

The Board of Clark County Commissioners met in regular session pursuant to adjournment in accordance with Section 121.22 O.R.C. (Sunshine Law) in the Commission Chambers, 3130 East Main Street, Springfield, Ohio.

The following members and guests were present: Commissioner Melanie F. Wilt; Commissioner Richard L. Lohnes; Commissioner Lowell R. McGlothlin; Jenny Hutchinson, County Administrator; Michelle R. Noble, Assistant County Administrator/HR Director; Megan Burr, Commission Clerk; Angela Wheeler, Administrative Assistant; Beau Thompson, Assistant County Prosecutor; Michael Cooper, Public Information Officer; John Burr & Tom Bender, County Engineer's Office; Tom Bleidorn, County Utilities; Ethan Harris, Allan Neimayer, Jennifer Tuttle, Community & Economic Development Department; Jereme Best, Soil & Water District; Mark & Denise Minch; Kathleen Mathews, Mud Run Conservancy; Bob Hollifield; Susan Emmons; Mary Beth & Michael Pilcher; Gary Smith; Tim Brewer; David Christman; Robert Jurick; James Schwab; Kathleen Baber; Tammy Dunlavey; Lucia Livingston; Carol Culbertson, Mud Run Conservancy; Katrina Oost; Reta Boggs; Keith (last name illegible); Michael Baer, Hillside Creek Farms; Garnett Traylor; Mary Ellen Shiffs; Gerald Shaw; Walter Zimmer; Margaret Jessup; Gail Beams Zimmer; Kathy Voytko; Robert McClure, Mad River Township Trustee; William Tranter; Virginia Oost; James Oost; Kristy Thome, Village of Enon; Kevin Siford, Village of Enon; Pam Weaver; Theresa McClain, Village of Enon; Catherine Apone; Jason Harral, Harral & Stevenson; Brenda Sweet, Village of Enon; other unidentified audience members; Sheriff's Deputies.

Commissioner Wilt called the meeting to order and introductions were made.

Agenda Review:

Commissioner McGlothlin asked about the following resolutions:

Resolution 2021-0417 authorized the contract with Family & Youth Initiatives. They do a wonderful job.

Commissioner Lohnes asked about the following resolutions:

Resolution 2021-0416: Encompass changed their name from The Marriage Resource Center.

Commissioner Updates:

Commissioner Wilt spoke about the process for the hearing. She would like to keep things formal and would like all questions directed to the Commissioners.

Commissioner Wilt noted the revised resolution 2021-0431. Mrs. Burr explained there was some language not included in the first resolution. This will trigger the Auditor's Office to certify the estimated revenues.

Commissioner Wilt thanked the Commissioners for adjusting their schedules to move the meeting.

Commissioner McGlothlin was pleased to see the Peanuts characters being transferred from the Upper Valley Mall to the Historical Society.

Commissioner Lohnes said the ARPAT meeting is cancelled this week.

County Administrator Updates:

Ms. Hutchinson met with the Public Defender task force to review the court appointed attorney fees. They have a recommendation. There will be one common policy countywide. Training will be given. They will come August 4th to present their findings, recommendations. Since the Board wasn't opposed to a mid-year increase she will probably recommend an increase effective September 1. Today is the last Municipal Building

construction meeting. Substantial completion is next week. The move is yet to be coordinated. Wilt said he had interested questions about IS use of the vault. Ms. Hutchinson explained it was IS space before. It is used to set up servers. It was on the plans. It is a couple racks.

The Board recessed.

Call to Order, Commission President

Resolution 2021-0413

Following the pledge, Commissioner Lohnes moved to approve the minutes of the last meeting and dispense with reading of same. Commissioner McGlothlin seconded the motion. The roll being called for passage resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

The motion carried.

Commissioner Lohnes moved to approve the agenda in its entirety including Revised Resolution 2021-0431 and excluding Resolution 2021-0433 (the public hearing). Commissioner McGlothlin seconded the motion. The roll being called for passage resulted as follows:

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes; Commissioner Wilt, Yes

The motion carried.

The Board held the public hearing for Rezoning Case Z-2021-05.

