

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD MARCH 7, 2023**

Ms. Colvin called the meeting to order at 7:00 pm.

Roll call: Mr. Jacobs – present; Ms. Colvin -present; Mr. Patrick- present.

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

The following guests/residents were present: Dale Edwards, Chris Colvin, Drew Parramore, Bart Goodwin, Perry Purkey, Eileen Mallory, Len Mallory, Brian Phillips, Kristy Purkey, and Cole O’Byron.

Ms. Colvin led all present in the pledge of allegiance to the flag.

Ms. Colvin asked for a motion to approve the February 21, 2023, minutes. Mr. Patrick motioned to approve the minutes, and Ms. Colvin seconded the motion. All were in favor.

Ms. Colvin asked for a motion to approve the amended February 7, 2023 minutes. Mr. Jacobs made the motion, and it was seconded by Ms. Colvin. Both were in favor.

ADDITIONS, REMOVALS OR DISCLOSURES FROM THE POSTED AGENDA: none

CITIZENS’ COMMENTS: none

DEPARTMENT REPORTS

ROAD DEPARTMENT:

Scott Camery, Road Superintendent, provided the following report:

1. Conduit/infrastructure installation continues to be a question that I am getting calls and inquiries about.
2. I have been making good progress trimming some trees.
3. I have also been doing some pre-emptive pipe clearing/cleaning, in preparation for the upcoming rainy season.
4. We completed repairs on the 2009 ambulance. (Brake booster leak and shifter bushings)
5. Paving bids are scheduled to be put out this week. Chip-seal bids to follow.
6. I have left a message with Micro-seal representative. I am working on getting pricing nailed down and confirmed.
7. I have received the quote for re-roofing the Road Garage and the storage building. I am working on an additional quote for comparison.
8. Pipe replacement requests have started to come in.
9. Equipment/facilities maintenance continues.
10. All Road Department equipment is available for use

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD MARCH 7, 2023**

He stated he had several updates. The department has been cleaning up after the storm. Corwin Avenue was closed from Friday night until Monday morning. Also, he is waiting on an additional quote for roofing the road garage and storage building.

FIRE DEPARTMENT:

Paul Scherer, Fire Chief, provided the following report:

Ems runs for February	48
Fire runs for February	16
Public Service calls	<u>3</u>
Total runs for February	67

Ems runs for 2023	193
Fire runs for 2023	64
Public Service calls	<u>9</u>
Total runs for 2023	266

2022 had 45 Fire, 234 EMS, & 19 Service Calls total of 298 calls down 32 from last year.

Working to finish Safer Grant due March 17th. He finished this grant for six personnel.

Our Ohio Pharmacy License has been renewed.

New Seagrave Engine - no news to report.

2009 PL Squad.

I will be having my surgery on Friday.

ZONING DEPARTMENT:

Stacey Lowing, Zoning Inspector, provided the following report:

PERMIT ACTIVITY AND FEE ACTIVITY:

- **Accessory building** \$25
8970 Brandon Ln., Jeff Calcaterra

- **Accessory building** \$100
3365 Lytle Rd., Michael Rubiera

- **In-ground pool** \$75
3300 Shoemaker Rd., Ron Francis

- **Variance application** \$500
9068 Old Stage Rd., James Stump

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD MARCH 7, 2023**

- **Site Plan \$500**
4488 E. St. Rt. 73, Jim Danis, Bentley's Pawsome Resort

5 permits/fees collected for a total of \$1,200.00 All funds have been deposited.

Trustees

- March 21st, site plan, Bentley's Pawsome Resort, 4488 E. St. Rt. 73.
- April 18th, public hearing for administrative zoning amendments.

BZA

- March 16th, James Stump, variance, 9068 Old Stage Rd.

Zoning Commission

- April 6th, public hearing for administrative zoning amendments.

Magazine

- Final drafts by mid-week to drop at printer by March 13th.

Fair housing

- I attended the Warren County assessment of fair housing meeting on February 28th. The Warren County Regional Planning Commission is conducting this assessment, and the first meeting was for government representatives from within Warren County. A copy of their press release and flyer is attached as part of your packet. Over the next six months the RPC will hold other meetings to obtain public comments on this issue, prior to the submission of this plan to HUD.

