

Miami Township Trustees
Minutes of July 21, 2025
**see acronym glossary following minutes*

Call to Order

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

Fire Chief James Cannell, Zoning Administrator Bryan Lucas, Road Department employee Dan Gochenouer, and Recorder Cyndi Pauwels were in attendance.

Yellow Springs News Editor Lauren Shows and residents Lori Askeland, Linda Parsons, Fred Stockwell, Jane Smart, KellyAnn Tracy, and Peter Buswinka were also present.

Adoption of Minutes

Trustee Moir **moved** to **adopt the minutes** of July 7, 2025, as presented. Trustee Hollister **seconded**, and the **motion carried unanimously**.

Payment of Accounts

Trustee Moir **moved** and Trustee Hollister **seconded** to **pay bills** in the amount of **\$31,826.82**:

- General Fund – \$1,612.39
- Cemetery – \$2,564.00
- Fire Fund – \$24,347.76
- Road – \$3,302.67
 - 2021 – \$2,324.35
 - 2031 – \$978.32

The motion carried unanimously.

Correspondence

The Trustees received no correspondence that needed further discussion at this time.

Public Comment on Agenda Items

- Linda Parsons, Yellow Springs Senior Center (YSSC), asked the Trustees to pay for a new battery and pads for their **on-site AED (defibrillator)** at a cost of **\$515.00**. Her research showed it had been placed at the YSSC by MTRF sometime prior to June 2021 and was department property.

Further discussion determined that MTRF had placed several of the units in public-accessible buildings in town, with no exact date installation date known. After reviewing the matter, **Chief Cannell said he will do further research** to find out where other units may have been installed by MTRF (Tom's? The library? Schools?) since additional reports showed other units need new batteries as well. He will also check to verify that parts are still available, and compare repair costs versus purchasing **new units (\$1,411 each for the LPCR2**, per Ms. Parsons). He added that annual fire inspections for

commercial buildings recorded in an MTRF database asks about on-site AEDs, so that will help keep track.

It was also learned that while each unit comes with **instructions**, and that MTRF can provide staff training for a modest fee, Greene County Dispatch operators will also walk individuals through the process if called during an emergency.

Trustee Hollister recommended **the Township create/reactivate the policy** of providing and maintaining AED units, with training.

- At 5:15 p.m., Trustee Mucher **opened** the scheduled **public hearing**, and Mr. Lucas presented his report on the **proposed Text Amendment 2025-005-T Section 503 Fence, Wall & Screening**.

Given the upcoming November election, Trustee Mucher notified everyone that **no signs, political or otherwise** (in response to Ms. Parsons' query re: festivals, etc.), **are allowed in the right-of-way**, and that the Greene County Engineer has stated they **will be removed**. Mr. Lucas added that the Township has the same restriction.

Mr. Stockwell asked about **existing fences**, etc., that may not meet the revised regulation. Mr. Lucas stated that if they were erected legally prior to this amendment, they would be considered **"legally non-conforming"** and would be allowed to remain. Vegetation, however, may need to be addressed if it is a safety issue.

Ms. Askeland asked **why the Zoning Commission did not add the restriction against barbed wire/electric fencing** in residential districts as suggested by the RPCC. Mr. Lucas reported that while they did discuss it, they decided it had never been an issue and was not needed.

Trustee Mucher delayed the vote on this matter until after the second public hearing.

- Mr. Lucas presented his report on the **proposed Text Amendment 2025-006-T Section 508 Agriculture, Agricultural Uses, Agricultural Service Establishments & Agritourism**.

Trustee Hollister said he would like to see some of the **examples listed under Agritourism – specifically "farm hay rides, corn maze, petting zoo" removed from the proposed amendment**. Neither Trustee Mucher nor Trustee Moir had an issue with those examples remaining. A brief discussion was held on those examples.

Ms. Parsons noted the Ohio Humane Society has issues with petting zoos. Mr. Lucas said the **amendment only deals with land use**; any health department, taxation, etc., permits are up to the landowner.

Ms. Tracy said those events should fall under “**entertainment**” in the agritourism definition provided.

Ms. Shows asked Trustee Hollister why he objected to those specific items. He said, “Traffic,” and that **he prefers to keep farming as is**, noting, “I may be out of date.”

