

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD NOVEMBER 20, 2018**

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

Roll call: Mr. Coffman – absent (arrived at 7:29 p.m. present for the public hearing portion only); Mr. Foley-present; Mr. Patrick – present.

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

The following *residents* were also present: Andy Jacobs, Tom Duerr, John and Sherry Federle, Martha Evans, Dean Fowler, Nick Garrett, Mike Garrett, Karen, Kyle and Ryan Fowler.

Mr. Foley led all present in the **pledge of allegiance to the flag**.

Mr. Patrick motioned to **approve the Minutes of the October 16th meeting**. Mr. Foley seconded the motion. Upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea, Mr. Foley – yea.

CITIZENS' COMMENTS: None

DEPARTMENT REPORTS:

ROAD DEPARTMENT:

Road Department Supervisor, Scott Camery reported as follows:

The Road Department Staff attended a **snow and ice seminar at the Warren County Highway Department** on Monday the 19th of November. We were all in agreement that the information presented was very informative and extremely helpful. He gathered many useful handouts that will assist him with his decision making leading up to, and during, a winter weather event.

Mr. Foley inquired about current equipment and material usage.

Mr. Camery responded that the Township is similarly outfitted with approximately 80% of ODOT's fleet and that Beet-Heat is consistently one of the highest regarded materials in use.

As instructed at the last trustee meeting, he contacted Dominik Brigano with the WCEO Bridge department. He is getting started with obtaining a "hard number" estimate for us for the **Mt. Holly bridge replacement**, so that we can incorporate it into our 2019 budget.

We have received our **salt stock order**.

Currently we were able to get the **trucks fitted with snow and ice removal equipment** just in time for the ice event last week. We are still in the process of servicing our fleet. The two single axels are complete, the 550 and the Durastar still requiring new filters and fluid changes.

He has collected the **data** from the **onboard snow/ice computers**, this data will help us to track our material usage for future demands.

He still has some **tree removal** and some **ditching** to get caught up on (as time permits).

He received some **parts for the front end loader**, the balance is on their way.

He is working with Erin regarding several projects, (**MORE grant, facilities maintenance and budgetary needs**).

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He has been working with Paul regarding **E93** (currently at the road garage).

Mr. Camery concluded by stating that even with the electrical problems with the front-end loader still awaiting parts, he is currently at **100 % equipment availability**.

FIRE DEPARTMENT:

Fire Chief, Paul Scherer reported as follows:

Cots and stair chairs were serviced on the 14th with minor repairs to shocks and batteries. The 08 unit is showing wear in the main frame. He will look for grants to replace it in 2019.

Bay doors have been serviced. Had a couple broken hinges, 2 bad cables and a broken spring.

2010 Seagrave has been torn down awaiting estimate. IT will be down for 14-16 weeks while parts are manufactured. Mr. Patrick motioned to approve moving forward in contracting to make the parts. Mr. Foley seconded the motion. The motion passed with unanimous approval.

LOEB Grant awarded in the amount of \$20,000 of the \$29,278 that was requested

Deputy Chief Cox is working on **new phone system** and should have running in the test mode by the end of the week.

ZONING DEPARTMENT:

Zoning Inspector, Erin Hartsock reported as follows:

Concept Plan has been received for "Matthew's Place", a new subdivision on Township Line Road between Pekin and Lower Springboro Roads.

Owned by M. Joefreda-Taylor

Developer: TBD

67.71 acres

27 homes (2.28 acs. average)

0.61 miles of roadway

The plan anticipates proceeding under straight R-1 zoning through the County subdivision regulations. This would not require any public hearings.

Rezoning hearing: 7392 E SR 73. RPC unanimously recommended approval of the application without conditions on Thursday, October 25. Zoning Commission unanimously recommended approval without conditions after the public hearing on November 1.

Regarding **facilities improvements**, repair work will take place on the **cornerstone** this week as weather permits. She also reiterated the importance of getting the **flat roofs sealed** soon as freezing and wet weather is settling in. It was stated that Mr. Coffman had made plans with resident, Mr. Duerr. Plans need to be discussed with him.

ADMINISTRATOR REPORT:

Administrator, Donald Edwards reported on the following:

Regarding Fire Station No. 2, Mr. Edwards provided the following updates:

Miter Masonry is working to finish front bay walls and first floor interior walls this week.

