

**Minutes of the Urbana Board of Trustees Meeting  
held Monday, November 06, 2023**

The Board of Urbana Township Trustees met on this date with Trustee Paul Wright, Trustee Roger Koerner, and Trustee Blair Stinson present. The minutes of the October 16, 2023 meeting were reviewed and accepted as presented. The Financial Status Reports were reviewed and accepted as presented.

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**Guests**

Dan Evilsizor  
Matt Harrigan  
Scott Wright  
Doug Crabill, City of Urbana

Trustee Wright – Ok. Doug what do you have for us?

Mr. Crabill – So, I have had a couple of meetings with Tom Rich, he owned Mason and Lawrence Ribstone Silos. Robert Mason is in Illinois, and then Tom’s dad had that business back in the 50’s. He is in the process of winding down that business. They listed it with a couple of different brokers. It’s 4.7 acres, 2 parcels, one Tom owns, one with Rob Mason. And then there is a sister involved too. It is completely surrounded by the city. It basically is an island. I have a meeting with them next week. There is another round of the demolition funds. Applications are due November 17th. There is another \$500,000 available. The intention is to submit for demolition so that the ground could be developed. There is a pole barn on Tom’s parcel and then a main building and storage. He may end up wanting to apply. I wanted to get the townships take on applying. The city had to prioritize and I wanted to see what the township may be submitting.

Mr. Koerner – last time I saw they wanted a lot of money for that property.

Mr. Stinson – to be eligible for some of these funds doesn’t it have to be abandoned? How do private property owners get this?

Mr. Crabill – that is the intent of it. For example, in the last cycle, Franklin county allocation was used to tear down Westland Mall. That was the legislator’s intent, for re-development.

Mr. Stinson – so that property owner got to take advantage of the grant money, and got to use that free and clear?

Mr. Crabill – Yes, each county was allotted \$500,000, that was the minimum. If it’s not used, it is available to other counties.

Mr. Koerner – does the city want it?

Mr. Crabill – no, no. Truthfully if somebody does develop it, it is going to go into the city. I talked to Tom about the history of why it was not annexed. It went all the way to Bernie Ray. It's like its own island. I'm here though because I didn't know if there were other properties in the township that you were applying for.

Mr. Stinson - I was given different information on that.

Mr. Crabill – if it isn't vacant today, it has to be. It's the site revitalization and demolition program. It is state money that they set aside specifically for revitalization.

Mr. Crabill also discussed the CDBG grant that North Lewisburg received for drinking water.

Mr. Crabill – I just wasn't sure what I should do if this property is to be added. I felt I should speak with you before applying to make sure it is ok since this property is in the township.

Mr. Stinson – I had this conversation with two different people and got two different answers.

Mr. Crabill – if it has liens, there are different things that have to be done. We had one property with a Medicaid lien. The county had a consultant that administered the last round and would reach out to the lienholders.

Mr. Koerner – I don't understand how if this is done, the owners of that property...explain that to me again how that happens?

Mr. Crabill – it is voluntary permission to remove a building. There are exclusions for agriculture though.

Mr. Koerner – so it is like a “gimme” to those owners?

Mr. Crabill – it goes back to the eligibility that the state set up for the program. There was another one in Powell that was an office building that was taken down.

Mr. Koerner – i can understand Powell.

Mr. Crabill – the goal was to take down unused structures and place something there that can be utilized.

Mr. Stinson – what an amazing thing. I mean you have to be selected to get it.

Mr. Crabill – last time the county commissioners approved some of the demolition for the Aldi's building. Aldi's used the money for asbestos abatement. The intent is to spur projects like that.

I just don't want to submit this one and you not know.

Mr. Wright – I would say have at it.

Mr. Stinson – will that take the full fund?

Mr. Crabill – the county had \$41,000 from the previous grant that needs to be used by June 30<sup>th</sup>. The program allows you to go over, but there has to be a match. I don't know how many will be submitted. I know we have one that we submitted last time.

Mr. Koerner – it could be the total of all of the sums?

Mr. Krabill – yes. The alternative is if not a lot of projects are submitted then the dollars go back in the pot for the rest of the state.

Mr. Stinson - I really do want to try for 1230 South Avenue. Its abandoned and owned by Medicare. I will get a hold of Tim tomorrow morning.

Mr. Crabill – if it's a home it will be between 10 and 20k. I would ask if the Board would take a vote on it and to prioritize that property.

Mr. Stinson – I would like to prioritize 1230 South Avenue, in Sunset Addition, Edgewood. That house is tiny but we have complaints about it.

Mr. Scott Wright – the only thing to be concerned about is asbestos.

Mr. Crabill – that is a part of the grant. The county contract hire parties to check the properties for asbestos and the grant would be used to pay for that.

Mr. Koerner – is there any other property?

Mr. Stinson – that has to be a priority of ours. Like I said I was told something different. There have been some other ones that have been brought up that are agricultural. That is the one that has been brought to our attention.

