

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING  
HELD MARCH 21, 2023**

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

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

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

The following guests/residents were present: Linda Hice, Chris Hice, Kim Dakin, Dale Edwards, Chris Colvin, Robin Colvin, Michael Columbus, L. Liakos, Susan Hetzel, Jeff Hetzel, Jim Danis, Brian Filburn, Ellen Ruesch, Tim Ruesch, Jenny McCoy, Steve Price, Carol Price

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

Ms. Colvin made a motion to approve the March 7, 2023, minutes. Mr. Patrick seconded the motion. All were in favor.

**ADDITIONS, REMOVALS OR DISCLOSURES FROM THE POSTED AGENDA: None.**

**GUEST SPEAKER:** Major Steve Arrasmith, Warren County Drug Task Force  
Major Arrasmith stated that the multi-jurisdictional task force works best to fight addiction and mid-level drug traffickers. The task force involves federal, state, and local law enforcement. A high percentage of cases involve traffickers from Dayton and Cincinnati, which are two source cities. Methamphetamine and fentanyl are the main problems. He also said that there were less drug related overdose last year due to the use of Narcan by first responders. Major Arrasmith thanked the township for their continued support, as financial contributions are very important for the drug task force continued operation.

**CITIZENS' COMMENTS:**

Chris Colvin stated that he still wanted to encourage the Trustees regarding the Convention of States.

**DEPARTMENT REPORTS**

**ROAD DEPARTMENT:**

Scott Camery, Road Superintendent, provided the following report:

1. I attended the Warren County Safety Council meeting on 17 March 2023. The topic was “Slips, Trips and Falls”.
2. I have received the engineers cost estimate for our chip seal road re-surfacing project for 2023. The numbers that the engineer came up with are not correct. I am in the process of getting things corrected with the proper quantities before it goes out to bid.
3. I have received the second quote for the re-roofing of the buildings at the road garage.
4. We had a “surprise” winter weather event on the morning of 14 March 2023. I deployed my crew and dealt with the snow quickly and without incident.
5. I have been rather busy with picking up debris resulting from the higher wind events we have been experiencing.

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6. A round of “pothole patrol” is looming on the horizon, as well as some asphalt wedging when we move into warmer weather.
7. Equipment and facilities maintenance is ongoing.
8. I have not received any further information regarding the quote for Micro-sealing yet. I expect to see something by the end of the month.
9. 100% Road Department equipment is in service.

He should have an updated cost estimate (#2 above) soon.

There was a discussion with the trustees regarding the roofing project for the garage. Mr. Camery stated that the best option would be the remove and replace shingles, with the lowest of the two bids for that option. The trustees expressed interest in using \$25,000 in ARPA funds for the garage. A motion was made to that effect by Mr. Patrick, and all were in favor.

**FIRE DEPARTMENT:**

Mr. Edwards provided an update regarding Mr. Scherer’s recent surgery, and the length of time that he may need to be off work.

**ZONING DEPARTMENT:**

Stacey Lowing, Zoning Inspector, provided the following report:

**BZA**

- James Stump, variance, 9068 Old Stage Rd., hearing 3.16.23; approved
- Casey Kiger, variance, 3083 Old St. Rt. 122, hearing 4.20.23
- Robert Angel, variance, 4943 Old St. Rt. 73, hearing 4.20.23

**Administrative zoning code amendments schedule**

- March 23- Warren County Regional Planning Commission
- April 6- Zoning Commission public hearing
- April 18-Trustees public hearing

**Bentley’s Pawsome Resort**

- Site plan review on the agenda tonight

**Waynesville Business Expo**

- April 22 at the elementary school

**ADMINISTRATOR REPORT:**

Donald Edwards, Administrator, provided the following report:

**Health Insurance:**

Renewal is coming up May 1<sup>st</sup>. We received our notice of rate increase of 24.6% with an average for other groups of about a 14% increase.

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*[continuing to shop. So far United and Aetna have denied quoting. There are guaranteed enrollment plans available, but pricing is high on those plans]*

**Seagrave Fire Apparatus:**

Update: Prosecutor's office and I had a virtual meeting with the President and CEO of Seagraves and we have requested a detailed itemized list of suppliers and their up-charge for material and shipping costs. We also requested a current pricing of our engine if it were ordered now with a 24-month delivery time. We are still waiting on these items and hope to have them any day.