Brick delivery has been moved back to the end of December

Training tower and stairwell are up to third floor.

Structural steel has been erected. First floor decking to be installed next week.

Steel roof pan to be installed around first week of December.

Light gage framing is scheduled to be coordinated with roofing and interior decking.

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Working on all **interior finishes** selection.

On the morning of November 15th we had about ½ **inch of ice** that caused numerous power outages along with trees and limbs down. Road Department and Fire Department did a fabulous job of taking care of everything.

The **free-standing marquee board sign** was approved by the Village of Waynesville, but the **lettering across the overhead bay doors** was denied because it was over 25 sq. ft. He will file for a variance due to the aesthetic impact to the façade.

The Road Department and Administration held a **work session to start a discussion of funding for road maintenance**. Much progress has been made, but more time is still need. We went through all equipment and a put together forecast of future equipment replacement and discussed program goals. Note: Hamilton Township passed a 1.25 mill levy for Roads on the November ballot.

The **Fire Department Capital Purchase Plan** was updated.

A one year **renewal contract** was sent to **Washington Township** for approval at their next meeting. It is the same contract as last year.

We had a Fire Department employee receive a minor injury on an emergency call last week. There was no lost time and the employee is back to work. A **BWC claim** was filed and the employee is being seen by our local Urgent Care.

Employee evaluations to be completed by December 1st.

He will be attending the **OTAN meeting** on November 30th in Columbus. A main topic will be presumptive cancer claims.

Josh Patrick attended the **Warren County Township Association annual dinner** on Nov. 8th along with Mr. Edwards.

I want to publicly **thank all of our employees** who did an outstanding job of sprucing up the buildings and grounds in preparation for the General Election. We had approximately 500 of our citizens that came into this building to vote and I have heard numerous **compliments about the facilities**.

OLD BUSINESS: No updates

NEW BUSINESS:

Questions or Concerns Regarding the Bills: None

At 7:29, after Mr. Brad Coffman's arrival, he motioned to **approve the Minutes of the November 6th meeting**. Mr. Patrick seconded the motion. Upon the roll thereon the vote resulted as follows: Mr. Patrick – yea, Mr. Coffman – yea, Mr. Foley – abstain.

ZONING MAP AMENDMENT HEARING 7:30 P.M.

Purpose of Hearing:

Mr. Foley noted that Mr. Coffman had arrived for the hearing. He did not attend the rest of the meeting due to illness. He then asked Ms. Hartsock to provide a PowerPoint presentation (**attachment 1**) of the **application's details and merits**.

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Ms. Hartsock explained that the applicant, Dean Fowler, Managing Member of KRF Holding, LLC, is applying to rezone his property at 7392 E ST. RT. 73 from Recreational "C" to Commercial "B-3".

She explained the rezoning process and then provided details regarding the current conditions of the site as well as surrounding the property.

The *Warren County Regional Planning Commission* heard the application on October 25, 2018 and recommended approval without conditions.

The *Wayne Township Zoning Commission* held the first public hearing on the application on November 1, 2018 and recommended approval without conditions.

Wayne Township **Staff** recommendation is in agreement with RPC and the Zoning Commission due the uniquely isolated nature of the site, the recent erosion of the potential non-commercial corridor along SR 73, the site's relative proximity to other non-residential uses as well as the requirement that all new uses undergo a site plan review in front of the Trustees for approval.

Mr. Foley opened the floor for **Mr. Fowler** to add to anything Ms. Hartsock presented. He had little to add other than it was his plans were visible from the road and it was his intention to develop a family-friendly festival-type venue that he can pass on to his children.

Mr. Foley opened the floor to **Board members** for questions or concerns. There were none.

Mr. Foley opened the floor to **residents** with questions or concerns. There were none.

Having no need for further discussion, Mr. Foley motioned to **close the hearing at 7:42 p.m.** Mr. Patrick seconded the motion. Motion passed by unanimous vote.

See legislation for action.

Legislation:

RESOLUTION 2018-45 A RESOLUTION TO ENTER INTO AN AMENDED CONTRACT WITH AAI, INC. FOR DESIGN AND ENGINEERING FEES FOR THE NEW FIRE STATION NO. 2 PROJECT ON BEHALF OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES

Mr. Edwards presented the resolution for consideration. Mr. Foley motioned to adopt the resolution. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – absent; Mr. Patrick – yea; Mr. Foley – yea. The resolution was therefore adopted the 20th day of October 2018.

