

**Miami Township Trustees**  
Minutes of November 18, 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.

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

Residents Fred Stockwell, Kate LeVesconte, and Jayne Brahler were also present.

**Adoption of Minutes**

Trustee Mucher **moved to adopt the minutes** of November 4, 2024, as amended (include note re: rescheduling November 17, 2024, Yellow Springs Historical Society presentation). Trustee Moir **seconded**, and the **motion carried unanimously**.

**Payment of Accounts**

Trustee Moir **moved** and Trustee Mucher **seconded** to **pay bills** in the amount of **\$40,349.97**:

- General Fund – \$250.00
- Cemetery – \$1,714.48
- Fire Fund – \$35,606.56
- Road – \$2,778.93
  - 2021 – \$806.39
  - 2031 – \$1,972.54

**The motion carried unanimously.**

**Correspondence**

- Dale Arnold, Ohio Farm Bureau: Information re: his November 13, 2024, **presentation on community-scale solar**

The Trustees received no correspondence that needed further discussion.

**Public Comment on Agenda Items**

Ms. LeVesconte asked if the Trustees would be discussing **Mr. Arnold's presentation**. Trustee Hollister said that would happen at the end of the meeting after regular business. (*video of the solar presentation available on the Township website*)

**Fire Department Report**

In Chief Powell's absence, Trustee Hollister shared the MTRF report showing **16 EMS runs, 14 fire calls, and 1 inspection** since last meeting. This included **requesting mutual aid** for 1 fire call, and **mutual aid response** for 1 EMS runs and 1 fire call.

Trustee Mucher questioned the **larger than usual number of fire calls**; the Trustees agreed that may be a typo. Chief Powell will be asked for clarification.

The new **Stryker cot is in service**.

## **Cemetery and Road Report**

### **Cemetery:**

Mr. Gochenouer reported **no burials** since last meeting; however, two are scheduled for November 5, 2024.

Trustee Mucher reported a **leaking spigot** at Glen Forest East. He also noted the **pine forest preparations** continue as planned.

### **Roads:**

Mr. Gochenouer said he would put the **spreader on the truck** in preparation for the predicted weekend snowfall.

In discussion with Ms. GunderKline, Mr. Gochenouer verified the **Hensley bill for chip sealing** had been paid, noting that a portion of it could now be billed to Clifton for their share. Trustee Hollister explained that the Township does road work/snow plowing for the Village of Clifton on a contract basis.

Trustee Mucher reported the roads looked good. He asked about a **downed tree on Kyle Road**. Mr. Gochenouer said he wasn't sure who cleared the tree – possibly the electric company since it took down a line.

Trustee Mucher asked about **orange cones left on North River Road**. Mr. Gochenouer said they are likely from the culvert work and do not belong to the Township.

Mr. Gochenouer will contact Enoch's for **tree removal** at Clifton Cemetery, but the Township crew will handle a tree on Hyde Road.

He said they will also be filling a few **potholes**.

With Mr. Gochenouer's agreement, Trustee Mucher will notify the Greene County Engineer's Office that the Township will participate in the annual **collective bid for road work**. Specifics are due by January 10, 2025.

## **Fiscal Officer's Report**

**Finance reports** were distributed. Trustee Moir said it was good to see fund balances looking better/closer to reality as accounts are updated.

Per discussion with consultant Mr. Kauser, Ms. GunderKline will provide paperwork for each Trustee for them to add **proper account code(s)** to each bill/expense presented, noting any necessary reappropriation.

Trustee Hollister noted a complete **weekly report from Mr. Kauser** is expected on Friday.

Ms. GunderKline asked about **changing account names from AES**; Trustee Mucher said that is their issue and does not affect Township accounts.

Trustee Mucher will be registering Ms. GunderKline and all Trustees for the **January OTA conference**. He will also provide the Township office with a supply of **letterhead**, and possibly a digital copy.

Trustee Mucher asked if the **Greene County Auditor has been/needs to be notified when appropriation balances are added to**; Ms. GunderKline will check with the County office.

**US Bank checking balance 10/31/24: \$858,449.39**

**StarOhio investment account balance 10/31/2024: \$1,391,160.27**

### **Zoning Administrator's Report**

Trustee Mucher asked about the new **Zoning Administrator's repeated absences**.

Trustee Moir said the Mr. Lucas misunderstood the time for the first meeting, had a scheduling conflict for the second, and was expected at this one. She had no idea why he was not present.

Trustee Mucher forwarded Mr. Lucas a request to check a **possible non-conforming use in an agricultural zone**.

