

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 21, 2023

CALL TO ORDER

Trustee President John Morris called the Miami Township Board of Trustees Regular meeting to order on Tuesday, March 21, 2023, at 6:00PM and led in the reciting of the Pledge of Allegiance. Attendance was as follows:

Elected Officials:		Present	Absent
John Morris	Trustee President	X	
Terry Posey, Jr.	Trustee Vice-President	X	
Don Culp	Trustee	X	
Greg Clingerman	Fiscal Officer	X	
Township Staff:			
Chris Snyder	Township Administrator	X	
Alex Carlson	Community Development Director	X	
Clay McCord	Finance Director	X	
John Schweickart	Public Works Director	X	
Charles Stiegelmeier	Police Chief	X	

RECOGNITION OF FIRST RESPONDER CASUALTIES

Chief Stiegelmeier read the First Responders Casualties for March 8 – March 21, 2023.

- **Detective Sergeant Mason Griffith, Hermann Police Department, MO**

In recognition of this individual, Trustee Morris asked everyone to join him in a moment of silence.

RECOGNITION OF GUESTS

Trustee Morris stated there were no guests or presentations.

CONSENT AGENDA

All matters under the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion. Any Trustee may remove an item from the Consent Agenda by request, and a second is not required to remove an item. Removed items will be considered after the motion to approve the Consent Agenda.

- A. Meeting Minutes: March 7, 2023
- B. Purchase Orders through #2023000402
- C. Payments totaling \$264,657.56 consisting of:
 - Checks: #76891 – #76944, and
 - Electronic Transfers: #2023000377 – #2023000395

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D. Payroll #6, Check Date: 03/24/2023 totaling \$199,070.29

Trustee Morris motioned, and Trustee Posey, Jr. seconded the motion to approve the Consent Agenda items.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.	X			
Trustee Culp	X			

PUBLIC HEARINGS

Zoning Case 434-18

To adopt a final development plan for Phase 1 within Area 3 of the Airport Planned Development under Zoning Case #434-18, for lands zoned "PD-5", Planned Mixed-Use District.

Trustee Morris motioned, and Trustee Culp seconded the motion to open public hearing for Zoning Case 434-18 as described above.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.			X	
Trustee Culp	X			

After describing the public hearing process, Trustee Morris asked Community Development Director Carlson if the legal requirements for the case had been met. Mr. Carlson replied affirmatively.

A request has been made for a review of a final development plan for Phase 1 of Area 3 of the Airport Planned Development by Northpoint Development. Mr. Carlson provided the Board of Trustees with a recap of the project, including traffic plans and landscaping plans. The Zoning Commission recommended approval of the case in a 3 to 0 vote with stipulations.

The stipulations, as well as staff comments, may be found below:

1. Provide an updated lighting plan and lighting specs that meets Dayton Wright Brothers Development Standards.

The applicant has provided plans that meet all standards.

2. Provide a planting list with tree species identified to meet the requirements of Article 45-A.

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The applicant has provided plans that meet all standards.

3. Minor adjustments to public roadways, access, ingress/egress plans may be modified through the minor modification process based on recommendations from Miami Township Public Works, Montgomery County Engineers office, and Miami Valley Fire District.

In the event minor adjustments to the roadway are recommended after the final development plan approval, the Zoning Commission recommends that these adjustments be able to be approved at an administrative level through the minor modification process.

4. Developers must provide pedestrian connectivity on site between all future development sites as part of future final development plan proposals.

To ensure that future pedestrian connections are made in the best locations possible, the Zoning Commission recommends that future final development plans must identify these connections rather than require them as part of the first plan filed.

5. Provide bicycle rack details that include at least two points of contact for each bike.

The applicant has provided plans that meet all standards.

6. Provide wetland assessments from Army Corps of Engineers or applicable authority that show plan is approved.

The applicant provided a copy of the approved study to staff.

7. Work with a certified wetland conservation expert to establish a plan that minimizes wetland impact and strives to improve wetlands onsite.

The developer is referencing existing wetlands on site as a reduction factor for new landscaping as part of the development. This is a permitted substitution under the Zoning Resolution. The Zoning Commission further recommended that a formal study be developed to improve the wetlands to make them an intentional site feature.

8. Add more glass features and landscaping to improve entrance.

The developer has provided updated elevations for the northwest corner, shown on the updated elevations attached. The Board must determine if the improvements are sufficient.

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Trustee Morris commented and asked for clarification on the glass and landscaping and asked the Zoning Commission to keep building improvements and landscaping improvement separate.

Matt Gaston, representative of the applicant, Northpoint Development, 4805 Montgomery Rd., Cincinnati, OH is present. Mr. Gaston gave a brief overview of the plans and offered to answer any questions.

Trustee Culp asked about logistic companies, wetlands, and tenants. Mr. Gaston stated that the plan is not specifically for logistic companies but there could potentially be smaller logistic companies that could utilize the space. He also mentioned that an assessment of the wetland area was done, and that report was provided to staff for review as well as the Army Corp of Engineers for approval. He also stated that there are no current tenants, the building is purely speculative. Mr. Gaston stated that most companies wait until the building is up and roofed.

Trustee Morris inquired about the Dayton area having a deficit of buildings of this type. Mr. Gaston confirmed and stated that this will allow new companies to move to Miami Township as well as allow companies currently spread out to consolidate into one space.

Trustee Morris opened the floor for Proponents of the case to step forward and speak.
 No one came forward to speak.

Trustee Morris then opened the floor for Opponents of the case to step forward and speak.
 No one came forward to speak.

