

Miami Township Trustees
Minutes of May 15, 2023

Call to Order

The meeting was called to order at 5 p.m. by Chairperson Moir, with Trustee Mucher and Trustee Hollister present.

Fiscal Officer Margaret Silliman and Recorder Cyndi Pauwels were in attendance.

Fire Chief Colin Altman and Road Department employee Dan Gochenouer were absent.

Township residents Kathy Garrison, Geof Garrison, Jenifer Adams, George Landon, Mark Heise, and Bob Huston were also in attendance.

Adoption of Minutes

Trustee Mucher **moved** and Trustee Hollister **seconded** to **adopt the minutes** of May 1, 2023. **Motion carried unanimously.**

Payment of Accounts

Trustee Mucher **moved** and Trustee Hollister **seconded** to **pay bills** in the amount of **\$43,740.77**:

- General Fund – \$1,610.00
- Fire Fund – \$36,048.71
- Cemetery – \$721.26
- EMS Billing – \$662.15
- Road and Bridge – \$4,050.07
 - 2011 - \$670.00
 - 2021 – \$467.56
 - 2031 – \$2,912.51
- Permissive Tax - \$648.58

Motion carried unanimously.

Correspondence

The Trustees received:

- RPCC Executive Committee announcement
- Yellow Springs Schools: Community survey
- DeAndra Navratil: Advise to exempt rooftop solar from zoning resolution
- OTA Legislative Alert
- Frank Cook, Ohio Fire Chief Association: Proceeding with assessment, request for data
- Greene County Commissioners: Invitation to dedication of highway in memory of Gene Fischer
- David Graham, County Auditor: Potential tax budget audit and hearing
- OTA Newsletter: Grass clippings
- Hope Taft, Little Miami Watershed Network: Invitation to River Float for local officials

- OTA: Call to action to increase local government funding from 1.7% to 2.5%
- Richard Zopf: Requesting recording of May 3rd BZA hearing
- SLFRF: Project Expenditure Report submitted May 9, 2023
- Sheri Zauge: Requesting restriction of large-scale solar in rural residential areas of the Township due to noise of transformer, claustrophobic conditions created, effect on humans and wildlife
- Chief Colin Altman: Regrets, cannot attend May 15th Trustee meeting; will have information compiled for MTFR assessment by May 19, 2023
- Lacey Fox, Community Access TV: Audio failure on May 3rd BZA hearing recording
- Wirrig communication

Trustee Hollister reported Lacey Fox of Yellow Springs Channel 5 CATV had made two visits to the Township offices to pick up the **camera/recording of last meeting**, but no one answered the door. He delivered the recording, and suggested a better process.

Riley Dixon of *Yellow Springs News* requested quicker turn-around of **video posting** following meetings. Since Ms. Fox is leaving CATV as of June 1st, a new **process needs to be implemented with her successor**. Chamber of Commerce president Mark Heise offered to deliver the recording of today's meeting.

Public Comment on Agenda Items

Eli Hurwitz has volunteered to serve as an **alternate for the Board of Zoning Appeals**. After his introduction and a brief discussion, Trustee Mucher **moved to appoint** him to the BZA as an alternate; Trustee Hollister **seconded**. The **motion carried unanimously**.

Trustee Mucher advised everyone who may not yet be aware that Township residents will all have **access to fiber Internet service** by the end of 2025 through Altafiber, fka/Cincinnati Bell, via the Greene County Commissioners ongoing grant-funded program.

Fire Department Report

No report from Chief Altman, given his absence.

Trustee Mucher announced a **Retirement Open House** for Chief Altman will be held at the fire station on Friday, August 11, 2023, from 5-7 p.m., complete with signage, Young's ice cream, and cake. Trustee Moir offered her portable sound system for the event.

Trustee Moir noted the since the requested **MTFR assessment is underway**, and that she would save her specific questions for their interview.

Cemetery and Road Report

Cemetery:

No report from Dan Gochenouer, given his absence.

Trustee Mucher reported that, as a follow-up to previous discussions re: providing plot buyers with **cemetery guidelines**, he has printed out 20 copies of the website information and given them to Mr. Gochenouer to distribute at sales. Trustee Moir will look into similar action for the Natural Burial Cemetery.

Trustee Mucher advised Trustee Hollister **old cemetery records located in Clifton** are being reviewed. Some were compiled from headstone transcripts rather than actual transactions. (see Standing Committee Reports for further discussion)

Roads:

Trustee Hollister relayed a resident's question re: **Township policy on spraying along the roads**. Trustee Mucher said the **Township does not spray**. In the past, the Township has requested the state not spray along their roads within in the Township, but that has been ignored. The Trustees can always try asking again.

Trustee Mucher noted **roadsides are partially mowed**, and the process continues. Road surfaces are good except for the recurring **pothole on South River Road** that will be filled.

One person has expressed interest in the **dump truck**, possibly at a lower rate. Trustee Mucher noted the ORC doesn't specify what to do when no reserve bids are received; he's waiting for the attorney to respond with directions.

Fiscal Officer's Report

Resolution 2023-27 Authorization of Permanent Appropriations & Supplemental Appropriations as enumerated. After clarification of Fund 2031-Road and Bridge and Fund 2021-Gas Tax monies, Trustee Mucher **moved to adopt** and Trustee Hollister **seconded**. The **Resolution was adopted unanimously**.