Resolution 2021-0414
JFSC file

**Authorize Subgrant with
Clark County Combined Health District**

Commissioner Lohnes moved, per the request of the Department of Job and Family Services Director, to authorize a subgrant with:

Organization Name:	Clark County Combined Health District
Organization Address:	529 East Home Road, Springfield, Ohio 45503
In the amount of:	\$61,527.12
Funding Source(s):	TANF 93.558 and Children Services Levy
Purpose:	To provide lice control, treatment, and education; and lead screening, intervention, and education.
Effective Dates:	July 1, 2021 through June 30, 2023

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0415
JFSC file

**Authorize Contract with
Clark County Juvenile Court**

Commissioner Lohnes moved, per the request of the Department of Job and Family Services Director, to authorize a contract with:

Organization Name: Clark County Juvenile Court
Organization Address: 101 East Columbia Street, Springfield, Ohio 45502
In the amount of: \$899,801.54
Funding Source(s): Children Services Levy
Purpose: Contractor will administer case management and community placement services.
Effective Dates: July 1, 2021 through June 30, 2023

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0416
JFSC file

**Authorize Subgrant with
Encompass Connection Center**

Commissioner Lohnes moved, per the request of the Department of Job and Family Services Director, to authorize a subgrant with:

Organization Name: Encompass Connection Center
Organization Address: 616 North Limestone Street, Suite 3, Springfield, Ohio 45503
In the amount of: \$293,776.00
Funding Source(s): TANF 93.558 and Title XX 93.667
Purpose: To provide marriage and relationship education their Strong Family, Strong Future Program.
Effective Dates: July 1, 2021 through June 30, 2023

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0417
JFSC file

**Authorize Subgrant with
Family & Youth Initiatives**

Commissioner Lohnes moved, per the request of the Department of Job and Family Services Director, to authorize a subgrant with:

Organization Name: Family & Youth Initiatives
Organization Address: 468 North Dayton Lakeview Drive, New Carlisle, Ohio 45344
In the amount of: \$177,895.00
Funding Source(s): TANF 93.558
Purpose: To provide education and resources to parents to help with pregnancy and child rearing from birth through age 5.
Effective Dates: July 1, 2021 through June 30, 2023

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0418
JFSC file

**Authorize Subgrant with
 Neighborhood Housing Partnership of Greater Springfield, Inc.**

Commissioner Lohnes moved, per the request of the Department of Job and Family Services Director, to authorize a subgrant with:

Organization Name: Neighborhood Housing Partnership of Greater Springfield, Inc.
Organization Address: 527 East Home Road, Springfield, Ohio 45503
In the amount of: \$165,000.00
Funding Source(s): TANF 93.558 and Title XX 93.667
Purpose: To provide financial training and homebuyer education for low-income adults to ensure safety and self-sufficiency
Effective Dates: July 1, 2021 through June 30, 2023

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0419
JFSC file

**Authorize Subgrant with
 Project Woman of Ohio**

Commissioner Lohnes moved, per the request of the Department of Job and Family Services Director, to authorize a subgrant with:

Organization Name: Project Woman of Ohio
Organization Address: 525 East Home Road, Springfield, Ohio 45503
In the amount of: \$288,473.00
Funding Source(s): TANF 93.558

Purpose: To provide advocacy and empowerment services to victims of domestic violence or sexual assault
Effective Dates: July 1, 2021 through June 30, 2023

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0420
JFSC file

**Authorize Subgrant with
Springfield Promise Neighborhood**

Commissioner Lohnes moved, per the request of the Department of Job and Family Services Director, to authorize a subgrant with:

Organization Name: Springfield Promise Neighborhood
Organization Address: P.O. Box 145, Springfield, Ohio 45501
In the amount of: \$137,939.00
Funding Source(s): TANF 93.558
Purpose: To provide numerous, varied, and ongoing educational and service opportunities for low-income parents and families that integrate social, emotional, trauma-informed, and wraparound service connections.
Effective Dates: July 1, 2021 through June 30, 2023

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0421
JFSC file

**Authorize Contract with
Board of Education of the Springfield City Schools, Clark County Combined Health District, Clark County Board of Developmental Disabilities, Mental Health Recovery Board of Clark, Greene & Madison Counties, Clark County Juvenile Court, Clark County Educational Service Center**

Commissioner Lohnes moved, per the request of the Department of Job & Family Services Director, to authorize a contract with:

Organization Name: Board of Education of the Springfield City Schools
Clark County Combined Health District
Clark County Board of Developmental Disabilities
Mental Health Recovery Board of Clark, Greene & Madison Counties
Clark County Juvenile Court
Clark County Educational Service Center

Organization Address: 1500 West Jefferson Street, Springfield, Ohio 45506
 529 East Home Road, Springfield, Ohio 45503
 2527 Kenton Street, Springfield, Ohio 45505
 1056 Mound Street, Springfield, Ohio 45505
 101 East Columbia Street, Springfield, Ohio 45502
 25 West Pleasant Street, Springfield, Ohio 45506

In the Amount of: \$1,011,734

Funding Source(s): Children Services Levy

Purpose: Shared funding agreement between the above listed organizations for placement services, cluster services and council administrative services.

Effective Dates: July 1, 2021 through June 30, 2022

Further move to authorize the County Administrator to execute the contract and related documents. Further authorize JFS to provide funding as agreed and adopt other provision of the funding agreement.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes Commissioner Wilt, Yes

Resolution 2021-0422
JFSG file

**Authorize Application Submission
 For Youth Centered Permanency Roundtable Activities Renewal County Sustainability Funding**

Commissioner Lohnes moved, per the request of the Director of Job and Family Services, to authorize grant submission of the following:

Organization Name: Kinnect-Youth Centered Permanency Round Table Activities
Organization Address: 1427 E. 36th Street, Suite 4203F, Cleveland, Ohio 44114
In the amount of: \$ 10,000 one-time payment
Funding Source(s): Office of Families and Children/Kinnect
Purpose: To support continued practices for Youth Permanency Roundtables programming at Clark County Family & Children Services.

Further move to authorize the County Administrator to execute the grant submission and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0423
JUVG file

Authorize Grant Submission - VOCA / SVAA

Commissioner Lohnes moved, per the request of the Juvenile Court, to authorize grant submission of the following:

Grant: VOCA – Victims of Crime Act
 SVAA – State Victims Assistance Act

Grantor: Ohio Attorney General, Crime Victims Section
Funding Amount: VOCA - \$16,169.00
 SVAA - \$2,411.00
Purpose: The VOCA/SVAA grant funds the Volunteer Coordinator position for the CASA / GAL Program, Clark County Juvenile Court.
Grant Effective Dates: October 1, 2021 through September 30, 2022

Further move to authorize the County Administrator to execute the grant submission and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0424
SHRC file

**Authorize Contract with
 Verde Technologies**

Commissioner Lohnes moved, per the request of the Clark County Sheriff's Office, to authorize a contract with:

Organization Name: Verde Technologies
Organization Address: 12900 Whitewater Drive, Suite 200, Minnetonka, MN 55343
In the amount of: \$ 88,500.00
Funding Source(s): Comprehensive Secure and Responsible Drug Disposal Program Grant
Purpose: Provide Safe Drug Disposal Kits for home use
Effective Dates: Immediately until all kits are passed out

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0425
CDDB file

**Acknowledge Bid Opening for
 Fenwick Drive Street Improvements Project (CDBG FY20 Critical Infrastructure Grant)**

Commissioner Lohnes moved, per request of the Community & Economic Development Director, to acknowledge receipt of the bids below, subject to the Board's right to reject any bid pursuant to the notice of competitive bidding and any other applicable bid requirements. The bid opening for the CDBG Fenwick Drive Street Improvements project (CDBG FY20 Critical Infrastructure Grant) was held on Friday, June 25, 2021. The following bids were read:

<i>Bidder</i>	<i>Base Bid</i>
Barrett Paving	\$399,133.70
Brumbaugh Construction	\$323,506.00
Double Jay Construction	\$338,448.00
Outdoor Enterprise	\$313,368.00

Strum Construction	\$290,000.00
TC Holzen	\$350,244.75

Estimate: Base Bid \$369,000

Further move to refer the bids to staff for further evaluation.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0426
TRSB file

**Acknowledge Request for Proposals (RFP) Received for
Public Depositories and Banking Services in
Accordance with the Uniform Depository Act, Ohio Revised Code**

Commissioner Lohnes moved, per the request of the County Treasurer, to acknowledge receipt of the proposals below:

Fifth Third Bank
Huntington National Bank
Merchants National Bank
Park National Bank

Further move to refer all proposals to staff for further evaluation.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0427
COMO file

Change Date, Time and Location of Commission Meeting

Commissioner Lohnes moved to change the date, time and location of the regularly scheduled Wednesday, July 28, 2021 Commission Meeting to Thursday, July 29, 2021 at 10:00 a.m. in the Arts and Crafts Building at the Clark County Fairgrounds, 4401 South Charleston Pike, Springfield, Ohio.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0428
COMP file

Approve Payment #4 to

Arcon Builders, Ltd.