Waynesville Business Expo

- I have been working with the chamber of commerce on an upcoming business expo, which will be held on April 22nd at the elementary school. This event is designed for local businesses and non-profits to:
 - Promote Warren County goods and services (small and large business) to our local and surrounding area residents
 - Network with other area businesses
 - Obtain leads for your business
 - Get to the know members of the community
- There was discussion regarding the recycle rally

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD MARCH 7, 2023**

ADMINISTRATOR REPORT:

Donald Edwards, Administrator, provided the following report:

Health Insurance:

Renewal is coming up May 1st. We received our notice of rate increase of 24.6% with an average for other groups of about a 14% increase. I have sent out 'FormFire' to all covered employees in order to shop our plan and provider.

Winter Weather Events:

There were NO snow or ice events in the month of February. This has to be a first that I can recall, we will take it. Now we started the month of March with above normal temperatures but excessive rain last week and high gusty winds.

County Engineer:

Engineer's annual meeting is this Thursday and I will be attending along with Road Supervisor, Scott Camery and Fiscal Officer, Darrell Coffman.

Seagrave Fire Apparatus:

Update: Prosecutor's letter has been mailed to the President / CEO of Seagraves in regard to their request of a surcharge on the contract price for fire engine related product and shipping cost increases. No response back yet as of February 27th, so Asst. Prosecutor, Adam Nice has followed up with a phone message and an email to the President, of Seagraves, after we conferenced on options and how to proceed.

Massie Township:

I spoke with Massie Township Trustees who have inquired about purchasing our 2009 squad. I researched five comparable ambulances and shared with their Board to see if they have resources to do a governmental requisition before we determine to list on GovDeals.

They will discuss at their meeting in March.

This item will be discussed tonight on March 7th with their Board and new Fire Chief.

Drug Task Force:

Major Steve Arrasmith will attend our March 21st meeting to give his annual report.

Medicount:

We have in legislation, a new contract for EMS billing by Medicount, who has done our billing of EMS runs since 2015. This is basically a four-year renewal with a slight provider increase in cost to service our account. They have provided an addendum to the contract to address our cyber security concerns.

Foundation Awards:

Duke Energy Foundation presented a check to the Warren County Foundation to distribute awards to small businesses within eastern Warren County. Surviving on the selection committee, we presented an award to MBI Tree Service, LLC along with eleven other recipients.

Misc.:

Independence Day Committee: (need committee members and funding)

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD MARCH 7, 2023**

Funds Status: Update handout - end of year report.

OLD BUSINESS:

- A. Convention of States Project, no update
- B. Website update status- still working on this
- C. Other- would like a cybersecurity work session

NEW BUSINESS:

A. Questions or Concerns Regarding the Bills: None

B. Legislation:

RESOLUTION 2023-14 RESOLUTION ENTERING INTO A “CLIENT SERVICES AGREEMENT” WITH MEDICOUNT MANAGEMENT, INC. FOR EMS BILLING PURPOSES

Mr. Patrick motioned to adopt the resolution. Mr. Jacobs seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Jacobs – yea; Ms. Colvin – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th of March 2023.

RESOLUTION 2023-16 A RESOLUTION AUTHORIZING AN ANNUAL CONTRIBUTION TO THE GREATER WARREN COUNTY DRUG TASK FORCE FOR THE YEAR 2023

Ms. Colvin 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; Ms. Colvin – yea; Mr. Jacobs – yea. The resolution was therefore adopted the 7th of March 2023.

RESOLUTION 2023-19 APPROVING AND AUTHORIZING THE WAYNE TOWNSHIP ADMINISTRATOR OR THE PRESIDENT OF THE BOARD OF TRUSTEES TO SIGN A NEW ELECTRIC AGGREGATION CONTRACT BID RECEIVED THROUGH TREBEL, LLC

Mr. Jacobs motioned to adopt the resolution. Ms. Colvin seconded the motion and upon call of the roll thereon the vote resulted as follows: Ms. Colvin – yea; Mr. Jacobs – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th of March 2023.

C. Other: none

CORRESPONDENCE: Mr. Coffman had correspondence from BP Business Solutions that stated there would be a fleet charge of \$12 per month. There was discussion about whether a fleet account was necessary.

ELECTED OFFICIAL’S COMMENTS: Mr. Jacobs spoke about the youth basketball association and his years of service.

Mr. Patrick asked for a moment of silence for Wade Boswell, the fifth grader who passed away March 3rd.

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD MARCH 7, 2023**

WORK SESSION: None

EXECUTIVE SESSION: None

7:30 PM - Public hearings:

- Brian Phillips, 4138 E. St. Rt. 73, rezoning: B-1 and R-1 to B-3
- Brian Phillips/Perry Purkey, 4138 E. St. Rt. 73, site plan review

At 7:30 pm, Ms. Colvin opened the public hearing for the rezoning at 4138 E. St. Rt. 73, from B-1 and R-1 to B-3.

