



12102 State Route 725 West, Germantown, Ohio 45327-9761

BOARD OF TRUSTEES: Benjamin F. DeGroat • Jacob C. Stubbs • Mark D. Cross
FISCAL OFFICER: Mark A. Keener

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**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING HELD ON OCTOBER 10, 2017**

The REGULAR MEETING was called to order with the Pledge of Allegiance by Board President Jacob Stubbs at 7:07 p.m. following a Public Hearing concerning a zoning matter (detailed in the “Zoning” section of the minutes). The meeting was held at the German Township hall located at 12102 St. Rt. 725 West, Germantown, OH 45327. Attendees included:

Trustee Jacob Stubbs	Trustee Benjamin DeGroat	Trustee Mark Cross
Fiscal Officer Mark Keener	Police Chief Joseph Andzik	Road Supt. Jeremy Holbrook
Zoning Administrator Cheryl Watson		

VISITORS:

Name	Address	Name	Address
Jodi Long	Sinclair Comm. College	April Carpenter	Mont. Co. Human Svcs.
Mark Haffner	6907 Little Twin Rd.	Kelly Jones	6907 Little Twin Rd.

VISTOR COMMENTS:

- **Jodi Long:** Ms. Long addressed the Board concerning the upcoming Montgomery County Human Services Levy. She explained the importance of making the funds available for the benefit of seniors and the mentally handicapped population in the County. The levy was a renewal so there would be no increase in taxes. She left materials concerning the levy for the Board to review.
- **April Carpenter:** Ms. Carpenter addressed the Board about the upcoming Sinclair Community College Levy. Again, this levy is a renewal, so no increase in taxes. When questioned about Sinclair’s campuses in other counties, Ms. Carpenter explained that all money raised in Montgomery County stayed in Montgomery County. She left materials concerning the levy for the Board to review.
- **Kelley Jones:** Ms. Jones addressed the Board, reading a letter that she had originally written in 2015. The letter (attached) outlined concerns she had regarding the fence that was constructed along the property line/creek bank on the property that she occupies with Mark Haffner.
- **Mark Haffner:** Mr. Haffner addressed the Board, relating his recent experiences due to the fence dispute. He said that he is disgusted with the situation. He would like to expand his house so he can enjoy the property with the family, but cannot do so at this time due to the issues with his neighbors.

FISCAL OFFICER REPORT:

1. Correspondence In:
 - OTA – October “Grassroot Clippings”
 - City of Germantown – Minutes from September Council Meetings

2. Correspondence Out:
 - Germantown Press – Meeting Reminders
 - Monthly – IRS, State, School, OPERS reports and Payments
3. Distribute Financial Reports – 2017 YTD Cash Summary by Fund, Fund Status and Monthly Payment Reports
 - MOTION to approve the financial reports and authorize the payments of the bills, checks 48654 to 48690, including payroll direct deposit and payroll tax/withholding EFT's was introduced by Benjamin DeGroat and seconded by Jacob Stubbs. After discussion – MOTION PASSED
4. A MOTION to approve the minutes of the September 11, 2017 REGULAR meeting as submitted was introduced by Mark Cross and seconded by Benjamin DeGroat. After discussion - MOTION PASSED.
5. A MOTION to approve the minutes of the October 3, 2017 SPECIAL meeting as submitted was introduced by Benjamin DeGroat and seconded by Mark Cross. After discussion – MOTION PASSED.
6. Mr. Keener reminded the Board of the following “dates to remember”:
 - Next Regular Board of Trustees Meeting – November 14, 2017
 - Election Day – November 7, 2017
7. Mr. Keener reminded the Board to sign the Purchase Orders and Bank Reconciliation.

POLICE REPORT:

Chief Andzik reported the following:

- The National Night out was held Tuesday, 10/3/17. Montgomery County Sheriff Sgt. Troy Bodine and his K-9 “Recon” and Trotwood Police Officer Brent Razor and his K-9 “Atos” highlighted the evening with a K-9 demonstration. He estimated that around 50 people were in attendance.
- The pledges for a K-9 unit have exceeded the \$18,000 needed to begin the program. Additional monies donated to the fund will be used for incidentals and unforeseen costs.
- Citizens Emergency Response Team (CERT) training begins on Wednesday, October 18, 2017.

The Chief also requested that, due to the additional time and effort put forth with respect to the K-9 program, Officer DM Jones would skip pay step 2 and place him on pay step 3 effective November 1, 2017. Benjamin DeGroat introduced a MOTION, seconded by Jacob Stubbs, to allow Officer Jones to advance directly to pay step 3. After discussion, MOTION passed.

ROAD / SERVICE DEPARTMENT REPORT:

Mr. Holbrook reported the following:

- The Road and Service Department is keeping Shimp Road closed to thru traffic until Security Fence & Guardrail installs the new guardrail. The pavement restoration is scheduled to be performed by the end of next week by the Road and Service Department.
- Ray Hensley Inc has completed the 2017 chip seal that was approved earlier in the year. Butter St. and Weaver Rd. were single sealed in their entirety. The total cost for sealing 24,510 sq. yards was \$48,039.60.
- A 24” CMP is scheduled to be replaced this fall on Butter St.