Commissioner Lohnes moved, to approve the following payment:

Payment to: Arcon Builders, Ltd.
Address: 7824 Alternate State Route 49, Arcanum, Ohio 45304
Services: Payment #4 General Contract
Project: Municipal Building Renovation
Amount: \$182,000
Funding Source(s): Permanent Improvement
Retainage Held By: Park National Bank
Amount: \$4,205.43 (Retainage withheld to date \$26,146.53)

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0429
FINA file

Authorize Amended Certificate #6 and Appropriate Funds

Commissioner Lohnes moved, upon the recommendation of the County Administrator, to authorize Amended Certificate #6 and appropriate funds.

GENERAL FUND (0001-020)	COMM DEVELOP	PERS & FRINGES	30,000.0
			0
			32,339.5
FEMA FUND (1255)	EMA	TRANSFERS	4

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0430
TRAV file

Approve Travel/Expense Allowance

Commissioner Lohnes moved, per request of the following Department Director(s) or Elected Official(s) to approve the following travel allowances.

Dept.	Name	Purpose	Place	Date	Cost
EMA	M. Pitstick/K. Johnson	Annual Conference	Perrysville, OH	12/9-10/21	\$500.00
Prob. Ct.	Judge Carey	Judicial Conf.	Columbus, OH	9/1-3/21	\$998.00

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Revised
Resolution 2021-0431
Replaces Resolution 2021-0368
CHDV file

Acknowledge Board of Health for the Clark County Combined Health District Levy Request and Authorize Request to Auditor for Certificate of Estimated Property Tax Revenue

Commissioner Lohnes moved, to acknowledge the request from the Board of Health for the Clark County Combined Health District levy for Clark County with the exclusion of New Carlisle. Further authorize submission of a request to the Auditor for a Certificate of Estimated Property Tax Revenue to be generated from 1.00 mill replacement levy for a period of five (5) years, beginning with tax year 2022 through tax year 2026, for the expenses of the health district programs in Clark County, in accordance with Ohio Revised Code Sections 3709.29 and 5705.191. This levy shall be placed on the ballot for the November 2, 2021 election.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0432
ANXS file

Acknowledge Receipt of Expedited Type 1 Annexation Petition for Approximately 13.38 acres in Springfield Township

Commissioner Lohnes moved, upon recommendation by the County Administrator, to acknowledge receipt of an Expedited Type 1 Annexation Petition for the following property:

Petitioner: Eric Zartman on behalf of Gallery 59, LLC
Petitioner Address: 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
Property Address: Titus Road/South Charleston Pike
PID 3000700003000135
Location: Approximately 13.38 acres
From: Springfield Township
To: The City of Springfield
Documents Filed: Annexation Petition, Legal Description, Annexation Map, Properties Included in and Adjacent to Proposed Annexation, CEDA Agreement, Filing fee.
Date Received: June 18, 2021

Further move to refer to staff for review and recommendation.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

Resolution 2021-0433
ZMRV file

10:00 a.m. Public Hearing for Rezoning Case Z-2021-05

filed by Hillside Creek Farms LLC in Mad River Township

This is the date and time set by the Board of County Commissioners, Clark County, Ohio, to hold a public hearing on the proposed rezoning case Z-2021-05 being approximately 42.05 acres located at 6766 Stine Road, to rezone from A-1 (Agricultural District) and R-1 (Rural Residence District) to PD-R (Planned District Residential) for a 162 lot single-family subdivision.

Public Hearing opened by the Commission President at 10:02 a.m.

