

**Wayne Township Board of Trustees
Special Zoning Meeting
June 15, 2021**

Call to Order: 6:00 p.m.

Roll Call: Teresa Hinnners, Jason Ritter, Trustees, Sue Allen from the Zoning Commission, Alan Carrier Zoning Inspector, Rocky Harris and Roger Winemiller of the BZA

Guests: Mr. and Mrs. Dodd and George Anderson, landowners and business proprietors in the township as well as landowners in the un-zoned area of Newtonsville,

Paper copies of the proposed draft with copies of the current **RHD**(Article 10), **NB**(Article12)**General Business**(Article 13) in Wayne Township Zoning Resolution for all participants and the proposed **Article 11 Newtonville Residential District** and proposed **Article 14 Village Business District**.

Mr. Wocher started the workshop to discuss his first draft on 2 districts for a Zoning Resolution for the properties in the dissolved village of Newtonsville.

Jonathan stated his Goal for this meeting: to discuss and receive feedback so he may move forward to have a full zoning resolution for the area to present to the township Zoning Commission and Board of Trustees.

Jonathan explained the process that needed to be followed to have the proposed resolution on the ballot for the residents to vote. The following process was explained:

- Once the proposed zoning text and map is prepared a series of public hearings and reviews are needed.
- A public hearing by the township zoning commission is required. A 30-day notice is required.
- The proposed zoning text and map needs to be forwarded to the Clermont County Planning Commission for review and recommendation.
- Following the public hearing by the zoning commission and consideration of the recommendation by the County Planning Commission the zoning commission is to certify its recommendation on the proposed zoning text and map to the board of township trustees.
- A public hearing by the board of township trustees is required after receiving the certification of the zoning commission. A 30-day notice is required.
 - No change or departure from the text or maps as certified by the zoning commission can be made unless it is first resubmitted to the zoning commission for approval, disapproval or suggestion.
 - Upon receipt of the reconsideration recommendation by the zoning commission the board of township trustees shall hold a second public hearing. A 10-day notice is required.
 - All 3 trustees must vote in favor if differing from the zoning commission recommendation.
- Once the board of township trustees acts on the recommended zoning text and map it needs to be presented to the Board of Election.
 - A majority the vote cast is needed to approve the issue.

Issue to be addressed is an additional meeting with the Board of Elections to have process in place so that the correct address residents registered to vote have the correct ballot since the former village voting district is now in 2 separate districts in the township.

Discussion also included the concern that the Zoning Commission would not approve the proposed resolution sought by the Board of Trustees and how legally to move forward.

Discussion on Wayne Township **RHD**, Residential High District(Article10), and the proposed Article 11 Newtonville Residential District. Trustee Hinnners believes with the proposed changes to Lot Development Standards of Wayne Townships current RHD is the best choice. Main reason is that one side of Cedarville Road, ST 131(Wright Street), Newtonsville Road, Eckman Lane are in Wayne Township and currently zoned **RLD**, Residential Low Density. Once sewer goes in, most of those properties should be re-zoned to **RHD**. If the other side is Village Business District Zoned, as proposed, then there will be 2 separate zoning standards with separate lot developments. Unnecessarily awkward and messy. There is nowhere else in Wayne Township that will have **RHD** due to the required public sewer and public water. Just makes the transition clean and has all on sewer in residential neighborhood in the same zoning district.

Discussion on Minimum Front Yard setback where a development pattern was already established, Mr. Wocher suggested using an average of the existing front yard setbacks vs. Mrs. Hinnners suggestion to use a percentage of the lot. Less likely chance of allowing a current property to become non-conforming.

Discussion on the Village Business District. Trustee Hinnners view is that this district is different than the Township's **NB or GB** in that the purpose of the Village Business District is *to identify businesses that can be located ADJACENT to a residential property*. That specification clearly makes Commercial Entertainments unacceptable as a permitted or conditional use in this district. Wayne Township has Neighborhood Business (NB), General Business(GB), Commercial(C) and Industrial(I) zoning districts that will also be in the Newtonsville Zoning Resolution, however, currently it is the residents that own and live on residential properties in what is clearly a business district that need to be protected from 24 hour businesses that characterize Commercial Entertainment. Any property owner in the Village Business District would have the same right to apply for a Zoning Change, or to appeal with the BZA for conditional permits, like any other Wayne Township Resident and Business Owner.

