

Miami Township Trustees
Minutes of August 19, 2024
**see acronym glossary following minutes*

Call to Order

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

Fire Chief Denny Powell, Fiscal Officer Jeanna GunderKline, Road Department employee Dan Gochenouer, and Recorder Cyndi Pauwels were in attendance.

Yellow Springs News Associate Editor Lauren Shows and residents Jerome Borchers, Kate LeVesconte, and Fred Stockwell were also present.

Adoption of Minutes

Trustee Mucher **moved to adopt the minutes** of August 5, 2024, as corrected earlier. Trustee Moir **seconded**, and the **motion carried unanimously**.

Payment of Accounts

Trustee Mucher **moved** and Trustee Moir **seconded** to **pay bills** in the amount of **\$29,578.09**:

- General Fund – \$4,433.89
- Fire Fund – \$18,964.02
- Cemetery – \$2,100.56
- Road and Bridge – \$4,079.62
 - 2021 – \$2,304.47
 - 2031 – \$1,775.15

The motion carried unanimously.

Trustee Mucher asked Ms. GunderKline how current the bills are at this time, and if the **EFT (electronic funds transfer) process** is being used for payment. She said she is almost done catching up with payments and with reports. EFT is being used; at Trustee Mucher’s request, she will provide regular statements with EFT receipts attached.

Correspondence

The Trustees received no correspondence that needed further discussion.

Public Comment on Agenda Items

Trustee Hollister called to order the Public Hearing on **small solar (self-generation)** at 5:08 p.m. He read the text of the **Zoning Resolution addition 2.2811** approved by the Zoning Commission on July 16, 2024, applicable to each zoning district: 5 A-1 Agricultural, R-1A Single Family Residence, R-1B Single Family Residence, 10 B-1 Business, and 11 Industrial.

Ms. LeVesconte’s question whether the addition included “self-generation” was verified.

After Mr. Stockwell’s question regarding the **Greene County Regional Planning Commission (RPC) review of the proposed text**, Ms. Pauwels read from the letter from RPC to the Zoning Commission: “The Full Commission voted to recommend approval of the resolution.”

After further discussion because Mr. Stockwell thought there was to be a change in the wording from what Trustee Hollister read, **the modified text from the Zoning Commission meeting was read into the record** from Ms. Pauwels’ notes:

2.2811 Small Solar (self-generation)

Small solar (self-generation) is defined as solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operations at an aggregate capacity of less than 50 megawatts, and that produces electricity exclusively for consumption on the property on which it is generated. Solar panels are permitted without a zoning permit provided they are attached to the roof of a building, do not exceed 120% of the average yearly personal or property use, and do not exceed the maximum height permitted in the applicable zoning district.

Solar panels that are ground-mounted are permitted with a zoning permit provided they do not exceed the total square footage of roof area existing on permitted buildings on the parcel and/or do not exceed 120% of the average yearly personal or property use. Ground-mounted solar panels must be in the side or rear yards subject to all setback and height requirements in the applicable zoning district.

Discussion was also held on the **differing definitions of “small” vs “medium” solar**.

In response to general questions, Trustee Moir said that now that the Zoning Commission has completed this item, they have moved on to **considering small/medium solar less than 50 megawatts** and will be discussing same **at their meeting on August 20, 2024**.

After further input from Mr. Stockwell, Trustee Moir **moved to accept the Zoning Commission text as amended** (see below). Trustee Mucher **seconded**, and the **motion carried unanimously**.

2.2811 Small Solar (self-generation)

Small solar (self-generation) is defined as solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operations at an aggregate capacity of less than 50 megawatts, and that produces electricity exclusively for consumption on the property on which it is generated. Solar panels are permitted without a zoning permit provided they are attached to the roof of a building, **do not exceed 120% generating capacity of the average yearly personal or property use**, and do not exceed the maximum height permitted in the applicable zoning district.

Solar panels that are ground-mounted are permitted with a zoning permit provided they do not exceed the total square footage of roof area existing on permitted buildings on the parcel and/or **do not exceed 120% generating capacity of the average yearly personal or property use**. Ground-mounted solar panels must be in the side or rear yards subject to all setback and height requirements in the applicable zoning district.

Trustee Mucher asked if the Township would **need to hire a solar inspector to monitor the stated capacity**. Mr. Stockwell said the utility companies handle that.

Trustee Hollister closed the public hearing at 5:37 p.m.

Fire Department Report

Chief Powell reported **17 EMS runs** and **11 fire calls** since last meeting. This included **requesting mutual aid** for 5 EMS run and 1 fire calls, and **mutual aid response** for 1 EMS run and 1 fire call.

Justin Turner will **return to work** August 21, 2024.

Ohio Police & Fire Pension Fund (**OP&F**) **processing** is nearing completion for Gavin Vanmeter and Cassady Brewer.

Gavin Vanmeter and Payton Cooper will start their **paramedic program** on August 20, 2024.

M81 (electric charging issue; adding battery switch) and M82 (liquid spring pump out; in Clark County for repair) remain **out of service**; MTRF has been using Spring Valley's reserve medic until repairs are made.