Commissioner Wilt noted the expectations for the meeting. She wanted to keep it as orderly as possible. The hearing is set for the Commissioners to hear opinions from the community for the final decision whether this should be rezoned. The Commissioners know they love their community. The Commissioners do too. The Board wants to do the best thing for the future of the community. She allowed three minute for each person to address the commission. They will do their best to answer all questions. The Board will not tolerant any interruptions of speakers or name calling. Deputies will escort citizens out if necessary. Please address the Commissioners only. Hopefully, during the conversation all the questions will be answered. This case has been through the Planning Commission and Rural Zoning Commission. The Board has received many letters. She has talked to people both for and against it. She noted themes that will come up today. Those concerns included drainage, density, economic development, buffers, student population, traffic flow and safety, pricing and marketing, utilities, fire/police/EMS, changes in view, noise, and crime rates.

Commissioner McGlothlin thanked them all for being here. It was a difficult situation for everyone. He reiterated the Board was there to try and do what is best for the county.

Commissioner Lohnes thanked the audience for the input so far. He explained the deputies were present due to a couple vandalism instances to the building and a disgruntled threatening person that may attend the meeting.

Commissioner Wilt opened the floor for the staff report.

Staff Report: Allan Neimayer, Community & Economic Development Department, presented the rezoning case. The property consists of both sides of Stine Road. The property being discussed is the property on the north side of Stine Road. It is primarily zoned A-1. PDR is the part being rezoned today. The Connect Land Use Plan shows the area as a mixed use low intensity area. The property is available for public water and sewer. Staff recommendation is to approve with the following conditions: 1) A final PD plan (final subdivision plat) application filed within 36 months of approval, or a time extension has been approved in accordance with Section 401.09; 2) New street names are subject to final approval during the subdivision review process; 3) The lot size and minimum lot set back from the Enon-Xenia Road right-of-way for lots 3-10 are subject to modification during the final PD plan review process pending the latest engineering design of the proposed Enon-Xenia Road improvement project; 4) All landscaping along the Enon-Xenia Road right-of-way is subject to modification pending the latest engineering design of the proposed Enon-Xenia Road improvement project; 5) The applicant shall consult with an Urban Forester in the proper selection of trees to be planted along all the streets, sidewalks and walkways so that over time the trees do not damage said improvements; 6) Stine Road right-of-way and all Stine Road entrances into the subdivision are subject to changes as may become necessary resulting from the required traffic impact study.

Planning Commission met and heard the case on May 5. The motion for approval failed. Rural Zoning Commission met on May 13 and June 10. The motion to approve failed.

Mr. Smith, developer, presented a revised layout addressing the concerns heard at prior meetings. He thanked the Board for having him. The property is surrounded by R2A zoning to the north. The county's comprehensive plan calls for this area to be mixed use low intensity area. The owner felt due to the residential

nature of the area that was an inappropriate use of the property. Residential fit better. The existing subdivision has existing flooding conditions. Developing it will help solve some of the issues. The lot size has increased. They are 40 lots short of what they can propose per County Zoning Code. They could propose 190 lots. He noted at previous meetings this development was compared to Green Meadows. In Green Meadows there are 190 lots on 51 acres. There are no open spaces or retention ponds in Green Meadows. This proposal is 162 lots on 42 acres. The density is close to that of Green Meadows. There are some lots that meet minimum sizes and many that are over the minimum lot size. Additional landscaping will be provided to help buffer the view. Landscaping will be along Stine Road which creates a more scenic appeal. There will be a playground and green space incorporated. There will be sidewalks throughout the development to allow children to walk to school. He presented the phasing diagram, which explained the houses would be built in stages. They have created a fenced area around the cemetery. It will be maintained in perpetuity. The cemetery will be in an open space easement and can never be developed any further. They will use the same style fence that will run along Stine Road. The fence will eliminate perimeter lots encroaching on the cemetery. They have applied to create a state historic site. If the state does not designate it as so, the developer will purchase signage for the site. Yard arm signs are not allowed so they made monument signs. There was concern at the prior meeting about pollutants in Mud Run. The developer is allowing for a variety in style for the homes. Taxes were reviewed and the impact this development will have on the school system was reviewed. The annual gross property tax currently is \$4,626. 162 homes will generate \$750,000 approximately. The school district will receive an estimated \$500,000. This development will sell homes around \$275,000. The annual gross property tax is \$7,397. That generates estimated revenue of \$1.2 million which results in an estimated \$799,000 in revenue for the school district. It will increase the amount of money per home in the community. This development will raise the average property value. The school district had 1,960 students in 2011. Currently, they have 1,525. The school has the capacity to handle additional students.

