

# REILY TOWNSHIP BOARD OF TRUSTEES

April 14, 2026

Meeting called to order with Pledge of Allegiance. Trustees present;  
Dennis H. Conrad Jr., Larry J. Richardson Jr., C. Nicholas Schwab

## MOTIONS

**MINUTES:** Mr. Schwab made a motion to approve the minutes of April 1, 2026, seconded by Mr. Richardson Motion carries

**PURCHASE ORDERS:** Mr. Richardson moved, seconded by Mr. Schwab to approve the Purchase orders as presented. Motion Carried

**WARRANTS:** Mr. Schwab moved, seconded by Mr. Richardson to approve payment of Warrants (#27209– #27229) totaling \$24,663.15 Motion Carries

## **COMMUNITY:**

Mike & Donna Ramsey expressed their concerns about Zoning in Reily Township. Mr. Ramsey provided the Board of Trustees with a summary of notes, history of the Indian Creek Tavern (Spring Hill Tavern), Zoning Districts in Reily, Article 13 - B-2 Community Business District (characteristics & uses) and an article by Attorney Dorian Reiser titled, The Truth About Variances

Mr. Ramsey noted that he was a member of the Zoning Commission and spent many hours and weekends researching Champion landfill sites and traveling to Columbus for Zoning training sessions.

### **Indian Creek Tavern:**

- Indian Creek Tavern closed in September 2021
- Spoke to lady (did not provide name) at Ohio law firm about business variance lapsing after business being closed for 4 years
- Zoning variances are typically given for defects in a property deed by Zoning
- The variance was given for outdoor music
- Property is in B2 District – all activities must be indoors.
- Indian Creek Tavern and Reily pizza were grandfather to certain zoning standards
- Since Indian Creek Tavern was closed for over 4 years, it should not receive legacy Zoning variance for outdoor music.
- Zoning Commission should review the variance for Indian Creek Tavern
- According to B2 District – Indian Creek Tavern should be required to pave their parking lot

### Additional:

- Zoning regarding properties with less than 5 and more than 5 acres,
- Concerns about Zoning variances for set-back line , and building variances for feet from a property line

### Summary:

- Concern about training of current Zoning Commission and Zoning Appeals Board

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**ZONING:**

Kathy Dudley, Aaron Foulk, addressed Mr. Ramsey’s concerns regarding variances with set-back lines.

Kathy Dudley noted that the Ohio Township Association has guidelines for Zoning and the Board of Trustees recently purchased a OTA zoning guideline book for each member of the Zoning Commission and the Zoning Commission is currently reviewing the OTA Zoning guidelines and comparing too Reily Township zoning.

Kathy Dudley and Aaron Foulk. recommended to the Board of Trustees on behalf of the Zoning Commission. That the Board of Trustees provide a resolution for the Zoning Commission to study the Land Use Map.

Kathy Dudley, reminded the Board of Trustees that her term is up shortly and the need find someone to replace her on the Zoning Commission.

**RESOLUTION 26-0414.1 – ZONING COMMISSION TO STUDY LAND USE  
MAP**

Mr. Schwab moved, seconded by Mr. Richardson to authorize the Reily Township Zoning Commission to Study the Land Use Map.

Roll Call: Mr. Conrad, Yes, Mr. Richardson, Yes, Mr. Schwab, Yes,

Motion carries and Resolution adopted

**ROAD REPORT:** Mr. Jeremy Sears reported the following:

- 4/2/2026 – Picked up new steam cleaner hose at Gettle Equipment in Shandon, OH and mower blades at Zimmer Tractor, pressure washed shop floor, ground seams on International bed floor in preparation for welding
- 4/3 – Trimmed shrubs and pulled weeds in flower beds at Community Center
- 4/6 - Mowed Reily & St. Charles Cemeteries, fence fixed in front of shop, started welding international bed floor
- 4/7 – Mowed Walker cemetery, Wood Station field, Fire Station 2, string trimmed playgrounds, Historical House, and sprayed at Historical House
- 4/8 – Mowed shop, Community Center, Historical House, Fire Station 1, met with Vogelpohl for repairs on E131 and Tanker 132, (both are back in service)
- 4/9 – Dug grave for burial at Reily Cemetery, string trimmed 1 playground and sprayed playgrounds
- 4/10 – Painted International bed floor, repaired John Deere windshield wiper handle
- 4/13 – Picked up trash from weekend rental at Community Center, Sign Report, mowed Reily cemetery, bermed soil around new pavement at shop
- 4/14 – Mowed, St. Charles & Walker cemeteries, Shop Area, Fire Station 2, and Woods Station field, marked culverts for 811, N. Weaver & Hart Rd’s

