

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD OCTOBER 3, 2017**

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

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

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

The following *residents* were also present: George Cherryholmes, Andrew Jacobs, Gary Breeze and Thomas Barklay.

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

Mr. Foley motioned to **approve the Minutes of the September 19th** meeting. Mr. Coffman seconded the motion. Upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea, Mr. Foley yea.

CITIZENS' COMMENTS:

Mr. Gary Breeze commented on road stripping done on the curve near Pat's Gas.

DEPARTMENT REPORTS:

ROAD DEPARTMENT:

Road Department Supervisor, Scott Camery reported as follows:

White International has made it back from Henderson Products and he is pleased with the retro fit.

The **4th round of mowing** has been completed. With the exceptions of some "spot" mowing we are done for the year.

The **MX7 John Deere rotary cutter mower** has been delivered. We were able to use it on some of the final mowing along the roads. It is going to work out extremely well. He thanked the Trustees for the purchase.

The crack removal and re-fill has been completed on **Hacker Farm Ln**. Tomorrow we are going to crack-seal the patches and the rest of the roadway.

He received confirmation regarding the **pipe for Ellis Lincoln Rd**. at the intersection of O'Neall. It has been made and we are now awaiting delivery.

Thursday and Friday of this week are being dedicated to "**leaf patrol**" and **sweeping/blowing of intersections**, in preparations for the Devil Staircase Hill Climb.

The **2017 Chip Seal project** has been completed. I have contacted the WCEO representative with regards to an additional sweeping of Morris and Fairfield. I am not satisfied with the "sweep job" on those two roads. I have started some preliminary assessments for 2018.

Mr. Foley asked if there had been complaints.

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Mr. Camery reported that there had not been any beyond comments overheard just after chip application regarding the dust. He went on to say as soon as it rains once it will settle the dust down.

He is aiming at next week to start some “wedging” and additional patching.

Subdivision crack-sealing is still on the list to get completed before cold weather arrives and sets in.

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

FIRE DEPARTMENT:

Fire Chief, Paul Scherer reported as follows:

Monthly **activity reports** for August were previously distributed to the Trustees.

The Wayne Township Fire Department responded to:

70 EMS calls and

11 Fire Runs

81 total runs.

Year-to-date totals are down 103 from 2016.

He previously emailed out the **September Activity Reports**.

The **3rd Qtr. Washington Township** bill has been turned into Fiscal Officer Coffman.

Working to Close out **State EMS Grant** ordered 2 King Vision Intubation Kits, 2 Nonin Pulse OX, & 2 full body vacuum mattress's. \$5475.00 grant must be used by December or it is returned to the State then the unused money will be divided up between agencies that spent their grant money.

Received email from **BWC** that they have received our grant application and it is in review phase. It is anticipated that in 10-12 weeks awards will be determined.

Chief Scherer confirmed that he was to contact Vogelpohl regarding getting **turnout gear** measured and ready to order ahead of an 8% price increase in November while the LOEB grant is pending.

Chief Scherer concluded by stating that the **2008 Squad** overheated and was not shifting properly coming back from a run. It is currently at Lebanon Ford awaiting diagnostic tests.

ZONING DEPARTMENT:

Zoning Inspector, Erin Hartsock reported on the following:

Nine (9) permits issued in September and **one (1) Conditional Use hearing** application processed

(1) Single family dwelling (fee previously submitted 5/23/2017): 7415 SR 73, Natasha Baker

(1) Residential Swimming Pools (in-ground): 6363 Trillium Dr., Jeff Haines

(4) Accessory Structure s: 4755 Mazola Ct., Tim Dutton; 5733 Henderson Rd., Ken Gatreaux; 7959 Cook-Jones Rd., Robert Hill; 8532 Twin Creek Dr., Traditional Custom Builders

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(2) Residential Additions: 9995 Main St., R.W. Remodeling; 8457 Ferry Rd., Elmer Powell

(2) Temporary signs: 4336 SR 73, Linda Hice; 6379 Corwin Ave., WACC

(1) Conditional Use hearing application processed: 8320 Lytle Trails, Ken Deitz

Ms. Hartsock prepared resolution 2017-52 formalizing the **Future Land Use Map Amendments** as directed after input from the previous meeting's public hearing.

The **Wayne Township News** periodical was sent to printers September 29. It should be distributed shortly after Sauerkraut Festival. She provided a copy for the Trustees.