TRUSTEE STUBBS REPORT:

Mr. Stubbs reported the following:

- The Pool oversight committee met with the City to review the budget for the upcoming year. The original version of the budget contained a line item for \$50,000 for a new shelter at the pool. It was removed. There was a reminder that the pool levy expires at the end of 2018 and needs to be placed on the ballot in the Spring.
- It was also discussed that the City was planning on applying “administrative charges” to the budget for the pool as well as the Senior Center and the Fire/EMS funds. After discussion, it was decided that the Board needed to schedule a meeting with Germantown Council to discuss these proposed charges. Mr. Stubbs will attempt to schedule a meeting with the City.
- The Germantown Union Cemetery is still working on developing the West side of the Cemetery.

TRUSTEE DeGROAT REPORT:

Mr. DeGroat reported the following:

- Mr. DeGroat met with the Senior Center oversight committee. Again, the “administrative charges” were discussed.

TRUSTEE CROSS REPORT:

Mr. Cross reported the following:

- Mr. Cross attended the Fire/EMS oversight committee meeting regarding the budget
- Mr. Cross updated the Board on the approved Medical Marijuana facilities. At this point, none have yet to be approved in our immediate area.
- Mr. Cross attended a presentation from Five Rivers MetroParks concerning their “Master Plan” for our area.

Mr. Cross introduced a MOTION to renew the Township employees’ current health insurance plan, keeping the current, grandfathered (non-ACA compliant) plan. The 3% increase in costs is minimal. Jacob Stubbs seconded the motion. After discussion, MOTION passed.

Mr. Cross introduced a MOTION to renew the Township employees’ current Group Life insurance plan, keeping the current plan. Jacob Stubbs seconded the motion. After discussion, MOTION passed.

ZONING REPORT:

Prior to the REGULAR meeting, a special PUBLIC HEARING was called to order at 7:00 p.m. by Board President Jacob Stubbs. The purpose of the hearing was to discuss and vote on a proposed zoning change for case #2017-01ZC filed by German Township Zoning. The property is owned by Scott Jacobs and is located at 8304 Dayton-Germantown Pike, Germantown OH 45327 (Parcel ID D18 00701 0019). Currently, half of the property is zoned Agricultural and half of it is zoned B-2. The property owner would like to have it all zoned B-2. The current zoning is a result of an error by the Township, not the property owner.

After testimony from Cheryl Watson, Jacob Stubbs introduced **RESOLUTION 2017-38**, seconded by Benjamin DeGroat – **RESOLUTION TO CHANGE THE ZONING FOR THE ENTIRE PARCEL KNOWN AS D18 00701 0019 TO B-2**. After discussion the roll was called and the adoption vote was as follows: Mr. Stubbs – YES, Mr. DeGroat – YES, Mr. Cross – YES. **RESOLUTION PASSED.**

The Public Hearing was closed at 7:07 p.m. and the Regular Meeting was called to order at that time.

During the Regular Meeting, Benjamin DeGroat re-introduced **RESOLUTION 2017-37** (originally introduced at a Special Meeting held on October 3, 2017) – a **RESOLUTION TO IMMEDIATELY REMOVE THE MOST RECENTLY ERECTED FENCE AS IT IS AN UNPERMITTED STRUCTURE. AS WELL AS THE REMAINDER OF THE ORIGINALLY ERECTED FENCE AS IT WAS NOT PROPERLY INSTALLED AND IT DOES NOT FOLLOW THE STANDARDS OF VARIANCES 405.5 (D),405.5(E) AND 405.5(F)**. The **RESOLUTION** was seconded by Jacob Stubbs. After discussion, the roll was taken and the adoption vote was as follows: Mr. Stubbs – YES, Mr. DeGroat – YES, Mr. Cross – YES. **RESOLUTION 2017-37 PASSED.**

Following the adoption of 2017-37, Ms. Jones and Mr. Haffner addressed comments to the Board (discussed in "Visitor Comments").

At 8:01 p.m., the Regular meeting was suspended and a Nuisance Abatement hearing was called to order. After being duly sworn, Zoning Inspector Cheryl Watson presented pictures and testimony to the Board regarding overgrown vegetation and debris at properties located at 10526 Mudlick Rd. Ms. Watson had previously sent notices to the owners of record of the property. No one representing the property provided testimony during the hearing. This property has previously been declared a nuisance on June 12, 2017. As such...

- **RESOLUTION 2017-39 – A RESOLUTION DECLARING THE PROPERTY LOCATED AT 10526 MUDLICK RD., GERMANTOWN OH 45327 (D18 00803 0004) A NUISANCE AND AUTHORIZING ALL RELATED ABATEMENT COSTS TO BE FORWARDED TO THE COUNTY AUDITOR TO BE PLACED ON THE TAX BILL FOR SAID PROPERTY** – was introduced by Benjamin DeGroat and seconded by Jacob Stubbs at a Nuisance Abatement Hearing held on October 10, 2017 at the German Township Hall. After discussion, the roll was taken and the adoption vote was as follows: Mr. Stubbs – YES, Mr. DeGroat – YES, Mr. Cross – YES. **RESOLUTION 2017-39 PASSED.**

At 8:03 pm, with the conclusion of business of the Nuisance Abatement Hearing, the hearing was adjourned and the Regular Meeting resumed.

TRASH REPORT:

- NONE

OLD BUSINESS: NONE

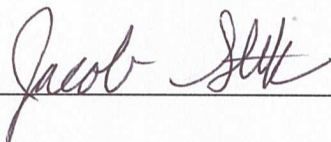
NEW BUSINESS: NONE

EXECUTIVE SESSION: NONE

PURCHASE ORDERS AND BANK RECONCILIATIONS WERE SIGNED.

MEETING ADJOURNED:

With no further business, the Meeting Adjourned at 8:31 p.m.

Signed: 

Attest: 