Mr. Sears continued his report;

- BCEO replaced culverts on Peoria Reily and Weaver Rd

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Road Report Continued;

- BCEO is working on culverts the week of May 4<sup>th</sup> on Springfield rd
- Township will replace a 15” and 18” culverts on Weaver, and 24” culvert on Hart Rd north of 129
- Next paving progress meeting 4/21 – Paving is starting on West Chester on 4/6
- Sinkhole starting on outlet side of culvert near Walter Minge’s driveway
- Met with Nurse Tammy on Medical Box and going to locate in front of Community Center across for the little library
- Security Camera installation delayed due to materials on back order
- BCEO – Harley Road culvert – after meeting with BCEO at site, BCEO is providing no recommendation due to water is backing up on private property, this is likely going to be a civil issue

### **Motion:**

### **Road Report**

Mr. Richardson moved, seconded by Mr. Schwab to approve the Road Report.  
Motion Carries

### **Sign Report**

Mr. Richardson moved, seconded by Mr. Schwab to approve Sign Report.  
Motion Carries

**FIRE REPORT:** Chief Richard Lightfield reported the following;

15 runs with 1 mutual - aid run for the Period of 3/30/26 – 4/14/26

- LAR – Large Animal Rescue Training at Butler Tech – attended by David Moore, AJ Schwab and Chief Lightfield – good training and learned new ways to use equipment
- \*\* no cost to RTFD – training was completed with RTFD – LAR rescue equipment
- 5 new members for this period – one new firefighter has current pyro technics training
  - New badges will be in at county fire Chief’s meeting
  - Vogelpohl repaired E131 and Tanker 132, they replaced DEF tank and sensors, for DEF on E 131, and fixed main fill valve on Tanker 132,
  - Received 3 new Stryker batteries and getting quote from Stryker for plate and wiring in new squad for Stryker Cot
  - Vogelpohl, ordered 5 front shields for new firefighter trainees in black & orange, the shields are interchangeable with the new fire helmets

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**Motion**

**Fire Report**

Mr. Richardson moved, seconded by Mr. Schwab to accept Fire Report. Motion carries

**OLD BUSINESS**

**Shop Fence** – Mr. Sears noted that the fence near the shop that was damaged in the accident this winter has been repaired

**State Disaster Funds** – Fiscal Officer Tilford noted that he received communication from BC EMA Direct Jim Bolen about next steps in the process

**NEW BUSINESS**

**No Political Signs**

Mr. Schwab moved, seconded by Mr. Richardson to not allow Political signs at the Community Center on Primary Election Day May 5, 2026. Motion carries

**Matheson Tri Gas**

Fiscal Officer Tilford noted that Matheson Tri Gas is changing its corporate name to Nippon Sanso Matheson, Inc.

**Butler Rural – Ballot**

**Audit** – Fiscal Officer Tilford noted that he is in communication with the Auditor of State regarding the Bi-Annual audit for years 2024 and 2025

**RESOLUTION 26-0414.2 – PREMIER ENERGY**

Mr. Schwab moved, seconded by Mr. Richardson to pay Premier Energy \$3490.25, for Diesel fuel, Gasoline, Heating Oil and Propane. Pursuant to R.C. 5705.41(D)(1), obligations in the amount of \$3,000 or more

Roll Call: Mr. Conrad, Yes, Mr. Richardson, Yes, Mr. Schwab, Yes

Motion carries and Resolution adopted

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**RESOLUTION 26-0414.3 – VOGELPOHL FIRE EQUIPMENT**

Mr. Schwab moved, seconded by Mr. Richardson to pay Vogelpohl Fire Equipment \$3507.11 for repairs to Engine 131 and Tanker 132. Pursuant to R.C. 5705.41(D)(1), obligations in the amount of \$3,000 or more

Roll Call: Mr. Conrad, Yes, Mr. Richardson, Yes, Mr. Schwab, Yes

Motion carries and Resolution adopted

8:14PM – With no further business to come before the Board, Mr. Richardson moved to adjourn, seconded by Mr. Schwab. Meeting Adjourned

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**Ronald Tilford, Fiscal Officer**

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**Dennis H. Conrad Jr., Chair**

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**C. Nicholas Schwab, V. Chair**

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**Larry J. Richardson, Jr., Trustee**