Ms. Hartsock explained that the BZA would hold a **Conditional Use Hearing on October 19th** to consider an attached mother-in-law suite.

Ms. Hartsock wrapped up by stating that a **new AC has been installed (unit #2)**. The cost rose slightly due to acid leakage in lines. Required flush to remove it.

ADMINISTRATOR REPORT:

Administrator, Donald Edwards reported the following:

Mr. Edwards reported that The Schueler Group's pricing proposals on 80% CD's for **Fire Station No. 2** did not have all of the trades covered and some pricing was higher than anticipated. We decided to work on it for another two weeks and do some Value Engineering and meet back on Wednesday, October 4th at 3:00.

John Byers' **Eagle Scout project** at the **Caesar Creek Cemetery** on September 30th and October 1st, went well. We worked from 3:00 Saturday until dark and then Sunday from 1:00 until finished. Laying up the dry stacked wall was the biggest accomplishment along with cleaning some headstones and leveling a few. The boys got some good experiences and accomplishments.

Mr. Edwards shared that the **County Emergency Management Operations Center** would be offering a **training opportunity**: "The Role of Local Officials in Disasters" on October 18th from 11:30 – 1:30.

Mr. Edwards concluded by reminding all present that the **Lions Club** has a dinner scheduled for October 10th and the Chamber is in need of Street Ambassadors for the Sauerkraut Festival.

OLD BUSINESS:

Mr. Coffman asked Ms. Hartsock to address PUDs in the new Zoning Code as a result of Mr. Tom Duerr's inquiry at the last Trustees' Meeting.

Ms. Hartsock shared a PowerPoint presentation (attached).

NEW BUSINESS:

Questions or Concerns Regarding the Bills: None

Legislation:

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
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RESOLUTION 2017-52 A RESOLUTION TO AMEND THE WAYNE TOWNSHIP FUTURE LAND USE MAP AS PART OF THE COMPREHENSIVE PLAN: "A VISION FOR THE 2030"

Ms. Hartsock presented for consideration and Mr. Coffman moved for adoption of said resolution. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Patrick – absent; Mr. Foley – yea. The resolution was therefore adopted the 3rd day of October 2017.

CORRESPONDENCE:

- **Warren County Combined Health District:** Quarterly report for June 1-August 31, 2017
- **Buckeye Lawn Care*:** annual service contract renewal

Mr. Coffman motioned to renew the service contract. Mr. Foley seconded the motion. Motion carried by unanimous vote.

WORK SESSION: None

EXECUTIVE SESSION: None

Being no further business, the Mr. Foley motioned to adjourn at 7:38 pm. Mr. Coffman seconded the motion. The motion passed with a unanimous vote.

President, Board of Trustees

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD JULY 5, 2017**

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

Roll call: Mr. Coffman – present; Mr. Foley- absent; 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 *resident* was also present: George Cherryholmes.

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

Mr. Patrick motioned to **approve the Minutes of June 20th** meeting. Mr. Coffman seconded the motion. Upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea, Mr. Foley – absent, Mr. Patrick - yea.

CITIZENS' COMMENTS:

None

DEPARTMENT REPORTS:

ROAD DEPARTMENT:

Road Department Supervisor, Scott Camery reported as follows:

The Crew has finished the **2nd round of mowing**. Still working on trimming and bushwhacking in the north.

They are also in the process of patching and **“pothole patrol”**.

No news has been received from WCEO regarding **chip-seal bids**.

Award determinations are expected from ODOT this month regarding the **sign grant award determinations**.

Mr. Camery met with Melissa Clark from ODNR regarding **wildflower plantings along the bike trail**.

Wildflowers would reduce the township's costs for ongoing mowing, add aesthetic value as well as help pollinators. He will report back as progress is made.

Berm repair and ditching continue.

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

While not the Township's right-of-way to maintain, **Mr. Edwards** stated that a complaint had been received over the weekend regarding overgrowth of trees on SR 42 near Lower Springboro and Waynesville Rd. Mr. Edwards requested that Mr. Camery take care of the issue at his earliest convenience.

Mr. Camery shared that he has received a complaint regarding excessive speeding from a new resident of Kenrick Rd. Mr. Camery has passed the complaint on to Warren County.

