

MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING HELD MAY16, 2017

Mr. Brad Coffman called the meeting to order at 7:00 pm.

Roll call: Mr. Coffman –present; Mr. Foley- present; Mr. Patrick – present.

The following *staff* were also present: Administrator, Donald Edwards; Fire Chief, Paul Scherer, Roads Department Supervisor, Scott Camery and Zoning Inspector and Asst. Administrator, Erin Hartsock; and Fiscal Officer, Darrell Coffman.

The following *residents* were also present: George Cherryholmes, Gary Breeze, Crystal Coffman, Jason Baker, Dan and Tamina Repp, Tom Duerr and Mary Jane Walling, Jim Newton, Mary Novak, Tonya Miller, Amy Hershner and Megan Dole Blaisdell.

Mr. Coffman led those in attendance in the **pledge of allegiance to the flag**.

Mr. Patrick motioned to **approve the Minutes** of the May 2nd Trustees' meeting. Mr. Foley seconded the motion. Upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea, Mr. Patrick – yea, Mr. Foley – yea.

CITIZENS' COMMENTS: None

PUBLIC FORUM: REPLAT PROPOSAL FOR LYTLE TRAILS

Mr. Brad Coffman asked that Ms. Hartsock provide a brief presentation of the Township's proposal to replat the Lytle Trails subdivision with the intention of removing the private covenant restrictions that limited Lot #27 to be used only as a Township Road Garage and effectively prohibits the construction of a residential home.

Tom Duerr inquired if a barn could be erected on the property.

Ms. Hartsock responded that zoning regulations prohibit the construction of an accessory structure prior to the construction of a home on such a property [section 3.208.2(D)] unless it were otherwise exempt.

Ms. Novak inquired about the size restrictions for specific lots listed under "Warren County Board of Health Covenants and Restrictions" on the plat map.

Ms. Hartsock responded that in the past, the Health Dept. tested each lot in a newly created subdivision. Then based on the particular soil types and topographical details specific to each lot. Based on these conditions, the maximum capacity and/or size of the septic system is determined. Septic system sizes are based on number of bedrooms, thus the limitations.

Mr. Manely inquired if the Trustees and the Township was aware of flooding in the neighborhood.

Staff responded that they were aware of intermittent water concerns in the neighborhood. However, much of the problem they felt, was in the lack of maintenance by homeowners of the drainage easements to the rear of their lots on private property. However, there is a public interest when improperly maintained private drainageways threaten public infrastructure such as roadways.

Mr. Foley inquired about the ability of the Township to request Warren County Soil and Water Conservation District to come on site to weigh-in on the topic.

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Mr. Edwards stated that the development was engineered, designed and built to accommodate the storm water runoff. Over time the drainage ways have filled with trees, sediment and brush effectively limiting their capacity. He will however contact WCSWCD, however they will likely recommend returning the site to the engineered specifications.

Mr. Foley inquired of Mr. Camery his observations. **Mr. Camery** stated that over time, silt and sediment accumulates in ditches effectively diminishing their capacity to accommodate storm water runoff. The problems he sees is predominantly in the rear of the properties, outside of the right-of-way on private property.

There was discussion of the storm event on April 29th. **Mr. Manley** shared pictures of an electrical transformer located in his yard that was partially submerged. He shared that his sump pump runs whether it is raining or not. He also shared that his pump failed recently causing significant financial damages.

There was discussion of the historical tendency for the area to lay wet and the location of the flood plain. There was a general trend of uncertainty amongst the residents if an additional home on the lot would lead to additional water problems for the other homes in proximity.

Ms. Hartsock stated that there was already a large cement pad in existence on the property creating an impermeable surface. The ratio of impervious to permeable surfaces are what is typically viewed when looking to mitigate storm run-off.

An attendee inquired what would happen to the lot if the replat were not approved.

Mr. Foley answered that the Township would continue maintaining the property at taxpayer expense and **Mr. Patrick** stated that the County has indicated that they would start taxing unused governmentally-owned properties.

Ms. Hartsock discussed the "Not a Building Lot" language recorded on the record plat and the deed restrictions on Lot #27. Which restrict the use of the property to little more than a township road garage, which if rebuilt would need to be built using similar architectural materials as evident in the first phase of the development.

Mr. Manley stated that the neighbors may be interested in purchasing it and leaving it unimproved. He also stated that there may be interest in the neighborhood mowing the lot.

Ms. Novak inquired about using the property as a park.

Mr. Coffman stated that the Township had not yet looked into such a potential use.

Mr. Manley stated he was not enthusiastic about the timeframe for notification of the Township's proposal. **Mr. Edwards** stated that the process needed to be swift so as to hedge against changing ownership as homes sell as well as to not overload future meetings with excessive business as the next few meetings are already very full with hearings and other business. However, two (2) meetings were offered as well as an invitation to contact staff at residents' convenience if neither meeting were amenable with busy schedules.

The discussions wrapped up with a discussion of potentially pursuing providing the property to the Warren County Engineer to **rework the S curve**, making traffic safer.

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Ms. Hartsock concluded by stating that any residents that were in favor of the changes allowing Lot #27 to be developed residentially as all the other lots in the subdivision, should follow her into the nearby meeting room to have their signatures notarized.