Jason Harral did a deep dive on drainage for the area. There are three tributary areas. The eastern side was straight forward. The middle was a little more complex due to the flow north to Green Meadows. He explained they have over-detained all the water for the area.

Commissioner McGlothlin was pleased with the comprehensive review. It answered a lot of questions.

Commissioner Lohnes noted drainage was a big issue. He confirmed these are the preliminary plans. There will be additional, more in depth, work on this prior to it being constructed. Mr. Burr will be the one to review the plans and make sure they meet all the requirements.

Commissioner Wilt asked Mr. Burr, County Engineer, for his comments.

Mr. Burr, County Engineer, said they have reviewed the drainage and they are aware of the existing drainage issues. He has personally been out there to see the flooding issues. This does try to address them. The Green Meadows plat is part of the problem. They are also working on the Enon-Xenia Road project. It will be constructed in a couple years. Existing issues are being addressed. At this stage the plans to control the drainage exceed current regulations. Mr. Burr is responsible for enforcing sediment controls for Mud Run. It will be included in the more in depth review as the project progresses. As far as the HOA (Home Owners Association) the storm water control can be put on ditch maintenance which means the county would maintain it. It would be included with county maintenance each year. It would be another fee in addition to the HOA fee for those that live in the subdivision. HOAs are typically not in a position to fix and replace pipes. The developer is in the process of the traffic impact study. Commissioner Wilt clarified that did not need completed for the rezoning to go through. Mr. Burr concurred and explained it would be included as part of the preliminary plat review. Retainage ponds will also be included. The HOA would be responsible for maintaining the ponds.

Commissioner Wilt asked Mr. Bleidorn, County Utilities, for his comments.

Tom Bleidorn, County Utilities, said water and sewer is already in place. They've expected development in that area for a long time. The higher the housing density the less cost per customer. It reduces the costs per linear foot. In addition it helps stabilize rates for the County and the Village of Enon. With the proposed layout they would tile dead end water lines in. It helps everyone's water and sewer rates. He explained Clark County is a customer of the Village of Enon for water.

Commissioner Wilt asked Mr. Harris, Community & Economic Development Department, for his comments.

Mr. Harris, Clark County Community & Economic Development Department, said the property is in an area planned for development. Staff has recommended approval. The Chamber of Commerce supports this. The County sees a lot of employees and people commuting residing in this subdivision. He wants to bring people back into Clark County.

Commissioner Wilt opened the floor for audience comments.

Audience Comments:

William Tranter, 6895 Arnold Avenue, heard many comments about a buffer zone with no definition of what the buffer zone will be. They have wired utilities that were not addressed. There is nothing about the type of buffer. He asked if there would be a utility easement. It didn't make sense to plant trees in the buffer zone since they will interfere with the wired utilities. He was opposed to the density and encroachment on the property. Commissioner Wilt asked Mr. Neimayer about the utilities. Mr. Neimayer replied utilities will be addressed in the subdivision phase. They do talk about the buffer area being maintained by the HOA. Concern was expressed about vehicles getting in to maintain the trees near the power lines. Mr. Neimayer explained those details will come in the subdivision process. There is an easement for utilities.

The developer said they are in preliminary conversations about putting lines underground.

Kathy Voytko, 6657 New Horizon Avenue, lived there because of the rural feel in Enon. She spoke on behalf of the residents of Enon and Mad River Township. She asked the Commissioners to uphold the findings of the two prior boards [Rural Zoning and Planning Commissions]. In 2005, a similar development was approved. The voters held a referendum after the approval and it is still vacant. Recently, a door to door verbal interview was conducted by the owner or developer. Most residents were not given the opportunity to respond. The residents depend on the county. They must also comply with the various boards. The owner can ask permission but shouldn't do it without community consent. She asked that the Commissioners hold true to those who attended the meeting and deny it based on density.

The audience applauded.

