

**Minutes of the Urbana Board of Trustees Meeting  
held Monday, May 16, 2022**

The Board of Urbana Township Trustees met on this date with Paul Wright and Blair Stinson present. Trustee Roger Koerner was absent. The minutes of the May 02, 2022 meeting were reviewed and accepted as presented. The Financial Status Reports were reviewed and accepted as presented.

Guests Present:

Pat Richards

Heather King

Nancy Lokai Baldwin

Doug Crabill, City of Urbana

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Trustees

Mr. Wright – Ms. Richards, we will start with you.

Pat Richards

We wanted to share with you what we are working on. As many of you know, Nancy Lokai Baldwin, she and my dad, Lynn Guey, were very involved in getting the bike path to Champaign County. It is a really great recreational opportunity. With my daughter Heather, the path finders came to us to see what to do to honor my dad. We really don't like that you have to share with the road on East Lawn and Children's Home Road. We talked with Steve (Champaign County Engineer) earlier this month about honoring my dad by getting that bike path off of the road there.

On East Lawn we would be using the right of way to get the bike path off of the road. We talked to Messiah Lutheran Church , and they are all in. The other land is owned by Troy Thomas.

Sean Tullis (Zoning Inspector) – that particular property is for sale which will interfere in your right of way.

Ms. Richards - We have inquired about Mr. Thomas giving us a permanent easement. He is not willing to do that. The objective is to acquire this easement or to purchase the property.

In our conversation with Steve McCall, we thought we could use the waterline project, but they are too far along to move forward in that project. He said we should look at the Clean Ohio trail funds for funding in 2023 for construction in 2024. One of the things that I was troubled with was having an engineering study. Tyler Bumbalough (city of Urbana) suggested that we go after a study from the TAC meeting in Champaign and Logan counties. One of the things I wanted to ask is if you are in favor of this, I would ask that you put it in the minutes. It will take three months to conduct the study.

By 2023, we will have the engineering estimate, and one of the things we will look at is that it is a 75% reimbursement grant. We could probably go after all of the materials, and we could use force labor.

Trustee Stinson – your property owners on the east side may have a problem in this.

Ms. Richards – coming to the front of the church is in the flood area.

Trustee Stinson – it is wet in the back too though.

Ms. Richards – It is in fact wet, and we talked about using part of it as a community garden. Things that would be compatible with all of the neighbors. If we buy the property, the barn is included.

Mr. Tullis - the barn is grand fathered in, but it is too close to the road and if you change the use, it would need to be looked at by zoning.

Ms. Richards – do you know what the set back would be?

Mr. Tullis – 50 feet. I would love for you guys to take the property. One idea was a distillery, and another a subdivision of tiny houses. I am ready for Troy to sell this for something that is reasonable and rational.

Ms. Richards - We need to get an appraisal because he has this priced like the rest of this property.

Mr. Tullis – This would be great.

Ms. Richards – we are still pursuing the purchase but not at the price he wants.

Trustee Stinson – and what is that price?

Ms. Richards - \$135,000 and we just can't do that. I want to get it appraised before we do anything. We are not looking at a business, it would remain agriculture. If we did a community garden in collaboration with the church, would that still be agriculture.

Mr. Tullis – yes. The only thing I would be concerned about is the parking lot.

Ms. Richards – we wanted to share our concept and what we are trying to do and to get your thoughts and ideas. The bottom line is this path is a personal thing. This is something he (Mr. Guey) wanted to see, and now we have the opportunity to make it happen.

Mr. Tullis – Troy isn't going to approve a permanent easement when he is trying to sell it.

Mr. Stinson – it changes the property and what he is trying to do with that. Is the right of way too close to come across on the other side?

Ms. Richards – if we did, it would be in his front porch.

Doug Crabill – part of what the study would do would vet those things and different design considerations. Basically, LUC is receiving federal money to use with ODOT to be part of the planning process. In Urbana, the project on High street, was all paid for through LUC for the study with federal money.