**Massie Township:**

I spoke with Massie Township Trustees who have inquired about purchasing our 2009 squad. They will discuss at their meeting in March.

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

*[Massie Township discussed this squad and reported back that they are not interested. Squad is now ready to be advertised on GovDeals]*

**Drug Task Force:**

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

**Roof Claim:**

Road garage wind damage claim has been settled and payment received. We have also received two quotes so far for replacement of both roofs at the road garage with both being over 20 years old.

**Misc.:**

Funds Status: Update handout- end of year report

**Public hearing, site plan, 4488 E. St. Rt. 73, Bentley's Pawsome Resort:**

At 7:32 pm, Ms. Colvin opened the site plan public hearing.

Ms. Lowing gave a presentation which included the use designation, property size, and information based on her review of the site plan. She reviewed the various plans that were submitted, including landscaping, site plan, floor plans, elevations, and lighting plan.

Brian Filburn, with Construction Managers of Ohio, stated his intent was to partner with Wayne Township and prefer to proceed NOT ag exempt. He said that he worked with ODOT regarding the driveway access, and ODOT had accepted that access.

Tim Ruesch, a representative for the owner, said the philosophy is a higher-end dog resort. He explained the kennel design, and how the facility would be operated. Each kennel would have a door that the employees would control, that would allow dogs to go outside. Dogs would not all be outside at the same time and would always be supervised by a trainer. The environment will be quiet because dogs will be screened prior to being allowed to stay there. Loud dogs would not be permitted.

There was a discussion about the design of the outdoor kennel area. Mr. Filburn explained the layout of the indoor/outdoor kennel.

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Tim Ruesch also explained the staff to dog ratios, and that their model of operation is to rotate the dogs to different places in the facility. They will be in organized groups with activities and trainers.

Ms. Colvin asked about the manure management system. Mr. Ruesch stated that the state and the county have regulations regarding the management. The waste will be collected and removed. Mr. Filburn spoke about the use of propane, and how 3 phase electric would be extended from the area of the fire station.

Mr. Patrick asked how the applicant chose Wayne Township for this facility. Mr. Ruesch stated that it was a good location and was near other state highways, Caesar's Creek, and the fact that it was in a rural area. Also, it is accessible to neighboring communities.

There was discussion about staffing, and whether there would be someone there 24/7. While there will not be staff 24/7, there will be security that will provide alerts if there is an issue. Mr. Ruesch answered questions about projected occupancy and length of stay.

Ms. Colvin stated that proponents could speak. There were no proponents.

She then stated that any opponents or those who wished to ask questions could speak.

Luke Liakos, and his attorney Michael Columbus: Mr. Columbus asked Ms. Lowing about the noise being contained in the building, and she stated that the code said contained on the site, not the building. Other questions regarding the construction of the building were answered by Mr. Danis. Mr. Columbus had other questions about the water retention/drainage which were answered. Mr. Liakos expressed concerns about dogs barking, and also about the ingress/egress onto the property.

Carol Price, 4884 E. St. Rt. 73 said that she is concerned about the noise. She also stated that 73 is a nightmare and that there has been many accidents at the Secret Garden location. She asked about the conference room and what it would be utilized for. Mr. Ruesch said it was for staff.

Jennifer McCoy, 4686 E. Old. Rt. 73, expressed concern about noise. She was glad to hear about the hours of operation but was concerned about the outdoor playtime and hearing dogs all weekend. Also, she was concerned about not having staff at the location 24/7.

Ms. Colvin asked what would happen if a dog got loose, and whether the dog had to be tagged. Mr. Ruesch stated that very few kennels have staff 24/7. The ones that have this have staff that sleep in the same room as the dogs. Security systems would alert them if there was an issue, but it would be very unlikely that a dog could "escape."

Dale Edwards asked if they were going to address the liquid waste. He is concerned about prescription drugs from the animals building up on the property.

Mr. Patrick made a motion at 8:24 pm to close the public hearing, and it was seconded by Mr. Jacobs. All were in favor. The trustees then discussed the application and asked questions. Mr. Jacobs had a question about the driveway access which was answered by Mr. Filburn. Mr. Patrick stated that he was concerned about sound, smell, and traffic, but noted that if they remove the café, they can do pretty much as they want due to the ag exemption. The trustees have the opportunity to add stipulations to the plan due to the café. There were additional questions about the indoor/outdoor kennel that were answered by the applicant.