Katrina Oost, 1870 South Village Court, Fairborn, said her 7th generation great grandfather came to the township and built his log cabin on Stine Road. She has family in the cemetery. She would like to have the developer's promises written and in legal agreements so they will be honored. Commissioner Lohnes asked who maintained the cemetery before Mr. Hahn bought the land. Ms. Oost replied the cemetery is about 0.02 acres. A local farmer grew corn there but said he went around the cemetery. There were head stones there. It was not marked off. It was in the hands of the descendants. Ms. Oost said Mr. Hahn claimed there never was a cemetery. It has been upsetting for everyone in the area.

Tim Brewer, 7015 Southern Vista Drive, had concerns about traffic. He spoke about traffic patterns at the McDonald's and mailboxes that were hit. The land they want to develop sloped. It is built for businesses not homes.

Keith (inaudible last name), 7053 Southern Vista Drive, spoke about the rains and flooding. There is not a retention pond for his subdivision. When it rains the creek turns to rapids. Mr. Hahn cut down all the existing trees. He had to call the Sheriff's Office out several times because they were cutting trees on his property. He was concerned about the lot size. The roads are too small. The township can't take care of the roads they have now so they don't need more to take care of. Southern Vista is a racetrack.

Kathleen Mathews, 4741 Echo Hills Avenue, thanked the Board. She represented Mud Run Conservancy. Their mission is to protect and preserve Mud Run. She noted the condo that collapsed in Miami, Florida. She was not assured by Mr. Smith. The developer ignored 6 feet instead of 5 feet. Mud Run Conservancy is still concerned about the long-term maintenance of the basin. She asked about flooding in Holiday Valley. There are nine heavy rains where she photographed flooding. She stressed the Board's decision will affect their future.

The audience applauded.

David Christman, 825 Spring Lake Circle, stated Mud Run goes through his property. He is already paying flood insurance. He has lived in Enon his whole life. That area will be too dense. Stine Road is a challenge to get down now. This will dump more water in Mud Run and the township can't keep up with the roads.

Tammi Delaney represented her parents who live on Caddington Street. She was concerned about snow removal and flooding. It has been voted down by other boards. She would appreciate the Board voting this down.

Garnett Traylor, 5685 Hunter Road, liked the rural community. Most every plat since Green Meadows has been bigger lots. To make them this small and dense is not keeping up with the community. Earlier there was a question about existing utilities. He asked if that was out of Green Meadows. Mr. Bleidorn said it is correct. Mr. Traylor felt that infrastructure was too old. He used to live there and the lines break frequently. He thought that was a bad idea. Mr. Bleidorn responded the County operates and maintains those water lines. They are working on replacing the water line on Enon Xenia. The system was designed to accept growth in the area. They are improving water quality and flow in the area.

Walter Zimmer, 7795 Kings Ridge Circle, lives downstream of the development. There have been seven major floods in the last 10 years. His house is six feet above the flood plain. The rapid release of water will overwhelm the current creek. More roofs and driveways will be shedding water. He wanted rapid release of water in a controlled and limited fashion. It controls street water, gas and oil dripping on the street. Everyone will pay flood insurance and rates will go up. Properties will go up because they are in the flood plain. He also had traffic concerns and felt speed needed to be regulated on Southern Vista Drive.

Mark Minch, 7091 Stine Road, asked if there would be a request to develop the parcel to the south of Stine Road. He was opposed to the density and had concerns about traffic. Commissioner Lohnes asked the same questions. Most of the land to the south is in the flood plain. Mr. Minch again asked if the property to the south would be developed. The developer replied this was the only submittal and stated most of that property is in the flood plain. Ms. Voytko added there is property behind the VFW and IGA that could be developed.

Commissioner Wilt stated the consideration today is zoning. She asked if the traffic study takes place during or after the rezoning.

Mr. Burr answered the traffic impact study is for turn lanes, signal and stop warrants. The traffic impact study is not done to say whether Stine Road will handle additional traffic. The impact of the study will be paid for by the developer. The intersection is county jurisdiction. Commissioner Lohnes noted there have been some

traffic impact studies in Bethel Township that stopped construction due to the improvements that would need done. Mr. Minch felt a smaller number of homes would be better.

