to be present at games and events and also for their morning coffee. They would give some of the proceeds to the Park Fund. Clerk Vernon said she would contact the insurance company and/or any other organizations necessary to get information.

Brian Sommer took the floor to explain that his neighbors have chickens that are coming on to their property and destroying their yard. They asked if the Zoning Administrator could contact the neighbors since our Ordinance requires that all animal be fenced and contained. Tom Brimhall said he would contact the neighbors.

Mike Glenn stated that he had been to Stockbridge Township because of the noise that is emitted from the Electric Transfer Station. He said he got no satisfaction to his complaint. John Kemler said he would contact someone in Stockbridge Township to see if they can come to some resolution.

We went over the proposed insurance renewal. Once all paperwork is filled and submitted the Board approved the renewal.

A motion was made by Trustee Graf, seconded by Treasurer Doxtator to stop lending out the tables and chairs that the Township owns. Motion carried.

There was discussion about the fencing and Cleery and Ludwig fence will be coming out to give us quotes.

Hayhoe said they would come out and repair the hole in the driveway this week and will do the rest of the work asap. We received \$6,995 from the insurance company to cover the hole in the driveway.

Brown well drilling said they would be out within the week to repair the hydrant.

Aaron gave us the letter from the DCAA. They are asking to use the fields. A motion was made by Trustee Graf, seconded by Treasurer Doxtator to allow the DCAA to use the Township field. Motion carried.

A motion was made by Treasurer Doxtator to start paying all the officers monthly instead of quarterly. Seconded by Clerk Vernon. Motion carried.

Clerk Vernon read a letter from the McManaman's. Trustee Graf read a list of items that need attention in the park. Spray pathway, spray around large hickory tree, clean/stain gazebo floor, Spray dug-out areas, paint baseball bench NE field, fence posts need replacing, spray under all benches.

A motion was made by Trustee Graf, Seconded by Treasurer Doxtator to pay bills as presented. Motion carried.

Meeting was adjourned at 9:37 p.m.

Respectfully submitted, Leela A. Vernon, Clerk  
White Oak Township