

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD JULY 15, 2019**

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

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

The following staff were present: Administrator, Donald Edwards; Roads Supervisor, Scott Camery; Fire Chief, Paul Scherer; and Fiscal Officer, Darrell Coffman.

The following residents were present: George Cherryholmes, Pat Davidson, Tom Duerr, and Brian Wells.

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

Approval of the Minutes of the June 18th and July 2nd was tabled as Mr. Foley was absent and Mr. Coffman was not present for the June 18th meeting and Mr. Patrick was not present for the July 2nd meeting.

CITIZENS' COMMENTS:

Mr. Brian Wells reported that the house on the neighboring property, at 9249 Lytle Ferry Road, which had been damaged by fire had been torn down and the debris removed. He said that what was the basement area of the home had been filled in and the site was strawed and seeded for grass.

Mr. Tom Duerr said he had first attended a meeting of the zoning commission in 2017 and since that time residents have asked why meetings aren't recorded. He said he wished the township would record the upcoming zoning hearings. He said he would be recording the meetings and he thought the majority of the township residents would like the Board to record the township's meetings.

Mr. Patrick asked what was going on with the property in Lytle which in the past has been referred to as **"The Lytle Hall"**.

Mr. Edwards said he thought the property had recently sold. He said he doesn't see very many cars there now and didn't know if any or how many of the units were occupied.

DEPARTMENT REPORTS:

ROAD DEPARTMENT:

Road Superintendent, Scott Camery provided the following report:

I attended the **2019 chip-seal pre-construction meeting** on the 11th. Miller Mason said that they are looking at starting in Warren County the first week of September.

Gard hill project has moved along fairly decent. I have completed the wedging and 99% of the berm stabilization. I am planning on "dressing" in some dirt next to the edge of pavement this week.

Still have many **drainage/ditching complaints** to work out. However, I have made some progress.

Second round of mowing is completed. (third round will have to start soon)

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I am about 80% completed on **wedging Corwin Ave.** trying to get it done to allow as much time as possible before it is chip-sealed.

I did get **one culvert installed**, I am currently waiting on the homeowner to obtain the pipe for the other.

The **press release** for the **Mt Holly road closure** has been issued. I will be closing it on the 17th. The detour and advanced notice signs have been posted the remainder will be posted when I go to work out at the jobsite to do the demolition.

The **New Burlington road bridge** is moving along well. The paving got pushed back to the 22nd of July due to the paving company being diverted to another job.

All Road Department equipment is available for use.

FIRE DEPARTMENT:

Fire Chief, Paul Scherer provided the following report:

Have completed our **Annual Ladder Testing** with no problems.

Have completed our annual **Hose testing**.

Department Patch incorporated into the **sign for New Station which** has been ordered

2008 PL Squad (301) is at Lebanon Ford with brake problems.

New member Jacob Mitchem

FYI **I will be out of town** July 18th thru August 4th. My car will be with DC Cox & DC Wainscott. Officers have been given their duties for when I am gone.

ZONING DEPARTMENT REPORT:

Administrator, Donald Edwards reported as follows:

HEARINGS:

Upcoming Rezoning Hearing: for 5615 & 5621 Lytle Road "R1", Residential Single Family to" VT-PUD", Village Transitional PUD, (ZC 8/1/2019; BoT 8/20/2019)

Conditional Use Hearing: 4512 Lytle Road, Event Facility-Indoor, (BZA 8/15/2019)

Variance: Two possible variances coming up for BZA in August.

5400 Lytle Road

9673 Kenrick Road

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(Mr. Cherryholmes asked what the address was for the upcoming re-zoning hearing. Mr. Edwards said it was for 5615 & 5621 Lytle Road.)

(Chief Scherer asked if the owner who is requesting the conditional use should first go to the county to make sure the building meets county requirements for such use. Mr. Edwards said he had talked with the owner about the planned use of the building and if approved it would have to meet the county's requirements before any events could be held.)

ADMINISTRATOR REPORT:

Administrator, Donald Edwards provided the following report:

Fire Station: Status Update

1. **PCI:** Half of **interior walls** remain and half of **ceiling insulation** remain. Only been providing 2-3 laborers the past four weeks and are slowing down other trades.
2. **Waterline meter pit:** Complete except for flush and purities test. Been trying to find a pressure leak for last three weeks.
3. **Cin.-Dayton Fire Protection** first floor office complete, working on 2nd floor.
4. **Mid-Miami Roofing** is working 95% on completing shingles.
5. **Applied Mech. Ducts** in office area are insulated. Interior rough plumbing and mechanical about 80% complete.
6. **Kenmarc Electric** is staying with all trades with doing electric runs. Setting boxes in office interior walls. Starting on pole light bases. Panel boxes been set. Wiring being pulled.
7. **Miter Masonry:** laying brick on monument sign. Cleaning brick.
8. **Overhead doors:** Finished except for operators after electric.
9. **Detention pond** is being cleaned by the Village. Been cleaned and regraded. Catch basin at curb.
10. **Painter:** Bay walls and ceiling should be finished by the end of this week.
11. **Concrete work** is still about two weeks out.

