

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING  
HELD SEPTEMBER 19, 2017**

Mr. Bradley 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; Zoning Inspector and Asst. Administrator, Erin Hartsock and Fiscal Officer, Darrell Coffman.

The following *residents* were also present: Andrew Jacobs, George Cherryholmes, Gary Breeze, Tom Duerr and Mary Jane Walling, Linda Hice, Drew Parramore, Thomas Barklay, Sherry Miller, Dewey and Sybil West, Karen Grau, Joan Townsend, Lisa and Steve Ring, Steve and Dottie Anderson, Keith Schneider, Diane Colvin and Konstantine Papadopoulos.

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

Mr. Patrick motioned to **approve the Minutes of the September 5<sup>th</sup>** 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.

Mr. Patrick motioned to **amend the Minutes of the August 15<sup>th</sup>** 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:**

**Mr. Gary Breeze** inquired if the Township anticipated clearing the recently chip-sealed roads of loose stone and when striping would occur. Mr. Camery responded that the roads would be swept by the end of the week and striping would occur soon after.

**Mr. Andrew Jacobs** stated that the regrading work done along the Bike Path on Corwin Rd. looks nice.

**DEPARTMENT REPORTS:**

**ROAD DEPARTMENT:**

Road Department Supervisor, Scott Camery reported as follows:

**2017 Chip-seal project** has been completed. With the exception of the sweeping. Mr. Camery anticipates the work to be completed by the end of the week with striping to take place after the sweeping.

The **4<sup>th</sup> round of mowing** is currently underway. Hope to have it completed by the end of this week or next Tuesday at the latest.

The Township is currently waiting on a driver to be scheduled to bring the White International Truck back from its **re-fit upgrade**. He anticipates delivery taking place in the next week or so.

A **culvert pipe** is ordered for the intersection of **Ellis Lincoln and O'Neall Rd.**

Repairs to **Hacker Farm Lane** is on the schedule to take place after mowing and sweeping is finished.

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Additional work on the schedule includes **crack-sealing all subdivision roads** with the aim of getting to this prior to cold weather.

He thanked the Trustees for approving the purchase of a new **7' rotary mower** and confirmed that it has been ordered.

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

## **FIRE DEPARTMENT:**

Fire Chief, Paul Scherer reported as follows:

**LOEB Grant** has been completed and submitted total of \$29,766.00 for 10 sets of Turnout Gear & Battery powered PPV. Awards will be announced on October 31<sup>st</sup>.

**Fire Extinguishers** have been serviced for 2017. If not Tagged then they are at end of life. The Fire House has two 3A 40 BC but they are spares. He reported that the Administration Bldg. is good, but the Road Dept. has 3 or 4 that are untagged.

A significant portion of the **turnout gear** will reach its end of life in February 2018. Of the 48 sets issued out currently, 26 coats and pants, 32 helmets and 8 pairs of boots will be expiring in February 2018 for a total of \$61,712. Of this amount, the LOEB Grant is aimed at defraying over \$26,000 of the expense leaving a remainder of \$35,492.

These values reflect 2017 prices which expire in November. Chief Scherer shared a quote from Vogelpohl and its corresponding 8% price increase after November 2017.

The Trustees agreed to have Vogelpohl measure and prepare to execute the order as soon as the LOEB Grant is awarded.

## **ZONING DEPARTMENT:**

Zoning Inspector, Erin Hartsock reported on the following:

Ms. Hartsock relayed a **request to waive the \$25 zoning permit fee** for a temporary sign for the Waynesville Area Chamber of Commerce for the OSF sign on Corwin Ave. and SR 73.

The Trustees determined that they cannot set a precedent for waiving fees for private organizations and subsequently denied the request.

Ms. Hartsock stated that there would be a **Future Land Use Map Amendment hearing** at 7:30 p.m.

She went on to summarize a **Zoning Code Amendment Hearing** held on September 7<sup>th</sup> to discuss any potential amendments needed.