RESOLUTION 2018-46 A RESOLUTION ELECTING TWO REPRESENTATIVES FROM WAYNE TOWNSHIP TO THE VOLUNTEER FIREFIGHTERS' DEPENDENTS FUND BOARD FOR THE YEAR 2019

Mr. Edwards presented the resolution for consideration. Mr. Foley motioned to adopt the resolution. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – absent; Mr. Patrick – yea; Mr. Foley – yea. The resolution was therefore adopted the 20th day of October 2018.

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RESOLUTION 2018-47 A RESOLUTION CONCERNING AN APPLICATION FOR A ZONING MAP AMENDMENT TO REZONE 7392 EAST STATE ROUTE 73 (PID: 10-30-100-007) (40.381 ACS.) FROM RECREATIONAL "C" TO COMMERCIAL "B-3"

Ms. Hartsock presented the resolution for consideration. Mr. Patrick moved for a roll call vote. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Patrick – yea; Mr. Foley – yea. The resolution was therefore adopted the 20^h day of October 2018.

CORRESPONDENCE:

Warren County Soil and Water Conservation District: LAEPP open house notification

Warren County Combined Heath District: Monthly newsletter

OTARMA: Ballot to elect leadership


Southeastern Equipment Co., Inc.: Bill

WORK SESSION: Mr. Foley requested that a yearly plan for road resurfacing be prepared in advance of a work session tentatively scheduled for December 4.

EXECUTIVE SESSION: None

ADJOURNMENT: With no further business, Mr. Foley moved to adjourn at 7:54 p.m. Mr. Patrick second the motion. The motion passed with a unanimous vote.

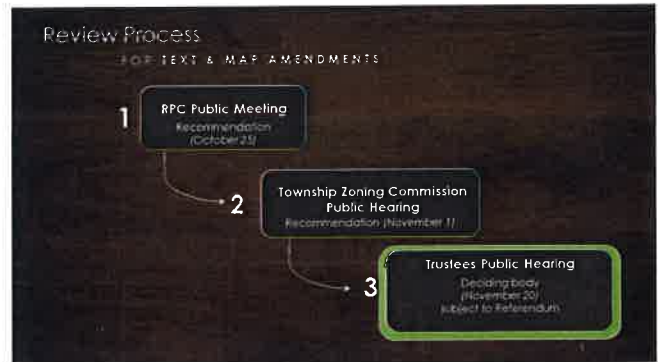
President, Board of Trustees



Board of Trustees
 Tuesday, November 20
 7:30 p.m.

APPLICATION TO REZONE

- KRF Holding LLC (DM Dean Fowler)
- 7492 S SR 73, 40.381 acres
- Recreation "C" to Commercial "B3"



Application to Rezone


7393 SR 73
 PID: 10-30-100-007
 KRF Holding, LLC (Dean Fowler, Member)
 40.351 ACS



Current Conditions

Classed 9-hole golf course and driving range

- 1 buildings
- 1 parking
- 1 ping-pong (planned)
- 1 play structure
- Mini golf
- 2 Bocce ball courts
- Driving range



Current Zoning

Purpose statement
 The Recreational (C) Zone is for purposes of designating land primarily for recreation, environmental, and/or conservation-related activities within Wayne Township.

Residential and community facilities uses, including those for tourism and amusement purposes, should be allowed in locations where the existence of such uses complements the recreational and environmental nature of this Zone. It is not the intent of this Zone to prevent parks or recreational areas as provided for in other zoning districts.