The **purchase contract for the LP35 defibrillator** approved last meeting has been signed. A copy will be given to Ms. GunderKline to handle payments.

Chief Powell asked to **hire Casey Flora as a part-time FF/EMT** pending physical/drug screen. Trustee Mucher so **moved**; Trustee Moir **seconded**. The **motion carried unanimously**.

Cemetery and Road Report

Cemetery:

Mr. Gochenouer reported **1 burial** at the Prairie.

The Oak Grove **road has been graveled**.

He will repair/remove as necessary a **leaking water spigot** later this week.

Trustee Mucher reported on the yearly cemetery conference he attended recently, and **proposed exploring a cremains-only burial site** on Township land behind the existing cemeteries. He directed Trustees to Spring Grove Cemetery's "Woodland Walkway" in Cincinnati as an example.

Jerome Borchers, who sits on the Glen Forest Natural Burial Committee, said that, contrary to popular opinion, **cremation is not environmentally friendly** but detrimental, and can be toxic.

After further discussion, it was decided to **explore the possibility further**.

Mr. Gochenouer asked if **grave groomers** would be on site again this year. Trustee Hollister will check.

As an aside, Trustee Mucher reminded Mr. Gochenouer of **sidewalk trimming** needed outside the Township building.

Trustee Mucher asked if Mr. Gochenouer had begun using the **Pontem cemetery software**; he has. Trustee Moir asked if there is a paper trail of any data entered. Mr. Gochenouer said he still maintains the ledger. Trustee Mucher said the deeds and related paperwork exist, and he makes multiple regular electronic backups.

Roads:

Mr. Gochenouer said he would **begin trimming along the ditches** again soon, and at the Clifton Firehouse this week in preparation for their festival.

Trustee Mucher reported the **chip seal on North River Road** looks good.

*From a later comment: Trustee Mucher asked when **Grinnell Circle would be trimmed**. Mr. Gochenouer said that a delay had been requested, but that it was on the list to be done.

Fiscal Officer's Report

Ms. GunderKline reported that, after 3-1/2 years in the new building, **mail is still being delivered addressed to the old building**. The post office has been good about forwarding, but now the Township building is also receiving mail for the Chappelle YS Firehouse. She **needs official letterhead to make further address updates** to stop this problem. Trustee Mucher will assist.

Trustee Mucher asked if it would be possible to **begin taking credit card payments** for the cemetery rather than cash/check. Trustee Moir said the same would be helpful for zoning fees, etc., and asked who would handle the process. Ms. GunderKline will look into the matter at a later date as other matters are more pressing.

US Bank checking balance 7/31/24: \$1,078, 203.63

StarOhio investment account balance 7/31/2024: \$1,372,915.83

Zoning Inspector's Report

Trustee Moir reported the **interview process for a new Zoning Inspector** continues.

The **Zoning Commission meets tomorrow, August 20, 2024, at 7 p.m.**, when they will continue the discussion on small/medium solar (see earlier note in Public Hearing).

The **Board of Zoning Appeals** will hear three items on **Wednesday, August 21, 2024, at 7 p.m.**

Standing Committee Reports

- Miami Valley Regional Planning Commission (MVRPC): no report
- Greene County Regional Planning & Coordinating Commission (RPC): Trustee Mucher reported a **full-time staff position was filled with two part-timers** after a resignation. They heard a **subdivision issue** and a **matter from Xenia Township**.
- Clifton-Union Cemetery: no meeting
- YS Development Corporation (YSDC): Trustee Moir reported they are **interviewing for the part-time Executive Director**; she has recused herself from the process.
- Greene County Township Association (GCTA): The **September 10, 2024, meeting** will be hosted by the Greene County Commissioners. Trustee Hollister plans to attend.
- Glen Forest Natural Burial Committee (GFNB): The part-time worker has made **good, unobtrusive progress on removing goldenrod** and other overgrowth.

New Business

A draft report from consultant Fred Kauser has been received; revisions are expected later tonight with a special meeting later this week to discuss. Trustee Hollister reviewed the services Mr. Kauser has been hired to handle, specifically **MTFR financial projections and personnel matters**, with a goal of helping the department better transition from volunteer to professional and to move forward over the next 5 years, including written policies and procedures.

Executive Session:

Trustee Mucher **moved** for an **Executive Session** to “consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee.” Trustee Moir **seconded**. The meeting recessed at 6:26 p.m., and reconvened at 6:50 p.m.

Trustee Mucher **moved** to approve a **one-time bonus Chief Powell to compensate for the discontinuation of comp time and volunteer pay** for exempted employees. Trustee Hollister **seconded**, and **the motion carried unanimously**.

Adjournment

The meeting was adjourned at 7:05 p.m., with the next meeting scheduled for **Wednesday September 4, 2024**, at 5 p.m., due to the Labor Day holiday.

Chairperson _____ **Attest** _____

***Acronyms:**

- MTFR: Miami Township Fire & Rescue
- MVRPC: Miami Valley Regional Planning Commission
- OTA: Ohio Township Association
- RPC: Greene County Regional Planning & Coordinating Commission
- YSDC: Yellow Springs Development Corporation
- GFNB: Glen Forest Natural Burial Committee

/clp