Ms. Richards – yeah they would look at all of the alternatives.

Trustee Wright – well Pat I think it would be great to make that a destination, if you made a petting zoo, that would give people a destination to go to.

Ms. Richards – That barn is huge. I don't know how it was built but it has been around a while. We were told that it is a seasonal wetland. We would work with them to put what ever we need into that.

Mr. Crabill – we had a call today for someone who wanted to put a business there that we referred to you.

Mr. Tullis – someone needs to tell them that there are three churches, a school, and thousands of kids there.

Mr. Crabill – the other part is that they think that they can do whatever they want because it is in the township.

Ms. Richards – I want you to know what we are thinking. We have not talked to the property owners yet; we are waiting to have the study done.

Mr. Crabill – you will have a community forum once you have the study done?

Mr. Wright – I am just concerned about the property owner on East Lawn.

Mr. Crabill – I think you should wait to have a public meeting. You don't want to get anyone excited about it before you know. I know Tyler Bumbalough was a little concerned about the width there.

Ms. Richards – I anticipate even more traffic with the building that is going on through there.

Mr. Wright – so do I understand that you are not wanting anything more for your project?

Ms. Richards – yes, I think that being co-applicants gives us a leg up. Assuming we get approval it will be three months.

The Trustees agreed to support the bike path project at Children's Home Road and East Lawn Avenue.

Mr. Crabill – I think when we get to the grant part, one of the local governments would need to be the pass through for that.

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**Doug Crabill**

I wanted to give an update on Dugan Place – behind Walmart. The developer was involved in Jerome Village in Dublin. They are very knowledgeable about developments. We started in March of 2021 and are working through the planning process. There are four different subdivisions. (see attached map)

They are proposing 75 condos, 132 lots of single family homes, 114 town homes, and 192 market rate apartments (rents of over \$1,000 per month). This is working its way through the planning process. I wanted to start with this first concept before moving on to the next concept.

The related conversation is North Dugan Road, a split corporation limit. They are doing a traffic impact study, and one thing is there is no set speed limit. The engineer this firm hired and ODOT are completing the study.

They have already initiated the speed study, and that will be used to determine what the speed should be today. This will help them with determining if there is a left turn into the development.

They have gathered speed data and regardless of whether it goes forward, we may need to post some speed limit signs.

Mr. Tullis – where are all of the people going to come from that are going to live there?

Mr. Crabill – a lot of the work force has indicated that they can't find homes in the area. We had 10 employees living in the apartments behind Meijer in Marysville because they couldn't find any place to live in here. They did a housing study.

So nothing really formal required until we get the speed study back, and my goal was to get here before that.

Mr. Wright – my only thought is because I have seen the trash that comes from the Walmart, are they going to be taking care of that?

Mr. Crabill – It should be well kept.

Mr. McCain – will the streets all be city?

Mr. Crabill – the townhomes and apartments will likely all be private.

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**Richard McCain**

I will try to start road side mowing this week. I will make one pass like the county did.

My helper, today was his last day.

Mr. Wright – do you want help mowing tomorrow?

Mr. McCain – No I will take care of that. The others will just get mowed toward the end of the week. When Friday comes maybe Blair and I can knock out the cemetery in that day's time.

**Sean Tullis – Zoning Report and Cemetery**

(see attached)

Mr. Wright – along cemetery lines, I was out there when I was spraying last week and the ladies with the bench, they were there and they were asking if we could put some dirt along the base of their monument, and there are several that could use some dirt.

Mr. McCain – as long as they keep it at ground level it will be all right. I will remind her that she said she would move that shepard's cane if I got that dirt in there.

Mr. Wright – there were two people killed at Warriors Place a few years ago, and they have a shrine out there.

Mr. McCain – the state would come in and take that out of there.

Mr. Stinson – This here, they have a make shift thing. We need to ask Jane about this.

Mr. Wright – Can you reach out to Jane, Sandi?