It was generally recommended that a longer implementation period is needed before any changes could be evaluated in a meaningful way with the exception of the recommended EPA language changes to the source water and aquifer protection overlays.

*Topics of discussion included:*

- Aquifer/Source Water protection overlays to reflect language changes suggested by the EPA
- Temporary/portable signs provisions with special attention to the size limitations of exempted signs

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- Limitations of size and number of accessory buildings based on acreage and footprint of the dwelling.
- Clarifying the weight classification for commercial vehicles
- Paving requirements for commercial accesses and parking

Letter of transmittal will be submitted by the end of the week.

She went on to discuss the status of **Wayne Township News**. She is nearly complete. With 95% of the final copy complete. She discussed the desire of some of the community partners to submit more content. After discussing the matter, it was agreed to expand the magazine by 4 pages to accommodate the additional content.

### ADMINISTRATOR REPORT:

Administrator, Donald Edwards reported the following:

Mr. Edwards provided a brief update on **Fire Station No. 2**. There was a meeting earlier in the day with Schueler Group on pricing proposals on 80% CD's.

100% Construction Drawings based on today's pricing model and anticipation of an agreeable GMP.

Landscaping plan has been completed along with pricing estimates.

Regarding health **insurance**, Delta Dental rates are to go down 3% at the first of the year. There will be no increase in Life Insurance for 2018. Health insurance specific rates will be coming out next month.

He went on to share that John Byers will be doing his **Eagle Scout project** at the Caesar Creek Cemetery on September 30<sup>th</sup> and October 1<sup>st</sup>.

Mr. Edwards concluded by reminding all present that the **Lions Club** has a dinner scheduled for October 10<sup>th</sup>.

### FLUM AMENDMENT HEARING

Mr. Coffman opened the hearing at 7:30 pm.

Ms. Hartsock explained the purpose of the hearing was to amend specific properties on the Future Land Use Map 2030 (FLUM). She explained that the bulk of the properties to be considered were working horse farms that were labeled as ideal for Recreational activity by the FLUM as a result of a different interpretation of working horse farm in 2013 when the map was created.

Keeping horses was not considered an agricultural activity in the past. However, Ohio Revised Code 1.61 includes the care and raising of equines in its definition of agriculture. As such, the Township rationalized that the working horse farms scattered throughout the Township should be viewed from a future land use perspective no differently than the surrounding residential and/or agricultural properties.

Properties subject to this rationale include:

*4166 Township Line Rd*

*9306 Kenrick Rd.*

*8166 Township Lind Rd.*

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Another property was retained as Public/Semi-Public on the FLUM as a result of its previous inclusion with the Red Stewart Airfield. The property has since been rezoned and was developed residentially. The property did not need to retain this classification as it was surrounded by agricultural land and is accessed off of Pekin Rd. as opposed to SR 42 as the airport is.

Properties subject to this rationale include:

*3761 Pekin Rd*

Additionally, large tracts of land were identified on the FLUM to the northeast as being rural residential. These tracts have been part of Caesar Creek State Park for decades and will be public park area for the foreseeable future. Ms. Hartsock advocated that these properties should be represented as Recreational just as the park lands to the south are.

Properties subject to this rationale include:

*870.14 total acres including 4150 Clarksville Rd. and unaddressed parcels off of Roxanna-New Burlington Rd.*

The Regional Planning Commission met on August 8, 2017 and agreed that the above recommendations be approved.

Finally, the old Holly Hills Golf Course, opened in the 1960s and closed shortly after the completion of the map in 2013. The property was not closely examined at the time the FLUM was created as it had been a golf course for over 50 years and was not thought to be closing.

Such a large tract (226 ac) has not been marketable as a recreational/open space property. Additionally, the accessory uses (the clubhouse and the maintenance facility) are no longer in conformance with the current zoning and FLUM designation as Recreational/Open Space as stand-alone operations.