Mr. Wocher will be at the July 7 Zoning Commission and the July 14 Board of Trustees Meeting with a proposed full draft for all to consider.

Meeting ended at 7:10 pm

Teresa Hinnners, Chairperson

Warren Walker, Vice Chairperson

Jason Ritter, Trustee

Sandra Borchers, Fiscal Officer

**Wayne Township Board of Trustees
Trustee Meeting Minutes
June 15, 2021**

Call to Order: 7:11

Roll Call: Teresa Hinnners, Jason Ritter, Warren Walker, Sandra Borchers - absent

Guests: None

Prayer & Pledge:

20210615-01: Jason Ritter moved to accept Agenda with OTARMA policy added to Financial.

2nd by Warren Walker

Vote: TH, JR, WW

All Aye

Motion Carried

20210615-02: Jason Ritter moved to accept \$25,078 for Liability Insurance policy.

2nd by Warren Walker

Vote: TH, JR, WW

All Aye

Motion Carried

Discussion: Currently we have a Liability limit of 3 million. The increase in premium goes up per 1 million. Board did not feel need to increase this year. Trustee Walker asked if we needed to look at our liability with the CryptKeeper program for data security. Trustee Hinnners had called the agency regarding the new Edenton Fence cost since it was higher than the \$10,000 on our schedule of Benefits. Trustee Ritter asked if Woodville Cemetery was listed in the policy.

20210615-03: Warren Walker moved to pay all bills.

2nd by Jason Ritter

Vote: TH, JR, WW

All Aye

Motion Carried

Fire/EMS - Chief Mark Greatorex

- Hose testing is complete. Need to replace 2 sections. EMS Training was on Geriatric Trauma. Chief is working through a new protocol of care and will report in a few months when that is complete.
- Fire department will start Fire Inspections at local Businesses. Board asked what the Chief can do with the dilapidated store, once Coogan's. He replied that that building is categorized as a "No Go" meaning, if there is a fire staff are not allowed to enter. Will only fight any fire with water from outside.
- Board asked that the Chief report that to the Clermont County Building Department, Health Department, as well as any other county office that would like to know why it is on the "No Go" list.
- Chief talked briefly on the accident on Newtonsville Road that required Air Care.
- Chief asked that we consider Quinn Moore for a PT Fire/EMT position @ \$15.00 hr. Board wanted to discuss that in Executive Session and asked if chief had any other staffing to discuss.

20210615-04: Teresa Hinnners moved to go into Executive Session citing ORC 121.22(G)(1)(a&b) at 7:35 pm to discuss the hiring of new Fire/EMT personnel and the current employment of Fire/EMT staff and scheduling.
2nd by Jason Ritter

Vote: TH, JR, WW All Aye Motion Carried

- Board returned at 7:59 pm Overlay was the discussion on hiring personnel and changes to the personnel scheduling of the Wayne township Fire & Rescue.

Chief personnel requests:

20210615-05: Jason Ritter moved to accept a 31 day Leave of Absence for Mr. Brandon Bryant, affective 7/1/21.
2nd by Warren Walker

Vote: TH, JR, WW All Aye Motion Carried

20210615-06: Jason Ritter moved hire Quinn Moore for a PT Fire/EMT position @ \$15.00/hr, on a 12 month probationary period.
2nd by Warren Walker

Vote: TH, JR, WW All Aye Motion Carried

20210615-07: Jason Ritter moved to accept the resignation of Ron Henderson, FF/EMT in good standing.
2nd by Warren Walker

Vote: TH, JR, WW All Aye Motion Carried

20210615-08: Jason Ritter moved to remove personnel of Jerimah McCormic, David Manning and Tiffany Dunkin for the personnel roster due to inactivity.
2nd by Warren Walker

Vote: TH, JR, WW All Aye Motion Carried

- Discussion on High School Students A. Bryant and R. Pence, to train as Cadets for WT Fire & Rescue.

Roads:

- Waiting on Brown County to let us know when they will start on roads.
- Trustee Hinnners has estimate to take down tree on Manilla, was over the \$4000.00 approved.
- Trustee Hinnners asked about the culverts on Bigam. Concern that water was not flowing down because neighboring properties culverts were crushed in. How long do we wait before we replace and bill? Trustee Ritter will investigate it again.

