

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING  
HELD SEPTEMBER 3, 2019**

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

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

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

**The following guests/residents were present:** George Cherryholmes, Diane Colvin, Keith Schneider, Tim Lee, Brian Wells, Pat Davidson, Tom Duerr, Rob Glaser, Rick & Judy Durrenberg, and John & Sherry Federle.

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

Mr. Patrick made a motion to **approve the minutes of the August 20<sup>th</sup> meeting.** Mr. Coffman seconded the motion and the vote thereon resulted as follows: Mr. Coffman - yea, Mr. Patrick - yea, Mr. Foley - yea.

**CITIZENS' COMMENTS:**

**Ms. Diane Colvin** asked that the Village Transition - Planned Unit Development Zone (VT-PUD) be removed from the Wayne Township Zoning Code.

**Mr. Tom Duerr, Mr. Rob Glaser, and Mr. Rick Durrenburg** voiced an agreement to Ms. Colvin's request.

**Mr. John Federle** spoke concerning the Board's decision at the August 20<sup>th</sup> meeting to deny his request for the rezoning of 40.700 acres located at 5615 Lytle Road and the rear 1.29 acres of 5621 Lytle Road from R-1 to VT-PUD.

He talked about the Board's approval of his previous VT-PUD application last year and the referendum that was put on the May 7<sup>th</sup> ballot which overturned the Board's approval of the VT-PUD.

Mr. Federle said the Warren County Regional Planning Commission and the Wayne Township Zoning Commission had both recommended the approval of the most recent VT-PUD rezoning request.

He said before filing the most recent application he had made improvements to the proposed development, such as increasing the size of some of the lots which in turn reduced the number of lots that would be in the development from thirty-two to twenty-eight, and yet the Board denied the rezoning request.

He said he felt the Board had basically thrown the Wayne Township Zoning Code and the Comprehensive Plan out the window. He then read sections of the Wayne Township Comprehensive Plan which he said he had followed.

He said he didn't understand why the Board denied the rezoning request when it was well within the zoning code requirements.

**Tim Lee** thanked the Board for upholding the will of the citizens by denying VT-PUD rezoning at the August 20<sup>th</sup> meeting.

**DEPARTMENT REPORTS:**

**ROAD DEPARTMENT:**

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING  
HELD SEPTEMBER 3, 2019**

Road Superintendent, Scott Camery provided the following report:

Miller-Mason, who will be doing the **chip sealing** of our roads is presently working in Warren County. I look for them to be here in Wayne Township later this week, weather permitting.

We have been working on the **Middletown Road** hill project and have approximately 2/3 of the guardrail back up and will likely finish it tomorrow.

We have been doing some **mowing** along the roadways on rainy days.

All road **department equipment** is available.

**FIRE DEPARTMENT:**

Fire Chief, Paul Scherer provided the following report:

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

Wayne Township responded to:

68 EMS calls

33 Fire calls

**101 Total runs (August)**

**Year-to-date totals** are up 47 from 2018.

**LOEB Grant** planning on replacement vehicle.

We have an application for a **new member**.

Will have an **Officers meeting** and finalize payroll items for September 17<sup>th</sup> meeting.

**2011 Expedition** AC has been repaired and we are still working with Kenwood Dealers Group on the invoice.

**ZONING DEPARTMENT REPORT:**

Zoning Inspector, Stacey Lowing provided the following report:

**August 2019 Permit Activity:**

(1) Change of use - \$100.00 and

(1) Temporary sign permit - \$25.00

3119 E. St. Rt. 73, Chris Cadwallader

(1) Addition - \$100

8640 N. St. Rt. 42, Mark Kuhns for George Vogel, addition to pole barn.

(1) Accessory structure (under 200 square feet)

9448 Hacker Farm Lane, Gary Bonham (shed)

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING  
HELD SEPTEMBER 3, 2019**

(1) Conditional Use Application - \$500  
David Danner, 5400 Lytle Rd (secondary dwelling)

(1) Variance application - \$500  
Brian Satterfield, 9673 Kenrick Rd. (accessory building size variance)

Four permits issued, one conditional use application, and one variance application for a total of \$1,250.00. All funds have been deposited.

**ADMINISTRATOR REPORT:**

Administrator, Donald Edwards provided the following report:

**Fire Station: Status Update**

**PCI:** All drywall and insulation is about 98% installed. Drywall finishing almost complete. Front entrance is frames and working on Training room ceiling framing.