Ms. Perry – yes

Mr. Wright – the only other thing I have is the county township meeting at 6:00 P.M. on May 25, 2022. We need to let them know by the 20<sup>th</sup>. There will be all six of us going.

Ms. Perry – I will let Susan know.

Mr. Wright – Blair do you have anything?

Mr. Stinson – just some dirt filling and seed sowing at the cemetery.

Mr. Tullis – I do have one thing, this Anthony in Briarwood with the storm sewer issue, do you want me to take care of that?

Mr. McCain – There are two catch basins at the end of the cul de sac.

Mr. Tullis – I don't know what he is talking about but I am 99% sure he is the one that wanted us to ban fireworks.

Mr. McCain – He may be talking about that drain that may be plugged up, but that wouldn't be the township.

Mr. Wright – as you go in Timber Trail and get to the top of the hill, there is one that is plugged.

Mr. McCain – on the left on the east side.

Mr. Wright– this summer if we don't get that fixed we are going to have an ice issue. Lew started fixing those at the township expense, and I don't know that that is right.

Mr. Stinson – Sean you think he lives where?

Mr. Tullis – 1481, if it is who I believe it is. I can call the number and see if it is that guy.

Mr. Stinson – those first three properties are all owned by banks.

Mr. Tullis – if it is those properties, they get all of the water from those fields.

### **Fiscal Officer**

We passed our audit and I need a signature from Paul if we can get a motion? Trustee Stinson moved that we accept the results of the 2020 and 2021 audit. Trustee Wright seconded the motion. Roll call was as follows: Mr. Wright, yes, Mr. Stinson, yes.

The following bills were presented for payment:

<b>Check No.</b>	<b>Date</b>	<b>Payee</b>	<b>Total Amount</b>
19655	05/16/2022	McMann Smoot Riddle Agency	\$5,261.00
19656	05/16/2022	Daniel T. Wright	\$11,250.00
19657	05/16/2022	Roberts Refuse Service	\$144.00
19658	05/16/2022	Lantz Sales Company	\$5.40
19659	05/16/2022	AIM Media	\$87.35
19660	05/16/2022	Auditor of State	\$876.00
19671	05/16/2022	Champaign County Township Assn	\$490.00
19653	05/02/2022	CT Communication	\$128.97
19654	05/02/2022	Sean M. Tullis	\$35.40
<b>Total</b>			<b>\$5,484.58</b>

## Urbana Township Zoning & Cemetery Report

### 5-16-22 Zoning

1. Met with Andy Hiltibran to process a lot split at 1419 Shortcut Road.
2. Met with Gene Souders 937-869-260, to process a zoning permit for a 20'x30' pole barn at 986 Hickory Grove Rd.
3. Met with Steve Brandeberry to process 2 lot splits. Lots did not conform to our 3:1 depth to width for a lot. He is going to file for variance to allow the lots be 65' too deep.
4. The next meeting for the zoning commission is 5-19-22 at 8:00 pm and will be a public meeting.
5. Art Arms 937-215-3151 on East Lawn St. wanted to know if the township has any regulations for burning brush. I told him that I was not sure but would check into it. I also told him he should check with Urbana Fire Department.
6. Spoke with Austin Preece 937-508-5680 about 40x40' or 40x40' shop at 2322 Sloan Rd. May need a variance building height. He has the form an is collecting proper documentation.
7. Shelley Deardorff 937-508-5947 at 536 Three Mile Rd. Wants a zoning permit for a 14'x28'x5' inground pool.

### 5-16-22.1 Cemetery

1. Tony Swank is going to pour footers at the end of this week or beginning of next week depending on weather. He may be able to pour more than 5 footers this time. It will depend on how the digging goes.
- 2.

Mr. Stinson moved, seconded by Mr. Wright that the bills were approved.  
Roll call was as follows: Mr. Wright, yes, Mr. Stinson, yes.

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Being no further business, Mr. Stinson moved to adjourn the meeting seconded by Mr. Wright.

Paul Wright Trustee Paul Wright, President

Sandi Perry Sandi Perry, Fiscal Officer