20210615-09: Jason Ritter moved to accept the cost of \$4150.00 to take down the dead oak on Manilla.
2nd by Warren Walker

Vote: TH, JR, WW All Aye Motion Carried

Cemetery:

- Trustee Hinnners flagged approx. 80 lots in Plainview cemetery that would require clean-up, took pictures and sent concern to Prosecutor's Office due to the number and size of the problem that has developed over the years.
- Trustee Hinnners documented drainage issues that are concerning in Sections A, C, D and back section 31. Busted pikes, loose grates, leaning stones and foundations. Probably need an excavator.
- Board also discussed the wood fence is deteriorating quickly.

Zoning:

- Mr. Carrier updated board on issues at Stonelick Trail, 2995 St Rt 131, Pettit Dr. Campground, Albers Way and Edenton-Pleasant Plain and Garrison Spurling.
- Board discussed Zoning Commission openings and expressed concern for Newtonsville Zoning process.
- Trustee Hinnners stated that since a professional was hired to develop an appropriate zoning resolution for Newtonsville, the Board should give the Commission direction on what we feel should be addressed:
 - Several topics mentioned were the list of text amendments, previously presented, that the Board and Zoning Inspector feel need to be updated, signage in business areas, mobile home standards. Trustee Hinnners stated that the Commission had already stated in 2019 they did not want to re-do signage, so maybe a smaller topic would be appropriate. No consensus.
- Board looked at the proposed zoning map for Newtonsville and discussed business section possibilities.

Old Business:

- Trustee Hinnners had scheduled for a 7/7 appointment with GovDeals representative to take pictures of all unnecessary equipment located in the Newtonsville Administrative Building, the Maintenance Building, and the old Edenton Fire House. Since no one has provided a list for approval, another date will be scheduled for after 7/15 Trustee Meeting.
- Board reviewed the Rental Agreement for the Township Community center, the Newtonsville Shelter and Administrative Building and discussed the limiting days and times to be open, limiting days available, how to verify cleaning, who wants to open and lock up, trash receptacles for Newtonsville. The Administrative Building will be on a case-by-case basis, approved by the board in a meeting. The Fiscal Officer will still collect the necessary papers and monies, and block out necessary days.

20210615-10: Warren Walker moved to accept the Community rental Agreement with changes discussed.

2nd by Jason Ritter

Vote: TH, JR, WW

All Aye

Motion Carried

- Trustee Hinnners handed out notes from the Finance Committee Meeting of 6/10/21.

New Business:

- Trustee Hinnners shared request of Karen Adams, Jack Adams daughter, about allowing an auctioneer to use the Newtonsville Parking lot for overflow for the upcoming Auction. Trustee Hinnners believes that as long as the Auctioneer has a liability policy that names Wayne Township as a beneficiary, a rider, then it would be fine.

20210615-11: Warren Walker moved to allow Auctioneer to use lot as overflow.

2nd by Jason Ritter

Discussion: Mr. Ritter asked what was the difference with the auctioneer using the lot and the customers of the Honey Store? He did not want to ask some to have insurance and not others. Trustee Hinnners stated that the customers that park there are using it at their own risk. The auction is a planned event, and the Auctioneer would be transporting people from the lot to the auction and there could be a large number of cars. The Board does need to develop a policy for the parking lot.

Vote: TH, JR, WW

All NO

Motion Fails

20210615-12: Jason Ritter moved to advertise the Public Hearing for the proposed budget on 7/14/21 at 6:30p.m.
2nd by Warren Walker

Vote: TH, JR, WW

All Aye

Motion Carried

- The Fiscal Officer asked that we come up with an idea of the budget for her. Mr. Ritter would like to see some assistance for Zoning.
- Trustee Hinnners received a call from a family wanting to use tables and chairs for an outdoor reception. They planned since Community Center was closed.

20210615-13: Warren Walker moved to adjourn at 9:28 p.m.
2nd by Jason Ritter

Vote: TH, JR, WW

All Aye

Motion Carried

Teresa Hinnners, Chairperson

Warren Walker, Vice Chairperson

Jason Ritter, Trustee

Sandra Borchers, Fiscal Officer