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Further discussion revolved around storm water management. Trustees discussed how any violations would be handled. Hours of operation were also a topic of discussion. Next, discussion turned to the landscaping and buffer yards.

**RESOLUTION 2023-21** CONCERNING AN APPLICATION FOR SITE PLAN APPROVAL FROM JIM DANIS, AGENT FOR BENTLEY’S PAWSOME RESORT, 4488 E. ST. RT. 73 (PID: 0507200002) FOR A DOG RESORT/GROOMING/DAYCARE/TRAINING AND PATRON CAFÉ

**Ms. Colvin motioned to adopt the resolution with the following conditions:**

1. The existing tree line along the western boundary, as shown on the site plan, shall be maintained and preserved
2. An earth disturbing permit from Warren County Soil and Water Conservation District will be required if (1) acre or more of land will be disturbed during construction.
3. An environmental assessment will be required by the Warren County SWCD if 300 linear feet or more of existing streams/water bodies will be disturbed
4. The parking lot and driveway, as shown on the plan, are to be surfaced with asphalt, concrete, or similar pavement, and graded to dispose of all surface water within the area
5. Stormwater management must meet the standards of the Warren County Engineer’s office
6. Per the Warren County Health District, the applicant must obtain a lot split for the original 30.25-acre parcel. After the lot split is approved, a daily water usage for this property must be established. The Ohio EPA or the Warren County Health District will regulate the on-site sewage treatment system depending on the amount generated.
7. Submit the recorded lot split and new deed to the zoning inspector prior to the issuance of a zoning permit
8. Any proposed sign must be approved by the zoning inspector. A sign permit must be obtained prior to the placement of a new sign.
9. The drive must meet ODOT’s commercial drive requirements.
10. All activities except for animal exercising are to be conducted indoors.
11. There shall be no outdoor exercising of dogs between 8 pm and 7 am.
12. Buffer yard A is to be revised to plant one tree every 30 lineal feet, 50 percent of which must be evergreen, with no minimum screening height
13. Buffer yard C is to have minimum screening height of 8 feet at the time of planting.
14. A new site plan reflecting the landscaping is to be submitted to the zoning inspector

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 21<sup>st</sup> of March 2023.

Mr. Patrick stated that he would follow up with ODOT about the proposed turn lane on 73.

**OLD BUSINESS:**

- A. Convention of States Project-no further discussion tonight
- B. Website update status-Mr. Patrick said that the new website would be ready by April 3 for a preview.
- C. request for cyber security training work session

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**NEW BUSINESS:**

**A. Questions or Concerns Regarding the Bills:** NONE

**B. Legislation:**

**RESOLUTION 2023-20** WAYNE TOWNSHIP 2023 PREMIUM PAY PROGRAM, AND RECRUITING & RETENTION PROJECTS A RESOLUTION AUTHORIZING EXPENDITURES FROM THE AMERICAN RESCUE PLAN ACT FUNDS USING “THE STANDARD ALLOWANCE” AND ITS PRESUMPTION OF REVENUE LOSS DUE TO THE PUBLIC HEALTH EMERGENCY

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. Jacobs – yea; Ms. Colvin – yea; Mr. Patrick– yea. The resolution was therefore adopted the 21<sup>st</sup> of March 2023.

**RESOLUTION 2023-22**-RESOLUTION APPROVING PERMANENT APPROPRIATIONS FOR 2023

Mr. Coffman provided a summary of the appropriations by category.

Mr. Patrick motioned to adopt the resolution. Mr. Jacobs 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 21<sup>st</sup> of March 2023.

**CORRESPONDENCE:**

Mr. Coffman received a Warren County Water and Sewer District notice that the water backflow needs tested. He also had a Warren County Health District notice.

**ELECTED OFFICIAL’S COMMENTS:**

Ms. Colvin stated that they did their best to review the plan, and that the addition of tree buffers will be helpful.

Mr. Patrick stated that there are times that not everyone will be happy, but that the public often does not understand how heavily these types of decisions weigh on the trustees.

**WORK SESSION:** none

**EXECUTIVE SESSION:** none

**ADJOURNMENT:** With no further business, at 9:16 pm Ms. Colvin motioned to adjourn. Mr. Patrick seconded the motion, and all were in favor.

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