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FIRE DEPARTMENT:

Fire Chief, Paul Scherer reported as follows:

Monthly **activity reports** for June were previously distributed to the Trustees.

The Wayne Township Fire Department responded to:
82 EMS calls and
16 Fire Runs

98 total runs.

Current responses are down twenty-four (24) from the same period in 2016. The large number of runs in June 2016 was attributed to a 2016 tornado event.

The **Q2 Washington Twp. bill** was submitted to the Fiscal Officer for processing.

The **1994 Seagrave pump** is back in service after all needed repairs were performed.

Chief Scherer will be **out of town on vacation July 15-20**.

He also added to his report that he received word from the **State EMS grant** officials that the department was awarded \$5475 for equipment purchases.

And **provided statistics regarding overdose incidents where WTFD administered Narcan®**. 2016 saw 16 incidents, while 2017 has seen 14 incidents to-date.

Chief Scherer concluded by discussing that no news has been received regarding Mr. Dawson and **Massie Twp.**

ZONING DEPARTMENT:

Zoning Inspector, Erin Hartsock reported on the following:

Nine (9) permits were issued in June 2017 and one **(1) conditional use application** was received:

(4) Single Family Dwellings: 6280 Trillium Rd., Amburgy Properties; 8100 Bellbrook Rd., Novum Custom Homes; 6431 Trillium Rd., Hector Cervantes and 9090 Valdosta Way, Ellis Custom Homes.

(1) Residential addition: 8427 Erickson Ct., Bailey Homes

(1) Accessory Structure (under 200 sq. ft.): PID# 050210000640, Chris Sessler

(3) Recreational Structures: 7392 E. SR 73, KRF Holdings (2) and 5443 Middletown Rd., Warren County Parks (fee waived*)

(1) Conditional Use Hearing: 5234 O'Neall Rd., David Van Shaik

All fees have been collected and deposited.

The **BZA Hearing** is scheduled for July 20 at 7:00 pm. It is a Conditional Use hearing to consider an application to add an attached secondary dwelling unit (*i.e. mother-in-law suite*) at 5234 O'Neall Rd.

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Regarding the **FLUM Amendment**, Ms. Hartsock is currently working with WCRPC. The soonest RPC will hear the matter will be August 8.

A **nuisance notice was issued to 8263 Township Line Rd.** The letter returned due to expiration on forwarding address (Millersburg, OH). Ms. Hartsock prepared legislation to formally declare the property a nuisance.

The temporary and/or portable sign removal in the right-of-way policy is now effective (as of July 1). Ms. Hartsock anticipates making a round on Monday to collect illegal signs and contact their owners.

The rezoning of four partial parcels on SR 73 to B-1 and B-2 will be effective July 21, 2017.

The Warren County Engineer's Office sent a crew to survey **lots 24-26 in Lytle Trails** after hearing complaints of excessive storm water backup. The Engineer's Office stated that 2 of the properties were issued permits for their culverts that met standards at the time they were applied for (mid 1990s). There is no record of a permit being issued to the third property. However, as calculation methods have changed, it was determined that all three properties should double their culvert capacity and some minor ditching would be required as well.

Ms. Hartsock was instructed to send letters to the property owners of the three lots informing them of the situation.

ADMINISTRATOR REPORT:

Administrator, Donald Edwards reported the following:

Mr. Edwards shared that he closed on the AMB Enterprise property and now working on combining both parcels into one for **Fire Station No. 2.**

There is a Village of Waynesville Planning Commission meeting on Wednesday, July 12th at 7 pm. They will review and give feedback on drawings of the fire station to date.

Mr. Coffman inquired if the design was fairly well established.

Mr. Edwards responded affirmatively.

Effective July 1, 2017 all township employees who have health insurance through **OPEC-HC** will be under a new administrative system and must use the newly issued insurance card. Changes were made to try to save on fixed costs and to reduce deficit that ultimately will be charge per employee if and when we would leave the cooperative.

This year's **salt contract** was awarded as follows: Detroit Salt Company, LLC at \$53.40 per ton dumped.

Mr. Edwards shared the following press release from the WCEO regarding the **closure of Pence-Jones Rd.** for bridge repair:

Lebanon, Ohio – Wayne Township - Beginning Monday, July 17, 2017, Pence-Jones Road Bridge #238-0.14 will be closed for a bridge rehabilitation project, for ten (10) weeks, weather permitting. The closure is between Wilson Road and Collett Road in Wayne Township. W.E. Smith Construction is the contractor for the project.