Mr. Buswinka asked if **Agraria falls under agritourism**. Mr. Lucas explained that, while their initial application was denied, their second attempt was a “textbook” example of what agritourism is meant for and was approved.

There being no further comments, Trustee Mucher presented **Resolution 2025-23 Text Amendment 2025-005-T Section 503 Fence, Wall & Screening** and asked for a motion to approve. Trustee Moir so **moved**, and Trustee Hollister **seconded**. The **motion passed unanimously**.

Trustee Mucher then presented **Resolution 2025-24 Text Amendment 2025-006-T Section 508 Agriculture, Agricultural Uses, Agricultural Service Establishments & Agritourism** and asked for a motion to approve. Trustee Moir so **moved**, and Trustee Mucher **seconded**.

Trustee Hollister **moved to amend the Resolution**, restating his request to delete specific examples. The **motion died for lack of a second**, and the **Resolution was adopted 2-1**, with Trustee Hollister voting no.

Trustee Mucher **closed** the public hearings at 5:51 p.m.

Fire Department Report

Chief Cannell reported that after review, the planned **organization of duties** will be finalized this week.

Daily station house routines have been established are being followed.

The **paramedic/EMT training agreements** should be ready to present at the next Trustees’ meeting.

The **drug kit changes** took effect last week.

Chief Cannell is **researching present-year vendor contracts** in preparation for next year’s budget, and making changes to some. Ms. Tracy asked if costs have changed due to the tariffs; he said that is one possible reason that he is looking into.

He shared the **current staffing numbers**, noted PT officers' schedules are being moved to create more 3-person shifts. **Recruitment** of new PT/volunteers continues.

Chief Cannell asked about the **process used in the past to dispose of unneeded equipment**, specifically the pick-up and old tanker reported last meeting. After a brief discussion, he will look at GovDeals, and possibly park the pick-up at the Township building on Fairfield-YS Road with a "For Sale" sign.

He will research the **AED issue** discussed earlier on the agenda and report back at the next meeting.

At Trustee Hollister's request, Chief Cannell will add **run numbers** to his regular report. He estimates the department **averages 3 calls per day**.

Cemetery and Road Report

Cemetery:

Mr. Gochenouer reported 3 **burials** since last meeting, 2 natural and 1 traditional.

A wide-ranging discussion was held in response to Trustee Moir's question last meeting about **cemetery expenditures** in general and on the new Pine Forest section specifically.

Trustee Mucher said he asked Ms. GunderKline for a **total paid to the landscape architect for Pine Forest** but has not heard back. He estimated their payments at \$10-12,000, with **possibly a total of \$18,000 inclusive** of their fees, the pavilion, signage, and gravel for the walkway. The separating fence was needed for the existing areas.

Trustee Mucher said he expects the **final phase of the Pine Forest to need another \$5,000** for bulk pine needles, 5-foot fencing at the back/east, and plantings/ screening vegetation at the west. Given the time needed for the work and to "settle," he anticipates opening that section next year.

Trustee Moir noted those **figures do not include Township labor** split between the roads and the cemeteries.

Trustee Mucher reiterated he believes the cemeteries pay for themselves. In response, Mr. Gochenouer said he **sold \$14,000 in plots last month**.

Trustee Moir thanked Trustee Mucher for the information, noting her concerns that while the cemeteries are "unusual" and "nice," **continuing work/expansion with no firm plans or budget** also does not take into account **perpetual maintenance**.

Trustee Mucher said that in the years since the Township took over the cemeteries, he has always **determined the needs/wants for the area and waited**

for the Cemetery Fund to have adequate monies available before spending “the least amount I could” for the work. He believes that because of the nature of the process, it’s not always possible to determine costs up front, and maintains the cemeteries are a “valuable asset” to Miami Township residents.

At Trustee Mucher’s request, Trustee Hollister **moved to approve an additional \$5,000 for the Pine Forest expansion.** Trustee Moir **seconded** to move into further discussion. She agreed the project needs to be finished, but reiterated her **concerns over the unbudgeted financial outlay and no realistic look at maintenance costs.**

Trustee Mucher offered a **summary of the different cemetery sections and their related maintenance costs**, stressing the **income** from each. He also noted the **State may not allow townships to create a perpetual endowment fund** for cemeteries, repeating his contention that if the Township is unable to continue maintenance, the State will take over. **Ms. Askeland** interjected that **the ORC says townships “may”** create such a fund.