Mary Beth Pilcher, 7201 Stine Road, has lived in the community for many years. She expressed concerns about traffic and speeding on Southern Vista. She was concerned with the number of safety issues not let alone when the school goes in. She noted there are no sidewalks but there was a man struck and killed on her street. People can't walk or ride bikes in the area. It is not safe for foot traffic.

Commissioner Wilt stated that is why traffic studies are required.

Kathleen Baber, (inaudible address), wrote a letter already. She did not trust Mr. Hahn. He needs community support for this project and he has destroyed that. He has people going around the neighborhood asking questions and only recording the answers he likes. She did not like the number of lots. The lots should be larger.

Bob Hollifield, 4679 Caddington Street, did not like the number of homes. It will make his view look like the New York skyline. This will decrease his property value. He chose his house for the scenery.

Catherine Apone, 112 Sunny Brook Trail, was not opposed to development. She was opposed to the density and traffic. The volume of traffic this will create is not good for the area. Commissioner Wilt stated zoning is the issue at hand today. Ms. Apone said there are zoning laws and regulations in place because of issues discussed today. The Board must consider that when making laws. She asked the Board to consider all the past commission decisions and honor those. The community is speaking to the Board.

Bob McClure, Mad River Township Trustee, attended personally. He believed the township needed some opportunities. A lot of young people left due to the lack of housing. There are not many lots open. Green Meadows subdivision was never finished which would be in this area if it had been developed. Drainage issues need to be looked at. There have been many drainage issues in the Green Meadows plat. Houses can only be built where there is sewer and water. He believed something needed to happen there. Houses are better than a farm field. Traffic will be an issue. Growth is inevitable. It needs to be well thought out.

Ms. Voytko was concerned the open space and playground would draw others from around the community. The HOA concerned her as well. She wanted bigger lots and fewer houses. \$275,000 is not affordable housing.

Discussion ensued about issues previously discussed.

Mary Ellen Shiffs, 5685 Hunter Road, moved to the area. She is not opposed to growth but opposed to greed. There are a lot of people in this community expressing their concern. She did not like being packed in close to neighbors. She did not know many people that could afford a \$300,000 house. There are many other people that feel the same.

Ms. Oost reiterated her concerns about the cemetery.

Commissioner Lohnes thanked Mr. McClure for coming. He spoke to all three trustees. It helped him process things. He spoke to the school superintendent but he made no comment one way or the other. Enrollment has dropped over the years. They have 6,500 square feet of unfinished space in the new schools. He researched populations in the township and Enon which have both decreased. The population in the entire county is down. The Village was not against the development but was concerned about drainage issues.

Commissioner McGlothlin said many topics were covered. He enjoyed listening to all of it. He appreciated the developer getting new information since the Planning Commission meeting. The Engineer has addressed the

situation of retainage ponds. He would like to see bigger lots but they do have to make money. Bridgestone and Ryan Homes are selling very well over on Tuttle Road. They are selling between \$250-270,000. Their lots are smaller than what is proposed here. His concerns have been addressed.

Commissioner Wilt said it was evident the audience cared about their community. It is a great community which she has personal ties to. It was not a decision the Board took lightly. As the audience spoke, she went through the issues and listed the trends. Most of her concerns were addressed. She spoke to a number of folks not here today. Property right concerns did come up. She held those dearly and those are the right of the owner. She thanked them all for coming and making their opinions known.

There being no one else in favor of or opposed to the proposed rezoning who wished to address the board, the Public Hearing was closed by the Commission President at 12:08 p.m.

Commissioner Lohnes moved to approve rezoning case Z-2021-05 as presented.

Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

The motion carried.

Commissioner Wilt adjourned the meeting.

Commissioner Lohnes asked to amend his vote. Commissioner Wilt reopened the meeting to allow Commissioner Lohnes to amend his vote.

Commissioner Lohnes moved to approve rezoning case Z-2021-05 as presented. Commissioner McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, No; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

The motion carried.

Resolution 2021-0434

Commissioner Lohnes moved to adjourn the meeting. Commissioner McGlothlin seconded the motion. All in favor said aye. The motion carried.

BOARD OF CLARK COUNTY COMMISSIONERS

By: _____
Melanie F. Wilt, President

By: _____
Lowell R. McGlothlin

I certify that the record is true and accurate:

Commission Clerk

By: _____
Richard L. Lohnes