Based on the steep terrain evident throughout much of the property and its proximity along the front to SR 42 and the Red Stewart Airfield, Ms. Hartsock proposed to amend the FLUM to reflect approximately 214 acres as R-1 (Rural Residential) with two pockets of mixed use/commercial along SR 42 totaling 12 acres where the existing support facilities are located to allow for future rezoning of the property to bring it into conformance with zoning.

Property subject to this rationale include:

*4966 N ROUTE 42*

Mr. Coffman opened the floor to questions from the Board of Trustees. There were none.

Mr. Coffman opened the floor to questions from the audience.

**Suzie Snyder** of 9544 Hacker Farm Ln. spoke first. She inquired about potential permitted uses of the horse farm near her home. Ms. Hartsock responded that this hearing was not to change any zoning or uses. The horse farm was to remain zoned as R-1 and the FLUM amendment would better ensure that it remained that way.

**Konstantine Papadopoulos** of 9306 Kenrick Rd. spoke next. He introduced himself as the owner of the aforementioned mentioned horse farm. He discussed his occasional uses of horse boarding and riding lessons associated with his own care and raising of horses. He was concerned that his operations would be impacted.

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Ms. Hartsock responded that his operations appeared to fall under an agricultural activity and were thus exempt from local zoning regulations. Additionally, nothing in his current zoning was changing and thus his agricultural operations would not be impacted.

**Steve Anderson** of 4370 Middletown Rd. spoke next. He expressed his opposition to the Holly Hills Golf course becoming an industrial park, but his acceptance of it as a residential property. He inquired about the process if there was a rezoning to be considered.

Ms. Hartsock stated that another public hearing would be required with notice posted in the newspaper, an announcement on the Wayne Township website and letters would be sent to all property owners within 500' of the property.

Mr. Patrick also stated that any change of zoning is subject to a 30 day referendum period.

**Joan Townsend** of 8166 Township Line Rd. stated that she wished her horse farm to be indicated as rural residential on the FLUM as opposed to Suburban Residential based on traffic concerns in her area.

Ms. Hartsock responded that the northwestern portion of the Township is identified as suburban residential based on its proximity to higher volume roads, water and other infrastructure. However, Wayne Township curbs growth by utilizing an R-1 rural residential zoning standard across most residential areas. It allows for no higher density than one home per 2 acres of land.

**Sherry Miller** of 4471 SR 42 spoke last. She inquired how any such changes to the Holly Hills property would affect her as she lives across the street with her horses.

Ms. Hartsock responded that there would be no change to her property.

Having no further questions, Mr. Coffman closed the hearing at 8:03 pm.

Mr. Coffman **motioned to instruct Ms. Hartsock to prepare legislation approving the proposed amendments to the Future Land Use Map as presented.** Mr. Foley seconded the motion. The motion carried by unanimous vote.

**OLD BUSINESS:**

Mr. Tom Duerr inquired about the Trustees evaluating the removal of **PUDs from the Zoning Code.** This was an item that will be readdressed at the October 3<sup>rd</sup> meeting.

**NEW BUSINESS:**

**Questions or Concerns Regarding the Bills:** None

**Legislation:**

**RESOLUTION 2017-47 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS SET BY THE WARREN COUNTY BUDGET COMMISSION**

Mr. Darrell Coffman presented for consideration and Mr. Patrick moved for adoption of said resolution. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr.

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Coffman – yea; Mr. Patrick – yea; Mr. Foley – yea. The resolution was therefore adopted the 19<sup>th</sup> day of September 2017.

**CORRESPONDENCE:**

- **Warren County Emergency Management Agency:** Training Announcement: Role of Local Officials in Disasters
- **Warren County Combined Health District:** Monthly newsletter
- **Fraley of Pekin Rd:** Thank you to the Road Dept.

**WORK SESSION:** None

**EXECUTIVE SESSION:** None

Being no further business, the Mr. Coffman motioned to adjourn at 7:57 pm. Mr. Foley seconded the motion. The motion passed with a unanimous vote.

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President, Board of Trustees