Ms. Lowing gave a powerpoint presentation which summarized the application. She explained the Warren County Regional Planning Commission recommendation. This included information about conditional uses versus site plan approvals. She stated that the parcel ID for the property is 0507151017 and the total area to be rezoned was 2.56 acres. .29 acres that is currently R-1 would be rezoned to B-3, along with the portion that is currently B-1. The remainder of the lot would remain R-1.

Ms. Colvin stated that first the applicant, then the proponents, then opponents would have an opportunity speak.

Brian Phillips, the applicant, stated they wanted B-3 zoning so that the person that wants to rent could operate. Ms. Colvin asked him why they wanted the additional 75 feet to be rezoned. Mr. Phillips said that he plans to combine the back of the lot with his house property.

Perry Purkey explained how the property would be used. It would be an office for staff and a design center. Some product would be displayed for clients, and they have seasonal potting parties in the barn.

Len Mallory, who lives on the eastern boundary of the subject property spoke in favor of the rezoning.

Bart Goodwin, who lives directly across the street from the subject property, also was in support. He felt it would be a complementary business to his, and a benefit for the township.

There were no opponents in the audience.

Mr. Patrick asked Ms. Lowing questions about the B-3 versus B-2 zoning.

Ms. Colvin made a motion to close the public hearing, and it was seconded by Mr. Jacobs. All were in favor. There was discussion about the use. Ms. Colvin said it was a suitable use for the area, as there is other business zoning and small businesses. There was also discussion about how any future change of use would also require a new site plan review.

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD MARCH 7, 2023**

RESOLUTION 2023-17 RESOLUTION ADOPTING A ZONING MAP AMENDMENT TO REZONE PROPERTY LOCATED AT 4138 E. ST. RT. 73 FROM NEIGHBORHOOD COMMERCIAL ZONE “B-1” AND “R-1” RESIDENCE SINGLE FAMILY TO B-3, REGIONAL COMMERCIAL

Mr. Patrick motioned to adopt the resolution to approve the zoning map amendment to rezone 4138 E. St. Rt. 73, parcel ID 0507151017, 2.56 acres, from B-1 and R-1 to B-3, without modifications. Ms. Colvin seconded the motion and upon call of the roll thereon the vote resulted as follows: Ms. Colvin – yea; Mr. Patrick – yea; Mr. Jacobs – yea. The resolution was therefore adopted the 7th of March 2023.

Ms. Colvin then closed the prior public hearing, and at 7:49 pm opened a public hearing for a site plan application for 4138 E. St. Rt. 73.

Ms. Lowing presented a powerpoint to explain the site plan, which would be restricted to the 2.5 acres. The applicant is proposing a landscaping service/garden center. (technology issues) There are no new buildings, and ODOT did not require a study, as the proposed use would not generate more traffic. She made recommendations about buffer yards.

Ms. Colvin stated that those opposed and in favor would be able to speak.

Mr. Phillips had nothing left to add since the review of the rezoning, nor did Mr. Purkey.

Ms. Colvin asked about outdoor storage, and the location of the septic and leach field. Mr. Phillips provided information about the location of the septic and leach field. There was a discussion about the buffer trees with the applicant. Mr. Jacobs asked whether they would be adding new lighting, and Mr. Purkey stated that they were not adding any additional lighting.

There were no proponents or opponents that wished to speak.

There was a motion at 8:06 pm by Mr. Patrick to close the public hearing so that the board could discuss the issue, which was seconded by Ms. Colvin. All were in favor. The trustees commented about not being in favor of the landscaping buffer recommendations.

RESOLUTION 2023-18 CONCERNING AN APPLICATION FOR SITE PLAN APPROVAL FROM PERRY PURKEY, AGENT FOR BRIAN PHILLIPS FOR 4138 E. ST. RT. 73 (PID: 0507151017) FOR A LANDSCAPING SERVICE/GARDEN CENTER

Ms. Colvin motioned to adopt the resolution with modifications, removing the existing sections about buffer yard B and buffer yard A. The remaining conditions on the resolution were to remain. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Jacobs – yea; Mr. Patrick – yea; Ms. Colvin– yea. The resolution was therefore adopted the 7th of March 2023.

ADJOURNMENT: With no further business, at 8:15 pm Mr. Patrick motioned to adjourn. Mr. Jacobs seconded the motion, and all were in favor.