The detour for this closure is Pence-Jones Road, Wilson Road and Roxanna-New Burlington Road.

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He concluded with a reminder that the **Ohio Township Association Leadership Academy (OTALA) one-day session** will be held at their offices in Blacklick, Ohio on Friday, July, 14, 2017.

OLD BUSINESS:

Mr. Edwards is working with legal counsel regarding the potential **purchase of a property**. Details cannot be shared at this time due to the sensitive nature of the negotiations pending an agreement.

Ms. Hartsock shared that she received a complaint from a resident of **Thomas Dr. alleging excessive speeding**. The resident had inquired about the potential for the Township to install speed bumps.

Ms. Hartsock was instructed to follow-up with the WCSO to see about placing an electronic speed monitoring sign on site.

Discussion was had regarding the **whereabouts of an LED stop sign** that had been placed at Corwin Ave. and SR 73 after the sign was removed by the Village of Waynesville. Mr. Edwards will follow-up with Village Officials.

Mr. Edwards requested that Mr. Patrick inquire around for a community-minded plumber to look at a **commode in the women's restroom operated by ODNR in Corwin** on the Bike Trail. The commode has been malfunctioning and an impartial, professional opinion is needed.

NEW BUSINESS:

Questions or Concerns Regarding the Bills: None

Legislation:

RESOLUTION 2017-40 A RESOLUTION DETERMINING THAT THE MAINTENANCE OF THE VEGETATION ON SPECIFIC TRACTS OF LAND CONSTITUTE A NUISANCE

Mr. Coffman read the resolution aloud for consideration and Mr. Patrick moved for adoption of said resolution. Mr. Coffman seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Patrick – yea; Mr. Foley – absent. The resolution was therefore adopted the 5th day of July 2017.

RESOLUTION 2017-41 A RESOLUTION APPROVING THE SOLID WASTE MANAGEMENT PLAN OF THE WARREN COUNTY SOLID WASTE MANAGEMENT DISTRICT

Mr. Edwards presented for consideration and Mr. Patrick moved for adoption of said resolution. Mr. Coffman seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Patrick – yea; Mr. Foley – absent. The resolution was therefore adopted the 5th day of July 2017.

RESOLUTION 2017-42 A RESOLUTION APPROVING THE BUDGET OF WAYNE TOWNSHIP, WARREN COUNTY, OHIO AS ESTIMATED FOR YEAR 2018

(SEE BUDGET HEARING)

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD JULY 5, 2017**

CORRESPONDENCE:

- **Warren County Combined Health District:** Quarterly Report March-May 2017
- **IGS Energy:** notice to inform that they have purchased DPL Energy Resources

WORK SESSION: None

EXECUTIVE SESSION: None

BUDGET HEARING:

Mr. Brad Coffman opened the budget hearing at 8:00 pm.

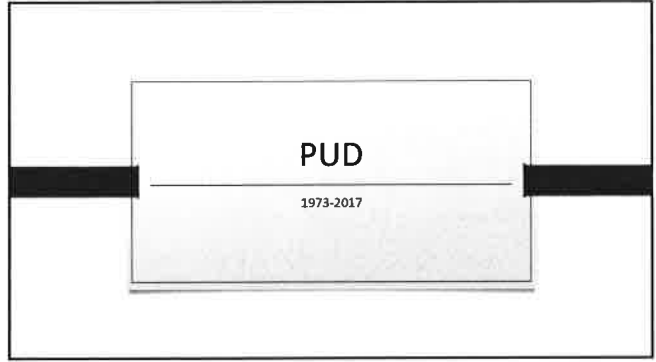
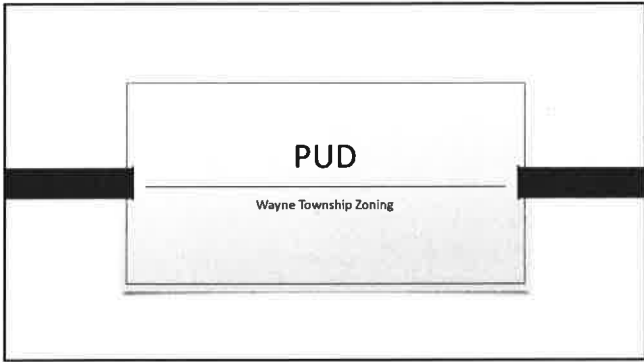
Fiscal Officer, Mr. Darrell Coffman, presented the anticipated budgets for the year 2018. There were no questions or concerns.

