

**Wayne Township Board of Trustees  
Public Hearing Meeting Minutes  
September 13, 2023**

**Call to Order:** 6:32 p.m.

**Roll Call:** Jason Ritter, Harold Grosnickle, Teresa Hinners, Sandra Borchers, Al Carrier

**Guests:** Tony Dolan, Cindy Dolan, John Krummen, Mark Jordan, Merrie Lou Abney, Eric Thompson, Trudeana J. Houchins, Kenneth Houchins, Dave Pelosi, Cathy Mackzum, Larry Mackzum, Linda Custer, Stan Custer, Jeff Magalese, Ryan Tucker, Sue Allen, Cheryl Cox, Lois J. Grosnickle, David A. Blasky, Barbara Banks, Lois Warrick, Jodi Carter, Virgil Cromer Jr., Kathy Cromer, George Anderson, Butch Lorentz, Jeff Botts, Rachael Thompson, Joyce Winkelbach, Jerry Winkelbach, Jen Bower, Rick Niesen, Ed Schaub, Mary Botts, Judy Miracle, Jackie Gill, Lou Ellen Day, James Breezley, Roger Simons, Linda Simons, Corporal Kidder – CCSO, Terry Burns

**Prayer & Pledge:**

Purpose of the Public Hearing: Edenton Dollar General, WT-2023-005, State Route 727, Agricultural Residential proposed to General Business.

- Zoning Commission denied County opinion.
- Tony Dolan – Opposed to any Zoning changes around the Lake. Wants rural appeal, starting in Mid 80's. If the Board passes this, he would like to do a referendum.
- Jeff Botts – Grew up in Goshen. Too much traffic on ST RT 28. This would increase traffic. He wants farm lands and agricultural areas. Does not want Dollar General in ST RT 727 community.
- Kenneth Houtchins – Opposed to change.
- Rachael Thompson – Opposed to change. Stonelick lake has the darkest skies in Cincinnati. Urges not to change Zoning.
- Jodie Carter – Opposed to change. Discourage the solitude around the lake.
- Jeff Magalese – Contractor for Dollar General. Stated facts and figures of Dollar General. He is in favor of Zoning change.
- James Briesley – Does not want the store. He has lived in the 2<sup>nd</sup> house from the proposed site for 5 years. Should be in Edenton instead of ST RT 727 at the Lake.
- Barb Banks – Newtonsville Rd, pollution due to trucks next to her. Preserve the land.
- Rebecca Moore – Works at Dollar General. Wages not comparable to others, therefore, hard to staff.
- Merrie Lou Abney – Stocks have gone down. OSHA Dollar General Millions. Concerned about stocks and vacant buildings in area.
- Mark Jordan – Coldwell Banker, states Dollar General ratio of building around 5 miles between stores. Recited Township Zoning Policy. Will be an asset.
- Ed Schaub – What is the benefit of a new Dollar General? How many do we need?
- Butch Lorentz – Blighted areas. Many stores are locational.
- Roger Simmons – ST RT 133, Edenton lighting use reflective to ground.
- Tony Dolan – lighting 2005 Federal Government mandated.
- Botts – Against Zoning change.
- Jennifer Bauer – Stonelick Trace, wishes not would approve buildings, unattractive. Incorrect location and incorrect retail. Afraid more acres will be spot zoned.

- Cheryl Cox – Newtonsville Rd, opening a pandoras box with zoning changes. Stores are crowded with stock not being put out or in storage due to lack of staff and wages. Would like to see the lake more accessible on the 727 side.
- Jodie Carter – 2 questions. Who is going to purchase the property and then who is going to lease to Dollar General.
- Al Carrier – 4 votes were cast by Zoning BZA.
- Lou Ellen Day – asked trustees why voting for trustees are listening but currently not voted either way.
- Joyce Winkelbach – will be taking away beauty of area. No one can walk to it. Brings Township down and doesn't give beauty to the Township. Take care.
- Eric Thompson – opposed to Dollar General. Asked Al Carrier regarding voting of Zoning Commission and Board of Appeals. Votes 3-2. Company filed for Variance BZA. 1 abstain 3 members. A quorum must be unanimous. Assistant Prosecutor called and agreed the vote failed. Trustees have 20 days to decide but must be at an open meeting.
- Trustee Ritter: While the zoning issue is relevant, allowing for business growth is important, the public have been very upfront and vocal over the course of the past month and do not want the township to allow commercial growth in that location. He felt that was important to his decision.
- Trustee Grosnickle: This is spot zoning and he has never been in favor of spot zoning.
- Trustee Hinners: I agreed this is an example of spot zoning, and definitely not in favor of that location for a commercial business. I disagree with the argument from the County Planning Commission that our Growth Management Plan supports this project. The number one goal is to protect the rural environment. That did not go away because the township updated maps in the GMP. I recognize that the public is very disturbed with Dollar General. The issues of staffing is throughout the county with multiple businesses and a testament to the economic times we find ourselves. The Newtonsville store is well received in the middle of town. I recommend the public gather and collect their resources and make a statement to the County on their distrust of the DG business model.

**20230913-01:** Harold Grosnickle moved that we move this Public Hearing on to a vote and Trustees voice their decision.

2<sup>nd</sup> by Teresa Hinners

Open for discussion amongst Trustees

**Vote: TH, HG, JR**

**All Aye**

**Motion Carried**

**20230913-02:** Harold Grosnickle moved to vote on the proposed WT2C-2023\_005 of yes for it, or no against it.

2<sup>nd</sup> by Teresa Hinners

**Vote: TH-NO, HG-No, JR-NO**

**All No**

**Motion Carried of No**

**20230913-03:** Jason Ritter moved to adjourn the public hearing at 7:34 p.m.

2<sup>nd</sup> by Harold Grosnickle

**Vote: TH, HG, JR**

**All Aye**

**Motion Carried**

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**Harold Grosnickle, Chairman**

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**Jason Ritter, Vice Chairman**

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**Teresa Hinners, Trustee**

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**Sandra Borchers, Fiscal Officer**