DEPARTMENT REPORTS:

ROAD DEPARTMENT:

Road Department Supervisor, Scott Camery reported as follows:

The majority of the “extra” signs were approved for the **Department of Transportation sign grant**. We will still have to wait until July for the final confirmation.

Started the **first round of mowing** has been a challenge but we have been getting through. Hope to finish up by the end of this week, but could be as early as Wednesday or Thursday.

The majority of **ditching** has been completed as well as a significant **debris cleanup** after the storm event on April 29th.

Mr. Camery concluded by stating that the Road Department is at **100 % equipment availability**.

FIRE DEPARTMENT:

Fire Chief, Paul Scherer reported as follows:

Cots were serviced on May 9th. Minor repairs to the buckles and brakes were needed.

Rescue 91 is due for tire replacements. While mileage is still within reasonable limits, the tires are twelve (12) years old. He provided quotes from three (3) different vendors. Mr. Coffman motioned to **approve the lowest priced quote from Grismer Tires for \$2566.36**. Mr. Patrick seconded the motion. The motion passed by unanimous vote.

Chief Scherer went on to say that the Drug Bag update will take place tomorrow. Per GMVEMSC protocol recommendations, two (2) additional doses of **Narcan** will be added to protect both patients in need as well as emergency responders inadvertently exposed to opioids in the line of duty.

Chief Scherer is currently assembling bag kits for the first responders only, which include 10 vials of Narcan and two (2) bags at around \$450. These medications were included in the group purchase through Warren County at a deeply discounted rate.

Chief Scherer concluded by stating that he is working to reschedule the “**drivers’ skills check-offs**” with Warren County Parks.

ZONING DEPARTMENT:

Zoning Inspector, Erin Hartsock reported on the following:

Regarding the **Michener farm tire clean-up**, Rumpke has completed the EPA contracted clean-up.

Ms. Hartsock shared that she received an application from the Owner of the former Caesar’s Creek Nursery to **rezone 26 acres along Route 73 to B-3** to better align with the Comprehensive Plan 2030 and for marketability.

The RPC is scheduled to make their recommendation on May 25 with the Zoning Commission hearing following on June 1. The Board of Trustees wished to hold their hearing on June 6.

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The **Lytle Trails Replat** can be recorded once a majority of property owners in the Lytle Trails subdivision sign off on the notarized legal document drafted by the Prosecutor's Office.

Ms. Hartsock concluded by sharing that she was currently working on multiple **violations** with a majority of residents making voluntary strides to bring their property into compliance.

ADMINISTRATOR REPORT:

Administrator, Donald Edwards reported the following:

Still working on all documents for closing on the **AMB Enterprise property**.

On Thursday, May 11th, Wayne Township Officials met with the Schueler Group and our design team. They went out to various subcontractors whom they have worked with before and presented them the construction design based on Station 64's with our foot print and additional administration wing and received **Preliminary Pricing**. We discussed some options and they are going to do some comparisons and get back to us by May 25th. The cost of construction came in about 35% higher than our starting base number but we also have increased our square footage by 35%.

Entered into a contract with Bowser-Morner for our **Soil Study**. They performed the nine soil borings last Friday.

Trebel has sent our residential **aggregation** letters out to the PUCO for approval. When they are approved as to form, then the township wide mailing is supposed to go out around May 23rd. with the opt-out period ending June 13th. As he gets more information, we will post it on our website.

An **OPEC-HC** membership meeting is scheduled for next Wednesday, May 24th to vote on amendments to the Membership Agreement.

Erin and I will hold a secondary meeting with residents regarding the **Lytle Trails replat** proposal to go over our amendment to covenants on Thursday May 18th from 6-7 pm.

Mr. Edwards attended the 2017 **CareWorksComp** mandatory **Workers' Compensation and Safety Seminar** on Wednesday, May 3rd. The BWC is considering authorizing another Billion Back program like 2014's where each group will receive a rebate check for about 60% of the previous year's premium.

Erin and he attended the Auditor of State's **Cybersecurity Training** on May 10th at the Montgomery County ESC office.

He requested a **Special Board Meeting** on or after May 25th with the Fire Station Committee to have open discussion of the Fire Station Project. After some discussion of schedule availability, Mr. Brad Coffman suggested, Friday, May 26 at 9:00 a.m. Mr. Patrick and Foley both concurred that they were available at that time. The date and time will be posted on the front door of the Township Building as well as on www.waynetownship.us.

Mr. Edwards concluded with a reminder that the Corwin Tractor Show will take place on Saturday, June 6.

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OLD BUSINESS:

Mr. Edwards shared that a survey is expected to be performed in the near future for a property the Township is looking at acquiring.

It was explained that details could not be shared as the Township was still in negotiations and disclosure could jeopardize these negotiations.

NEW BUSINESS:

Questions or Concerns Regarding the Bills: None

Legislation: None

CORRESPONDENCE:

- **Invitation** to the Dedication of the Pat South Pro Shop event for the Warren County Armco Park.

WORK SESSION: None

EXECUTIVE SESSION: None

Being no further business, the Mr. Patrick motioned to **adjourn** at 8:00 p.m. Mr. Foley seconded the motion. The motion passed by unanimous vote.

President, Board of Trustees