RESOLUTION 2017-42 A RESOLUTION APPROVING THE BUDGET OF WAYNE TOWNSHIP, WARREN COUNTY, OHIO AS ESTIMATED FOR YEAR 2018

Mr. Darrell Coffman presented for consideration and Mr. Patrick moved for adoption of said resolution. Mr. Coffman seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Patrick – yea; Mr. Foley – absent. The resolution was therefore adopted the 5th day of July 2017.

Being no further business, the Mr. Coffman motioned to adjourn at 8:25 pm. Mr. Patrick seconded the motion. The motion passed with a unanimous vote.

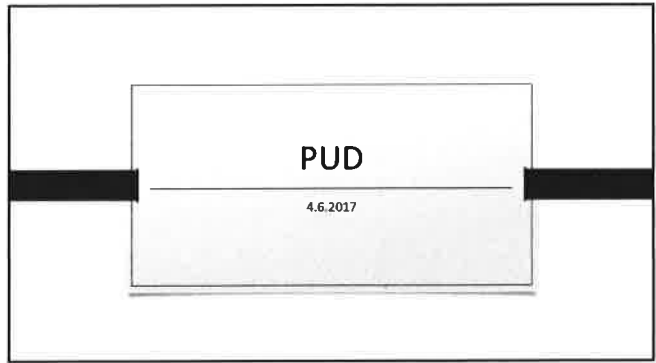
President, Board of Trustees



Sec. 23.01 Purpose:
"The [PUD] provisions of this Chapter are intended to provide, permissive, voluntary and alternative zoning procedures and requirements for well-planned developments in harmony with the public health, safety, morals, and general welfare in any zone provided for otherwise in this Code.

Sec. 23.03 Planned Unit Development Of Residential Zones:
"the normal density provision of any residential zone whereon a planned unit development is proposed may be increased to permit up to twenty percent (20%) greater density of proposed lotting, provided such increase is offset by provision of common open space in the PUD."

Sec. 23.04 Planned Unit Development Of Non-Residential Zones:
"Application of the planned unit development overlay is strongly encouraged for approval of rezoning requests to permit development and use of property for non-residential use purposes."



2.501 Purpose:

The purpose of the Planned-unit development (PUD) process is to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, ensure orderly improvement of property in accordance with community plans, and to encourage innovation in the planning and building of all types of development without detriment to the community. The PUD regulations are intended to permit property to be used in a manner or intensity not permitted as-of-right by the current district regulations.

How have the PUDs changed since April?

- Minimum acreage requirement of 5-10 acre site.
- Added specified review criteria for approval consideration (section 1.309.9)

PUDs v. Straight Zoning

- PUD allows more public input and control from local level than straight rezoning.
- PUDs require at least 6 hearings before finalization
- Zoning Changes alone require 3
- PUDs can significantly restrict the potential for evolving uses thus reducing uncertainty.
- In exchange for limiting the uses, PUD allows for flexibility for both the Trustees (and Public) as well as the applicant.

PUDs v. Straight Zoning

- Straight zoning changes allow for a grab-bag of acceptable uses within each zone.
- Ex. In R-1 zone—permitted uses include SFR, agricultural uses, and foster homes...but may also permit churches, cemeteries, hospitals, campgrounds...etc. through a Conditional Use hearing (an additional public hearing through the BZA designed to evaluate each property individually)
- Ex. In B-1 zone—office complexes, banks, bar/nightclub...can all be developed with a successful site plan review, a public process where the BoTs ensure that access, parking, drainage, sanitation...etc are all adequate). There is little room to deny a use if the factors listed above have been addressed adequately.

PUDs v. Straight Zoning

- **What does this mean?**
- The bank that was initially developed, could be sold and converted into a bar or a restaurant with little ability for the neighbors or BoT to object.

PUDs for the unknown

- No one can plan for and provide development standards for every potentially proposed development.
- How can you plan for appropriate location and setbacks/buffering etc. for a drone delivery hub or a widget facility.
- Simply put—we do not always know what will be “next”. We cannot plan for what we do not know. PUDs allow for a reasonable avenue for the community to *consider* an unforeseen development idea.