**Cin.-Dayton Fire Protection:** all complete except for sprinkler heads in ceiling grids.

**Mid-Miami Roofing:** is working on finishing flat roofs with trim and flashing. Fascia and soffits 90% complete. Down spouts and front trim started. Roof vents to install.

**Applied Mech.:** Ducts in office area are complete. Interior rough plumbing and mechanical complete. A/C units set.

**Kenmarc Electric:** Parking lot lights set. Transformer set and Electric switched over. Panel boxes have been wired. Lights have been hung in the bays. Starting on fixtures and equipment.

**Miter Masonry:** Complete except for monument sign cleaning of brick.

**Overhead Doors:** Finished except for operators after electric.

**Painter:** Bay walls, ceiling, second floor 90% completed. Painting in Bunk rooms.

**Concrete Work:** meeting on Friday with JD Drew and sequencing and tentative schedule set. Six separate pours scheduled two days apart. Three full days of prepping. All of September has committed to make everything right with owner.

**Pinnacle Paving:** will do asphalt after front sidewalk is poured. Loveland Excavating: is back filling curbs with top soil.

**Owner supplied items** are being worked on. Wiring is being pulled. Equipment racks are ready to set after painting.

Owners are working on **signage**

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING  
HELD SEPTEMBER 3, 2019**

**Assessments, Lighting Districts:**

Assessments have been filed with auditor's office. Please note that those districts with the LED Cobra fixture upgrade did see a one-time increase in assessment. (i.e. Spartan Meadows up about \$10 per lot; Haines meadows up about \$4 per lot)

**Budget Commission Hearing:**

Don't expect valuation increases for the next two years like we saw this year. Figure at about 1% increase. Local Government Fund alternative formula is still considered a fair equalization for Warren County disbursements.

**Carter Drive CDBG:** Bids came in with the low bid of \$193,990.00 from Majors Supply.

**Chip-Seal:** Posted for first week of September. Has been posted on the Township website.

**Misc.**

September 17<sup>th</sup> School **Bus Barn Dedication and Ground Breaking** for new Elementary School.

**50<sup>th</sup> Ohio Sauerkraut Festival** is in need of Street Ambassadors.

[There was a brief discussion concerning the Carter Drive CDBG Project. After the discussion Mr. Patrick motioned to authorize Mr. Edwards to sign any needed documents for the project to begin as bid. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick - yea; Mr. Foley - yea; Mr. Coffman - yea.]

**OLD BUSINESS:**

**Recording of meetings:**

Mr. Patrick motioned to allow \$1,000.00 for the purchase of video recording equipment. There was no second to Mr. Patrick's motion.

**Other:** None

**NEW BUSINESS:**

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

**Legislation:**

**RESOLUTION 2019-51 ACCEPTING THE RESIGNATION OF MARK GROSS FROM THE WAYNE TOWNSHIP FIRE DEPARTMENT**

Mr. Coffman motioned to adopt the resolution. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick - yea; Mr. Foley - yea; Mr. Coffman - yea. The resolution was therefore adopted the 3<sup>rd</sup> of September 2019.

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING  
HELD SEPTEMBER 3, 2019**

**RESOLUTION 2019-52 APPROVE THE ACCEPTANCE AND HIRING OF SCOTT M. FITZSIMMONS TO THE WAYNE TOWNSHIP FIRE DEPARTMENT AS A VOLUNTEER EMT**

Mr. Patrick motioned to adopt the resolution. 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 3<sup>rd</sup> of September 2019.

[Chief Scherer said Mr. Fitzsimmons was previously on the department. He then told about his past training and his current job.]

**RESOLUTION 2019-53 RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR**

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. Foley - yea; Mr. Coffman - yea. The resolution was therefore adopted the 3<sup>rd</sup> of September 2019.

**Other:**

**Mr. Patrick** asked the Board if they would like to consider striking the VT-PUD from the zoning code.

**Mr. Foley** said he did not think a decision concerning the VT-PUD Zone should be made in haste. He said he would like to review the current VT-PUD zoning and with possible community input come up with a solution.

There was a discussion concerning **VT-PUD zoning** and the need for an annual review and update of the zoning code.

**Mr. Patrick** said he was in need of township news articles to include in the fall publication of the Wayne Township community magazine.

**CORRESPONDENCE:** None

**WORK SESSION:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** Being no further business, Mr. Patrick motioned to adjourn. Mr. Foley seconded the motion. The motion passed with a unanimous vote.

\_\_\_\_\_  
President, Board of Trustees

  
Fiscal Officer