Mr. Crabill – I am asking if you submit anything, that you prioritize yours and then it is ok for me to submit this one for the township.

Mr. Koerner – what if it is sold?

Mr. Krabill – that could happen, but if he committed to it then he will be committed to moving it forward. Most people would be interested in the site not the buildings.

Mr. Koerner – the time frame, if the time starts now. What is the time frame?

Mr. Crabill – June 30, 2024 for the 41,000, the \$500,000 new program would be by June 30, 2025.

Mr. Scott Wright – is there anything on contractors? There is a septic grant program by the state that once they get the contract they have 120 days.

Mr. Crabill – the county would contract to do that. They handle it through the grant as well. We had one in the last round that had a well and septic.

Ms. Perry – the due date is before our next meeting, so if you plan to apply, then you need to make a motion tonight.

Mr. Koerner – I would like to make a motion to apply to the State of Ohio Site Demolition and Revitalization Program, for the township to prioritize 1230 South Avenue, Urbana, Ohio for the grant funding, and then for Doug Crabill, of the City of Urbana, to submit an application, if so desired, for 1294 East U.S. Highway 36 for further consideration, along with potentially 1243 Beech Avenue, and 144 Wright Avenue, or any additional properties deemed eligible before the November 17<sup>th</sup> due date. Mr. Stinson seconded the request

Mr. Evilsizor – isn't there another property there next to the boat shop, where the tree has fallen through?

Mr. McCain – Oral Blosser. We have sent them a notice and they haven't gotten a hold of us.

Mr. Stinson – we have to be able to get ahold of someone.

Mr. Crabill – voter records are one way to find people.

Mr. Wright – do we have any other discussion on this motion?

Roll call was as follows: Mr. Wright – yes; Mr. Koerner – yes; Mr. Stinson – yes. Motion carried.

Mr. Crabill – I will keep the township up to date on this one.

Mr. Wright – I appreciate you coming out here and sharing information with us.

Mr. Crabill – this property I am sure is going to end up in the city.

Mr. Koerner – you have just been in touch with Tom Rich?

Mr. Crabill – his realtor and the gentleman in Illinois.

Mr. Koerner - that was a big business 50 years ago.

Mr. Crabill – the ones he is building now are decorative in the Columbus area.

Mr. Wright – all right. Dan do you have anything to discuss with us?

Mr. Evilsizor – no not necessarily.

Mr. Scott Wright – I just want to tell these gentlemen good luck tomorrow.

Mr. Harrigan – I wish everyone well too and I appreciate the continued education here.

Mr. Wright – I have to admit you have witnessed a lot of educational items since coming here. Ok, Richard, do you want to give the road report?

**Richard McCain, Road Supervisor**

I will start road side mowing Monday. Hopefully all of the signs are out by then. To the candidates, try to get those signs out by next Monday. Blair and I went and weed-eated. We got a sign up on Three Mile and 29.

Mr. Stinson – we will weed eat a couple of roads a day.

Mr. Wright – Sean?

**Sean Tullis, Zoning Inspector**

See Attached

Mr. Evilsizer – Regarding the home owners board for Tecumseh Woods Subdivision – It used to be the Spridgeon's and Dick Lewis. On each side of 88 Deer Run Road. Spridgeon's on each side.

Mr. Tullis – I called LUC and they said I had informed him correctly. Township is one thing, the legal part is something different.

Mr. Tullis – Regarding military markers, the ones that go on the back of the monument. I will sell that hard. The ones in the ground, they charge \$60.

Mr. Stinson – I don't mind going out there and digging and putting it in, that's the least we can do for their service.

Mr. Wright – ok. Old business?

Mr. Stinson – I want to quickly walk back over Mr. Pullins and Three Mile and the old cemetery. Once again, talking to a commissioner, we should not be maintaining private property. If you don't mind, should one of us talk to Mr. Pullins?

Mr. McCain – that got started because of the historical society. They got talking about it being a right away. All the time that we talked to him, trying to get him to mow it.

Mr. Stinson – I really don't understand what that conversation was about.

Mr. Evilsizer – some cemeteries can be abandoned and transferred to the township. I don't believe the township has any obligation to mow it.

Mr. Stinson – it is not our property to be mowing. I still think one of us should stop out and make that clear to Mr. Pullins.

Mr. Wright – I got the impression that he didn't want to pay the taxes on the property if it is used as a cemetery.

Mr. Wright – tell Mike to plant 6 rows of corn down there and you will find out who owns it real quick. I know that Lew Terry used to farm it.

Mr. Koerner – It was farmed at one time.

Mr. McCain – I have never seen nothing in the ground. You can always tell.

Mr. Tullis – if it was farmed for years, you are never going to know.

Mr. McCain – if it is not ours to mow, then don't mow it.

Mr. Stinson – one of us should probably stop and speak to him and let him know.

Mr. Koerner – I can stop, do you have a phone number?

Mr. Tullis provided the phone number to Trustee Koerner.