Trustee Mucher asked for citation of where **Road Department employee Brandon Morris's raise** was enacted (possibly at a special meeting?). Ms. Silliman couldn't say how she learned of it, but is certain it has been taken care of. She will verify.

Standing Committee Reports

Chamber of Commerce President Mark Heise reported on the **Rural Energy for America grant** with provisions for solar, energy audits, LEDs, and more; details forthcoming from the Chamber.

- MVRPC – General meeting: Trustee Moir noted **age-friendly grant monies** are available.
- MVRPC – Transportation Advisory Committee: Trustee Moir reported there are some **175 road projects** being funded, as well as grants for trails, PFA remediation, pollution reduction, and more.
- Greene County Regional Planning & Coordinating Commission: Trustee Mucher reported on the ongoing **review of zoning codes**.

- Clifton-Union Cemetery: Trustee Hollister noted **old cemetery records** such as those mentioned by Trustee Mucher earlier need a new home; the process for storage is under review. The committee is also recruiting **volunteers for cemetery maintenance/preservation**. Trustee Mucher suggested Graveyard Groomers as a resource.

The Fiscal Officer will move the **cemetery deeds** from her records to the others stored in the Quonset hut storage room.

Trustee Hollister noted the Cemetery Board did not bill for **mowing**, etc., last year, and they still have \$50,000 in reserve.

- YS Community Development Corporation: Trustee Hollister reported the Board's **Executive Committee** is meeting more often. They have applied for a **grant for 3-D printing training funds** to help people become employable at the new Honda plant.

Trustee Mucher commented on the **potential cost of hiring a permanent Executive Director**, noting the Township already contributes \$1,000 annually to the CDC. He's not comfortable paying more, given the low return on investment. Chamber President Heise said he is not alone in his concerns. Mr. Heise also clarified the current interim ED is a Morgan Fellow, with funds channeled through the Yellow Springs Community Foundation.

Trustee Mucher reported the foundation established to manage the **Grinnell Mill** has been dissolved as the Mill is now owned by Glen Helen. A discussion started re: the **current B&B variance** for the property; it will be added to a future agenda.

- One Ohio Foundation: Trustee Mucher reported that while the group has not been meeting, the **distribution of opioid settlement funds** (which is their focus) is now beginning.

New Business

As chair of the **Records Commission**, Trustee Moir called to order a meeting-within-a-meeting with Fiscal Officer Silliman to address a pending **RC2 Disposal of Records report** compiled by Trustee Mucher. Trustee Moir **moved** to accept the report as presented, and Ms. Silliman **seconded**. The **motion carried unanimously**. The Records Commission meeting was then adjourned.

The **Yellow Springs Tree Committee** has approached Trustee Mucher about planting on land around the Township building. Trustee Hollister will follow up with them.

Old Business

Trustee Mucher reported he is still trying to find an answer re: the **deteriorating cement apron** issue at the fire station.

Discussion continued re: the option of **requesting Greene County Commissioners create an exclusion zone in Miami Township for utility-scale solar**. Some of the comments expressed were as follows (**see the meeting video for the full discussion**):

- **Trustee Hollister** reiterated **his preference for a permanent exclusion** throughout the Township.
- **Trustee Moir** reviewed the **opposition process** thus far over Kingwood's plans, as well as **Resolution 2023-26** passed last meeting, and repeated her hopes that **Township zoning regulations will be reviewed and updated** to better address the issue.
- **Trustee Mucher** restated his understanding that **any proposed zoning changes are up to the Zoning Commission, not the Trustees**.
- **Trustee Moir** expressed concern over a township-wide exclusion zone when residents from the **west half of the Township have not voiced opposition**. She is equally concerned about potential commercial/industrial development encroaching on the Township from the west.
- **Township resident Jenifer Adams** says west-end residents have not spoken up because the possibilities haven't concerned them directly, but that it would be better for all concerned to **have regulations in place before solar becomes an issue** in other parts of the Township. "Transmission lines are in place, and it will happen."
- **Township resident Bob Huston** noted that while solar has a place in future development, the **cost will go up**. Building on **agricultural land is a cheaper option** that businesses like Kingwood are counting on.
- **Township resident Geof Garrison** suggested **adopting the proposed two-year exclusion plan**, then using that time **to determine what the Trustees really want** to see happen in the future with solar in the Township.

Options debated:

- Request to Greene County Commissioners in the form of a **Resolution, not a motion**
- Exclusion zone for the **most vulnerable parts of the Township** (south and east of Clifton Road or Little Miami River, or the school district line) **for two (2) years**
- **Township-wide exclusion** with time to study vulnerabilities further, **change as needed**
- **Two-year exclusion Township wide**, with **permanent exclusion for those vulnerable areas**

Trustee Hollister said the Township's **existing zoning code is designed to protect agricultural land**. The question is **how to mesh the need for solar energy with that plan**. He sees the possible Commissioner's exclusion zone as protection going forward while that's figured out.

Using Cedarville and Xenia Townships existing Resolutions for the same request, and taking all the discussed options into account, **Trustee Moir will draft a Resolution** for next meeting for an exclusion zone south of the Little Miami River.

Adjournment

The meeting was adjourned at 6:50 p.m.

Next meeting is scheduled for **Monday, June 5, 2023**, at 5 p.m.

Chairperson _____ **Attest** _____

/clp