### **Standing Committee Reports**

- Miami Valley Regional Planning Commission (MVRPC): Trustee Moir said they heard an informative presentation on **affordable housing in the Miami Valley**, specifically **how zoning regulations affect/impede growth**. They also learned about **coming drone usages** (package delivery, taxi services) and the necessity for zoning to add flight restrictions, etc. Further discussion was also held on aging-in-place issues and roadwork grants. (*also see YS ATC below*)
- Greene County Regional Planning & Coordinating Commission (RPC): Trustee Mucher reported items discussed included **subdivisions in Bath and Beaver Creek Townships**. The Beaver Creek Township representative in attendance noted the regular pushback received from residents for any proposals/zoning changes for higher-density housing in their township.
- Clifton-Union Cemetery: Trustee Hollister said the **new clerk** reported last month, Linda Parsons, is now in office. Trustee Moir asked if, since Ms. Parsons replaced Miami Township Fiscal Officer Silliman, the Township should continue covering her Ohio Township Association Risk Management Authority (**OTARMA**) **bonding** or if the Cemetery would handle it. Trustee Hollister will check.

- YS Development Corporation (YSDC): Trustee Moir was unable to attend; however, Trustee Hollister noted the previously suggested **hiring of a part-time Executive Director has been abandoned** as the position will be folded into a newly advertised Village employee’s duties. In that case, the Township’s \$10,000 contribution toward salary may not be needed.
- Greene County Township Association (GCTA): Trustee Hollister reported the meeting included a **tour of the Xenia Library’s renovations** which include a significantly larger Maker’s Space and a children’s area for books and activities.
- Glen Forest Natural Burial Committee (GFNB): Trustee Moir will be meeting with the Committee’s part-time maintenance person, JT, to review a **continuous maintenance plan**. Trustee Mucher said the water fountain will be turned off December 1st. Mr. Gochenouer asked if any decision had been made on a **prairie burn**. After a short discussion, Trustee Hollister said the matter will be continued when Chief Powell is available to weigh in. Further discussions will include Mr. Stockwell’s suggestion of an **area-wide mutual aid burn plan** to address MTRF personnel issues.
- YS Active Transportation Committee: Trustee Moir reported on the MVRPC-sponsored **walking audit** held in the Village on Friday, November 13, 2024, including the area around the planned apartments on Antioch College campus. Participants’ comments will be compiled into a final report that can help direct future planning and grant possibilities. In response to Trustee Mucher’s question, she will check on how the audit was funded/paid for.

### New/Old Business

Each of the Trustees and several audience members summarized their thoughts on Dale Arnold’s November 13, 2024, **presentation on community-scale solar** (*video of the solar presentation available on the Township website*):

- Trustee Hollister said the presentation was “fairly complex,” but detailed. He understands that if no specifications are put in place by individual townships, **any community-scale (50-299MW) solar proposal would go to BZA for a variance**, and that board could be left with no guidelines on which to decide.
- Trustee Moir noted her surprise at Mr. Arnold’s belief that **future energy needs will be met by multiple small, more local, producers** versus the current big companies feeding large regions. Because of that, townships need to plan for other energy sources (wind, geothermal, biomass, etc.) and not just solar.

HB 197, which would “confer” siting authority for those community-scale plans to local BZAs, is still in committee in Columbus; however, **townships need to be prepared**. She said Mr. Arnold’s push for “public process” is in line with the template provided by Greene County earlier, noting townships can modify that template to encourage or discourage such plans. She added townships need to **first decide if such solar plans will be permitted, then decide how and where**.

- Trustee Mucher said his reaction to the meeting “mirrored” the other Trustees, adding he was surprised at the amount of information presented. Given the pending HB 197, he is “lost” as to who needs to make those regulation decisions – zoning commissions or BZAs.

- Mr. Stockwell said **Cedarville has created a plan** from the Greene County template, adding that if townships do not have regulations in place, they could be pressured/taken advantage of by power companies. Using the comparison of legislative/executive/judicial, he understands that **zoning commissions write the regulations, township trustees approve them, and BZAs enforce them.**
- Ms. Brahler said the “landscape will change” if HB 197 passes, and townships need to “get [their] ducks in a row” now **with evidence-based, documented regulations.** She believes Miami Township needs to move beyond a blanket denial simply to “maintain [its] agricultural” setting, and that the Township has about 18-24 months to do so. She also suggested **looking beyond Ohio to similar east coast communities** who have a track record of creating and enforcing such regulations.
- Ms. LeVesconte noted that Mr. Arnold would not answer her question about **which communities he referenced already have plans in place**, saying he preferred to share that information with elected officials. Trustee Mucher said Mr. Arnold has provided them with specific names.

In closing, Trustee Hollister noted he would attend the **Zoning Commission meeting on Tuesday, November 19, 2024**, to “nudge” them along. He also asked about the status of the YSDC community solar grant; Trustee Moir reported they did not receive the second-round monies and would now focus on smaller plans.

**Adjournment**

The meeting was adjourned at 6:10 p.m., with the next meeting scheduled for **Monday, December 2, 2024**, at 5 p.m.

**Chairperson** \_\_\_\_\_ **Attest** \_\_\_\_\_

**\*Acronyms:**

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

/clp