Mr. Wright – ok is there new business?

Mr. Stinson – there are three calls from Briarwood about parking on the street. I guess one of us needs to stop up there and talk to them.

Mr. McCain – is there anything about parking on the street? I don't know if there was anything there or not. If you don't have a resolution, how can you stop them?

Mr. Koerner – the only thing I know was if there was a heavy snow you couldn't get down through there.

Mr. Stinson – I received the calls and told them that I would ask.

Mr. Scott Wright – isn't there something in our county zoning?

Mr. Koerner – so you got three different calls?

Mr. Stinson – three different people have called about the same parcel.

Mr. McCain – the other day there were four cars in the driveway or one or two on the street.

Mr. Stinson – I said normally during snow season we ask people not to park there.

Mr. Koerner – talk to us Sean.

Mr. Tullis – only thing I see is off street parking and loading requirements. This is talking more about parking lots.

Mr. McCain – the problem was Lew told them not to park there because one time we plowed and plowed and it was an iceberg, because of the cars parked on the street. I think the sheriff told them that you can't leave your cars there forever. You can park there, but you have to move it.

Mr. Scott Wright - the State trooper stopped me one day for stopping with cones. The State trooper said there is no parking in the street unless there is a curb there.

Mr. McCain - I would think there was covenants .

Mr. Stinson – I talked to Spridgeon and she said you are not allowed to park there.

Mr. Crabill – in the city it is an ordinance that the police department can enforce. Basically what it boils down to is can it be enforced by law enforcement.

Mr. Tullis – here is what I found. Two for each unit. What I will do is call LUC and ask Brad or Aaron if other townships have anything in their zoning.

Mr. Stinson – for subdivisions. One of the people who called said Lew was called and the Sheriff. He said why was I hit with this and had to pay for additional parking and now this neighbor is parking on the street. We will wait and see what Sean finds out. And then maybe one of us can stop and talk to them.

Mr. Tullis – I would like to talk about shipping containers. I have gotten a few calls. I have told several people they are not allowed because it's in our resolution. My opinion is as long as not on wheels, and on a foundation, I think they are probably more secure than a pre-made bought one. We would have to change our resolution to allow them. I have talked to a couple of people and they haven't moved them. The shipping containers are better than a wood structure. That is my personal opinion. I don't care one way or another but I don't think they are going away.

Mr. Stinson – what does LUC say about this?

Mr. Tullis – it is in the resolution.

Mr. Stinson – I think it would need to be set like a shed.

Mr. Koerner – how many?

Mr. Tullis – the only restriction we have is how many and how much property will be covered. I think it is 25% for residential. Once they get to that they wouldn't be able to have anymore. The most I have seen is 2 or 3 on a property.

Mr. Stinson – we may need to revisit it.

Mr. Tullis – they are readily available and relatively inexpensive. Other than having a non flat roof it looks the same.

Mr. Koerner – about how much does one of those cost?

Mr. Evilsizor – about \$1,200. 40 feet long –

Mr. Tullis – so there are 20 and 40 footers?

Mr. Evilsizor – correct.

Mr. Stinson – so to start this, you need to get the zoning commission to consider this.

Mr. Tullis – I don't even know if I can instigate it. Whatever I want to do, you guys have to agree with it. But I do believe that we need to consider making some changes. What ever we do, we need to publish it and have a meeting, the same process we do for the maps.

Mr. Wright – what else?

Mr. Stinson – do we need a resolution?

Ms. Perry – why not have Sean go through the resolution and flag things to be addressed and we can consider it at the next meeting?

Mr. Scott Wright – building height. Our last 6 to 8 meetings have been about raising the height of a building. People want to put their campers in, and need to come before zoning so they can raise it tall enough to fit.

Mr. Tullis – that is a good idea, because that is most of the questions I get as well..

Mr. Wright – Our next meeting will be November 20<sup>th</sup> at 5:00 P.M.

#### **Fiscal Officer**

The following bills were presented for payment:

Check No.	Date	Payee	Total Amount
	11/06/2023	Ohio Job & Family Services	\$50.00
	11/06/2023	BWC	\$177.80
20210	11/06/2023	City or Urbana	\$26.95
20211	11/06/2023	Williams Hardware	\$113.61
20212	11/06/2023	Houser & Brinnon	\$138.00
20213	11/06/2023	Koenig Equipment	\$27.42
20214	11/06/2023	Roberts Refuse	\$68.50
20215	11/06/2023	ADT	\$67.61
20216	11/06/2023	CT Communications	\$130.58
20217	11/06/2023	Cintas	\$137.55
20218	11/06/2023	Pioneer	\$110.77
20219	11/06/2023	Urbana Truck and Trailer	\$751.82



20220	11/06/2023	Sandi Perry	\$386.10
<b>Total</b>			<b>\$2,186.71</b>

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

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

\_\_\_\_\_ Trustee Paul Wright, President

\_\_\_\_\_ Sandi Perry, Fiscal Officer