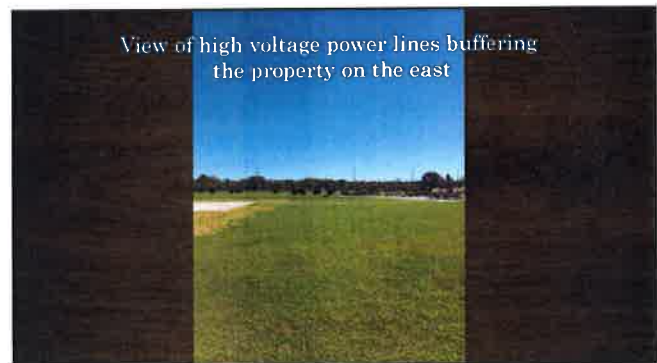
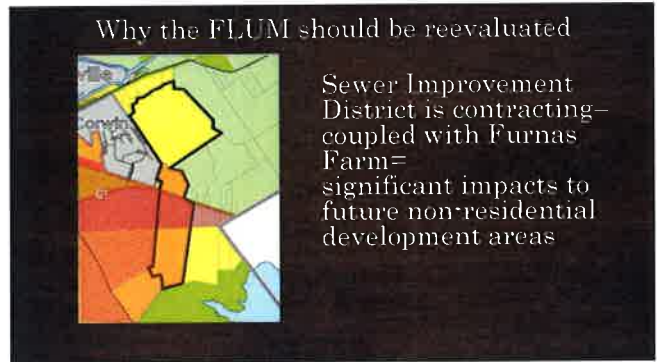
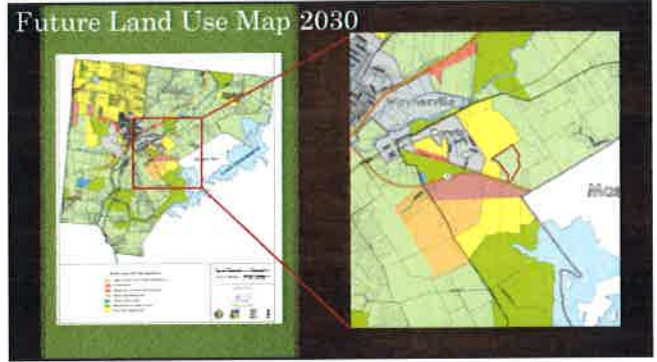
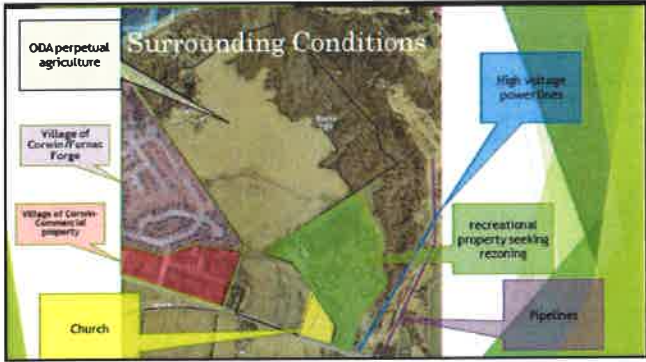
Current Zoning v intended uses

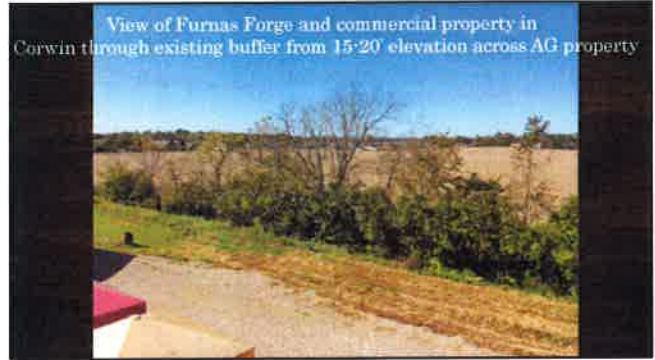
Applicant wishes to retain a primarily recreational approach to operations, however aspects of it may branch more appropriately into a commercial realm.

Ex: Miniature golf as a primary use is a commercial use as is office/warehouse operations.

Applicant may better speak to this.







REGIONAL PLANNING COMMISSION
RECOMMENDATION

Recommended unanimous
approval without conditions
10.25.2018

WAKE TOWNSHIP ZONING COMMISSION

Recommended unanimous
approval without conditions
11.01.2018

Staff analysis:
recommends
approval
without
conditions

- Property is very isolated, but very accessible
 - All easements to the west and north
 - Steep slopes and utility easements to the east
 - Access to SR 73, high traffic route with existing commercial entrance, minimal traffic impacts
 - Presence of existing utilities
- Scarcity of suitable commercial property
 - Loss of Furnas farm and contraction of the USDO's loss of over 25% non-residential rural land
- Close proximity with other non-residential uses minimizes any potential incompatibilities
- Any/all new uses will still be required to at least go through a site plan review (BOT) or conditional use (GZA) further protecting against adverse impacts to the surrounding areas.

Questions?