Burial options (traditional, natural, scattering, columbarium, etc.) in the Township cemeteries, with Mr. Gochenouer estimating **20-30 burials per year.**

Trustee Mucher called for a vote on the pending motion to **approve an additional \$5,000 for the Pine Forest expansion.** With Trustee Moir’s “no” vote, the **motion passed 2-1.**

Trustee Mucher said, **“Anything you don’t want me to deal with on the cemeteries, I’ll hand it over.”** Trustee Moir reiterated it’s a **“thing to be managed,”** and her **expressed concerns stand.**

Ms. Askeland clarified and agreed with Trustee Moir’s position, noting **clearer projections** would be better than the “back of the envelope” process used to this point.

Trustee Mucher reiterated **he “spends what we have.”**

Ms. Tracy asked **when the additional \$5,000 would be spent,** given the Pine Forest won’t open until next year. Trustee Mucher said it would be spent **by end-of-year** so the plants, etc., have time to settle before opening.

Roads:

Mr. Gochenouer reported **mowing** the ditches.

Trustee Mucher asked for an update on the collective paving projects. Mr. Gochenouer said “our end” of **Jacoby Road would be paved on Friday.**

Fiscal Officer’s Report

US Bank checking balance 7/16/25: \$398,362.89

StarOhio investment account balance 6/30/2025: \$1,433,712.75

Zoning Administrator's Report

Mr. Lucas presented the **contract between Miami Township and RPCC for the upcoming work on the zoning resolution updates** utilizing the Ohio Office of Housing Support Grant. He explained the process and the payments, noting RPCC will invoice the Township, who will then invoice the State for **\$13,669 awarded**.

Trustee Moir **moved** to sign the contract and Trustee Hollister **seconded**. The **motion carried unanimously**.

Standing Committee Reports

- Miami Valley Regional Planning Commission (MVRPC): Trustee Hollister will take over as **alternate** for Trustee Moir.
- Greene County Regional Planning & Coordinating Commission (RPCC): Trustee Mucher reported they discussed **Miami and Bath Townships amendments**, and dealt with the **resignation of a staff member/planner**.
- Clifton-Union Cemetery Board: no report
- YS Development Corporation (YSDC): Trustee Moir reported they are working on a **branding/marketing strategy** to differentiate themselves from the Chamber of Commerce, focusing on how **Yellow Springs is "open for business."** They are planning a fall event, and showcase local businesses at their meetings.
- Greene County Township Association (GCTA): Trustee Hollister reported **Township dues have been paid**.
- Glen Forest Natural Burial Committee (GFNB): no report
- YS Active Transportation Committee: Trustee Moir reported they are working on the next **Safe Route to School grant funding**, focusing on a modal path from Dayton Street along East Enon to the high school with signage and crosswalk, covered bike racks at the high school, and a path/crosswalk at Phillips for Mills Lawn.

New Business

Trustee Mucher asked how the Trustees wanted to proceed on the **pending legal issue** discussed during previous Executive Sessions: a special meeting or an Executive Session at a later meeting to hear from legal counsel. They decided **a special meeting would be preferable**, at a date to be determined.

Old Business

Trustee Hollister reported on a message from Greene County Administrator Brandon Huddleston re: the **Township's 5-year utility scale solar exclusion zone**. The County Commissioners will hold their **public hearing** on the matter, in conjunction with one for New Jasper Township, on **Thursday, August 21, at 1 p.m.**

Trustee Mucher reported he communicated with the Village Manager re: Trustee Hollister's concerns about any **groundwater issue at the proposed East Enon Road annexation property**. Mr. Burns advised that is "not their purview," and would be reviewed by Greene County Soil & Water. There is still no formal request on the annexation for the Trustees to accept/reject.

Adjournment

The meeting was adjourned at 7:02 p.m., with the next meeting scheduled for **Monday, August 4, 2025**, (corrected from the agenda) at 5 p.m.

Chairperson _____ **Attest** _____

***Acronyms:**

- GCTA: Greene County Township Association
- GFNB: Glen Forest Natural Burial Committee
- MTRF: Miami Township Fire & Rescue
- MVC: motor vehicle collision
- MVRPC: Miami Valley Regional Planning Commission
- OTA: Ohio Township Association
- RPCC: Greene County Regional Planning & Coordinating Commission
- YSDC: Yellow Springs Development Corporation

/clp