Trustee Morris motioned, and Trustee Culp seconded the motion to close public hearing for Zoning Case 434-18 as described above.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.			X	
Trustee Culp	X			

Trustee Morris motioned, and Trustee Culp seconded the motion to approve Resolution 036-2023 to **APPROVE** Zoning Case 434-18 and **UPHOLD** the Zoning Commission recommendation.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.			X	
Trustee Culp	X			

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NEW BUSINESS

- Police Chief Charlie Stieglmeyer presented the following:
 - **Resolution 030-2023** to approve amendments to the appropriation of funds for 2023.
 - **Resolution 031-2023** for the purchase of three (3) Ford Interceptor Police vehicles.
- Community Development Director Alex Carlson presented the following:
 - **Resolution 032-2023** to authorize the execution and delivery of a development agreement between Miami Township, Washington Township, NP DWBA LLC, and PDJ Austin Farm for the Washington Church Road extension project. Mr. Carlson discussed Miami Townships obligations which include assisting in getting permits and reimbursement of \$600,000 of TIF revenue collected.
- Township Administrator Chris Snyder presented the following:
 - **Resolution 033-2023** to approve revised sexual harassment, harassment, bullying, and intimidation prevention policy. HR advisor, Law Director and staff, assisted with the revisions.
 - **Resolution 034-2023** to authorize natural gas aggregation agreement. Market monitoring has continued over the past few weeks.
 - **Resolution 035-2023** to authorize electric aggregation agreement. Includes some Duke Energy customers who are at a lower rate; set to reset in June.

PUBLIC COMMENTS

Trustee Morris opened the floor for public comments, seeing none he closed the public comment period.

CONSIDERATION OF RESOLUTIONS AND MOTIONS

Resolution 030-2023

Trustee Posey, Jr. motioned, and Trustee Morris seconded the motion to approve Resolution 030-2023 to approve amendments to the appropriation of funds for 2023.

Trustee Morris called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

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	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.	X			
Trustee Culp	X			

Resolution 031-2023

Trustee Posey, Jr. motioned, and Trustee Morris seconded the motion to approve Resolution 031-2023 for the purchase of three (3) Ford Interceptor Police vehicles.

Trustee Morris called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.	X			
Trustee Culp	X			

Resolution 032-2023

Trustee Morris motioned, and Trustee Culp seconded the motion to approve Resolution 032-2023 to authorize the execution and delivery of a development agreement between Miami Township, Washington Township, NP DWBA LLC, and PDJ Austin Farm for the Washington Church Road extension project.

Trustee Morris called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.			X	
Trustee Culp	X			

Resolution 033-2023

Trustee Morris motioned, and Trustee Posey, Jr. seconded the motion to approve Resolution 033-2023 to approve revised sexual harassment, harassment, bullying, and intimidation prevention policy.

Trustee Morris called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

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	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.	X			
Trustee Culp	X			

Resolution 034-2023

Trustee Morris motioned, and Trustee Posey, Jr. seconded the motion to approve Resolution 034-2023 to authorize natural gas aggregation agreement.

Trustee Morris called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.	X			
Trustee Culp	X			

Resolution 035-2023

Trustee Morris motioned, and Trustee Posey, Jr. seconded the motion to approve Resolution 035-2023 to authorize electric aggregation agreement.

Trustee Morris called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.	X			
Trustee Culp	X			

DEPARTMENT HEAD COMMENTS

Police Chief Charlie Stiegelmeier thanked Mr. Schweickart and the ground crew for the landscaping work they did at the Police Department.

Fire Chief Brandon Barnett gave a personnel update including application deadlines and new hire swearing in dates. Trustee Morris asked about the fire hydrant outages. Mr. Barnett stated they are continuing to check them and send updates.

Public Works Director John Schweickart informed the Trustees of a small structure at Crains Run that they will be removing soon.

Community Development Director Alex Carlson stated that the Community Development Department has been working with the Public Works Department on the Parks Master Plan.

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These departments will be hosting an interactive public workshop, open to anyone interested in parks, April 20.

Township Administrator Chris Snyder reminded the Department Heads and Trustees of the MVRCP meeting on April 27, need to get RSVP in. Mr. Snyder also clarified the new rate on energy.

COMMENTS FROM THE BOARD

Fiscal Officer Greg Clingerman stated he will be attending the LGO conference but will be back in time for the volunteer dinner.

Trustee John Morris clarified his rationale on the recommended set rate.

EXECUTIVE SESSION

Trustee Morris motioned, and Trustee Posey, Jr. seconded the motion at 6:53PM to go into Executive Session for the purpose of:

- Adjourn into executive session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance; in accordance with ORC 121.22 (G)(8).
- Adjourn into executive session for conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action; in accordance with ORC 121.22 (G)(3).

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.	X			
Trustee Culp	X			

RETURN TO REGULAR SESSION

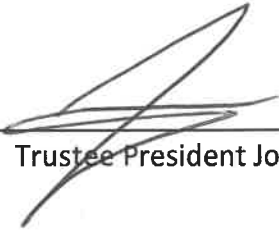
Trustee Morris motioned, and Trustee Posey, Jr. seconded the motion at 7:27PM to leave Executive Session and return to Regular Session.

	Yes	No	Abstain	Absent
Trustee Morris	X			
Trustee Posey, Jr.	X			
Trustee Culp	X			

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ADJOURNMENT

Trustee Morris adjourned the meeting at 7:28PM.



Trustee President John Morris

Attested:



Fiscal Officer Greg Clingerman
April 4, 2023