

DARBY TOWNSHIP  
December 8, 2025  
MEETING MINUTES

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The Darby Township Trustees met in regular session Monday, December 8, 2025 at 7:00 pm at the Darby Township Hall with the following township official's present: James Scheiderer, David Huber, Terry Nicol. Also present was Scott Smith, Jackie Ward, David Gruenbaum, Phil Shandle, Nick Scheiderer, Dave and Peggy Dutcher, Nathan and Elissa Cunningham.

Chairman Scheiderer called the meeting to order. The Pledge of Allegiance was recited.

The minutes from the October 13, 22, & 30, 2025 meetings of the Darby Township Trustees were emailed to all Trustees prior to the meeting. Mr. Huber made a motion to approve the minutes as presented. Mr. Nicol seconded the motion. Minutes were approved as presented.

**Sheriff's Report:**

The deputy was not in attendance.

**Township residents/visitors' business/concerns:**

- Mr. Gruenbaum asked the procedure for posting items on the Darby Township website. Mr. Huber explained the posting process. Mr. Bruce Rausch questioned if all EPA notices were posted on the website. Mr. Scheiderer indicated that if the Township is in receipt of information from the EPA and it is in regards to Darby Township this information is posted on the website. Mr. Gruenbaum then questioned why the October 17<sup>th</sup> EPA letter was not discussed with him before it was posted, since it pertained to his property. Mr. Nicol indicated that the October 17<sup>th</sup> information was shared as received with no opinion/bias included. He noted that a letter was received and at that time notice was made as the letter indicated that appeals would need to be made within 30 days of the notice. He noted that the Trustees are unaware of any other landowners in Darby Township that spread biosolids on their property.
- Mr. Blumenschein spoke in regards to political signs being moved in Autumn Ridge. He noted that Property Works, the company that mows within Autumn Ridge, is assumed to have moved the signs or removed them. He indicated that Property Works had no specific reasons on what signs were moved or removed other than pertaining to their need to mow.
- Mr. Butler indicated that he had removed signs, elsewhere, based on a request from the property owner. He did not remove any Scheiderer/Nicol political signs.
- Mrs. Dutcher asked about the rules for political sign postings.

**Zoning Inspector Report:**

Mr. Smith

- Permits Issued:
  - Miller Building Group, Stephen Stone, 12260 Andrews Drive, Plain City, new home
  - Michael Cantor, 18790 Middleburg PC Road, Milford Center, Variance
  - Schmacher Homes, Tristan & Jennifer Heltzel, 7466 Debolt Rd. Plain City, new home
  - Vincent Sanchez, 12265 Andrews Dr., Plain City, accessory building
  - Brandon Harris, 14075 Adams Rd., Plain City, accessory building
  - Gerald Cox, 15019 Taylor Rd., Plain City, accessory building
  - American Tower Corp., Kelly Shorts, 13436 SR 38, Marysville, accessory building
- A discussion was held on Mr. Roberto Flores and his property on Unionville Center Road. Mr. Smith indicated that Mr. Flores continues to make progress on the clean-up of his property. Mr. Huber made a motion to withdraw the request to initiate legal action on to enforce the Darby Township Zoning Resolution at R and J Truck Service, LLC, and authorize the Fiscal Officer to pay the Union County Clerk of Courts filing fee of \$435.00, and to void Darby Township check number

7022, issued on August 11, 2025. Mr. Nicol seconded the motion. Roll call vote: Mr. Scheiderer, yea, Mr. Huber, yea and Mr. Nicol, yea. Motion unanimously passed. Mr. Smith will visit Mr. Flores again in November to assure he is continuing to comply with the Conditional Use Permit issued on March 6, 2019.

- Mr. Smith shared that he had heard there was a plan to build six homes on a lot on Hagenderfer Road. He has spoken to the land owner and conveyed that only one home can be built on the lot per the Zoning Resolution. If the owner desires to have more than one home on the lot he would need to apply for a variance. He noted that addition of the six homes would not meet the 3:1 ratio.

#### **Pleasant Valley Fire District:**

- Mr. Scheiderer presented the monthly report.

#### **Old Business**

- 1) *Speed Sign* – Mr. Huber indicated that the sign was out on October 16<sup>th</sup> and 17<sup>th</sup>. It was noted that the sign will be put in winter storage until nicer weather.
- 2) *Township Website Traffic* – All Township Officials received the report via email.
- 3) *Richwood Bank Positive Pay* – No exceptions were reported for the month of October 2025.
- 4) *Cybersecurity for Township Policy* – Mr. Gray confirmed that the Township does not need to have the Cybersecurity policy in place until July 2026. Information will be forthcoming.
- 5) *Fall Festival* - Mr. Scheiderer indicated that the Township donated funds to assist with the cost of the food for the festival.
- 6) *Other Business* –
  - Mr. Nicol indicated that the culvert in Darby Blvd. should be progressing soon based on weather. It has been scheduled with the Union County Engineer's Department. The County will park along the shoulder while making the repairs.
  - Mr. Huber indicated that he and Mr. Keith Benedict completed the work on the trees on Herchanhan Road.