Carter Drive CDBG:

Met with consultants from Jones-Warner Engineering to review their surveying and to focus on the scope of the project prior to designing.

Zoning Inspector: Phone interviews have been completed and also the Committee has completed the in person interviews.

Paving: JRJ Inc. to start this week.

Chip Seal: Pre-construction meeting with Miller Mason Paving was held July 11th and construction to begin around the first of September.

Mt. Holly Road Culvert: Tear-out to begin this Wednesday. Road closure has been announced and detour signs posted. Project duration about 3 weeks.

Warren County Area Progress Council:

I have been asked by the "**Leadership Warren County**" class to serve on the local government panel, along with Deerfield Township, Fiscal Officer: Dan Corey and Hamilton Township, Administrator: Brent Centers, this Friday for their **Government Day**. This class is put on annually by the **Warren County Area Progress Council**.

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OLD BUSINESS:

Mr. Patrick spoke briefly concerning information he had on equipment that would be needed for **recording of township meetings** and the cost of the equipment. Will wait until the full board meets for further discussion.

NEW BUSINESS:

Questions or Concerns Regarding the Bills: None

Legislation:

Prior to the Board voting on the resolution Chief Scherer spoke concerning fire department membership applicant **Jacob E. Mitchem's** experience and past employers.

RESOLUTION 2019-41 - APPROVE THE ACCEPTANCE AND HIRING OF JACOB E. MITCHEM TO THE WAYNE TOWNSHIP FIRE DEPARTMENT AS A VOLUNTEER FIREFIGHTER/EMT

Mr. Coffman motioned to adopt the resolution. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Coffman – yea; Mr. Foley – absent. The resolution was therefore adopted the 15th of July 2019.

Prior to the Board voting on the resolution Mr. Edwards spoke concerning the Future Land Use Map (FLUM).

RESOLUTION 2019-42 - A RESOLUTION TO AMEND THE WAYNE TOWNSHIP FUTURE LAND USE MAP AND TEXT AND CHARTS AS PART OF THE COMPREHENSIVE PLAN: "A VISION FOR 2030"

Mr. Patrick motioned to adopt the resolution. Mr. Coffman seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Coffman – yea; Mr. Foley – absent. The resolution was therefore adopted the 15th of July 2019.

RESOLUTION 2019-44 - AUTHORIZING CONTRACT WITH WARREN COUNTY ENGINEER'S OFFICE FOR WARREN COUNTY 2019 CHIP SEAL PROGRAM

Mr. Patrick motioned to adopt the resolution. Mr. Coffman seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Coffman – yea; Mr. Foley – absent. The resolution was therefore adopted the 15th of July 2019.

RESOLUTION 2019-45 - RESOLUTION APPROVING THE BUDGET OF WAYNE TOWNSHIP, WARREN COUNTY, OHIO AS ESTIMATED FOR FISCAL YEAR 2020

Mr. Patrick motioned to adopt the resolution. Mr. Coffman seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Coffman – yea; Mr. Foley – absent. The resolution was therefore adopted the 15th of July 2019.

Other:

There was a brief discussion concerning possibly hiring another full-time employee to the Road Department.

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CORRESPONDENCE: None

WORK SESSION: Road funding. [on hold]

EXECUTIVE SESSION:

Mr. Patrick motioned to go into executive session at 7:23 p.m. per ORC 121.22(G)(1) **to discuss personnel matters**, with the trustees and Mr. Edwards. Mr. Coffman seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Coffman - yea.

At 7:56 p.m. Mr. Coffman made a motion to come out of executive session and return to regular meeting. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Coffman - yea.

No action items from executive session.

The Board and Administrator then had a lengthy discussion of the new Future Land Use Map (FLUM) and how in the new (RU) Agriculture Rural Residential areas if they were ever to become re-zoned then all lots over five acres are not subject to Subdivision Regulations of Warren County RPC. Also discussed how this would likely and hopefully discourage additional streets in development. The designation of Rural Neighborhood being the two acre standard lot sizes except those areas within the Urban Service Area boundary could become more dense if sewer were extended and depending on which Zoning classification or (Tool) the developer used. There are multiple options within the Code.

The Board went on to discuss the Mixed Use development and Mixed Use Residential designations as shown on the FLUM. How these areas are virgin areas of development as they are currently being farmed but have been on the market and looked at by developers over the last ten years and likely will be developed at some point in time.

ADJOURNMENT: Being no further business, Mr. Coffman moved to adjourn at 8:29 p.m. Mr. Patrick second the motion. The motion passed with a unanimous vote.

President, Board of Trustees

Fiscal Officer