#### **New Business**

- 1) *Hiring of Karen Alger* – Mr. Nicol made a motion to hire Ms. Karen Alger for the completion of the 2025 Darby Township Financial Notes. Mr. Huber seconded the motion. Roll call vote: Mr. Scheiderer, yea, Mr. Huber, yea, and Mr. Nicol, yea. Motion unanimously passed.
- 2) *Bureau Worker's Compensation* – Mr. Nicol made a motion to approve the payment of the 2026 BWC premium in December in order to get the 2% discount. Mr. Huber seconded the motion. Roll call vote: Mr. Scheiderer, yea, Mr. Huber, yea and Mr. Nicol, yea. Motion unanimously passed.
- 3) *Ohio Township Association Winter Conference* – Information on the 2026 conference was shared. Mr. Butler indicated that this is a great learning opportunity and encouraged the Chairs of the BZA and BZC to attend.
- 4) *Union County Comprehensive Plan* – Mr. Nicol made a motion to table the Union County Comprehensive Plan until the December 2025 meeting. Mr. Huber seconded the motion. Roll call: Mr. Scheiderer, yea, Mr. Huber, yea and Mr. Nicol, yea. Motion unanimously passed.
- 5) *Fire Proof File Cabinets* – A discussion was held on the purchase of fire proof fire cabinets to protect the Township records. Mr. Huber made a motion to purchase the file cabinets. Continued discussion was held in regards to the cost of the cabinets, and since no costs were presented Mr. Huber made a motion to remove his motion to purchase file cabinets until a cost was determined. Mr. Nicol seconded the motion. Roll call vote: Mr. Scheiderer, yea, Mr. Huber, yea and Mr. Nicol, yea. Motion unanimously passed. Mr. Nicol made a motion to table the purchase of two fire proof fire cabinets for Township records until a cost was determined. Mr. Huber seconded the motion. Roll call: Mr. Scheiderer, yea, Mr. Huber, yea and Mr. Nicol, yea. Motion unanimously passed.
- 6) *Bunsold Excavating – 2026* – Mr. Nicol made a motion to approve Mr. Bunsold's opening/closing fee of \$525.00 in 2026. Mr. Huber seconded the motion. Roll call vote: Mr. Scheiderer, yea, Mr. Huber, yea and Mr. Nicol, yea. Motion unanimously passed.

- 7) *2026 BZA/BZC* – Mr. Mike Rausch will send letters to Mr. Dan Blumenschein and Ms. Jen Plahovinsak to see if they have interest in continuing on this Board since their term ends 12/31/2025. Information will be forthcoming.
- 8) *BZC discussion* – With Mr. Gruenbaum's election to Darby Township Trustee in 2026, his position as the BZC Chair will need to be filled. A discussion ensued indicating that Mr. Steve Francis will be moved from an alternate position to a member of the BZC. Darby Township resident, Lisa Bambini has expressed an interest in serving on a Zoning Board. Her appointment will be discussed during the December meeting. Her appointment will take replace Mr. Francis's alternate position. Information will be forthcoming. Mr. Nick Scheiderer, who recently was appointed as an alternate on the BZC, term will end in 2031.
- 9) *Other Business* –
  - *OTARMA* – Mr. Scheiderer reviewed the material form OTARMA.
  - *Fourth Street* – Mr. Scheiderer indicated that the Village of Unionville Center paved a portion of Fourth Street, which is a Township road.
  - *Reorganizational 2026 BZC/BZA meetings* – A discussion was held on setting the date for the 2026 meetings. This item will be discussed further during a future meeting.
  - *Community Questionnaire* – Mr. Huber provided a sheet of questions to ask featured Township residents that will be placed on the Township website. Information will be forthcoming.
  - *Mr. Mike Rausch* – Due to Mrs. Priday's absence Mr. Mike Rausch took notes of the meeting and provided them to Mrs. Priday to transcribe.

### **Cemeteries**

Mr. Scheiderer indicated that there has been more activity in the cemetery during the recent month. He encouraged the Trustees to clean up the cemeteries as time allows.

### **Playground**

The playground report was received.

### **Management Reports**

The monthly Management Reports were available for the Trustees to review and provide comments.

### **Roads**

Mr. Nicol shared that the microseal in Autumn Ridge is not holding up. The Union County Engineer has been made aware but this items needs to be addressed.

### **Communications/Correspondence**

No communication was shared.