

RECORD OF PROCEEDINGS

Minutes of

Springfield Township Trustees

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

February 8, 2022

Held

Regular Trustee Meeting

Meeting called to order by Tim Foley, Board President Beginning 6:00 PM with the Pledge of Allegiance

Board Members Roll Call

Trustee Jim Scoby	Present
Trustee Tim Foley	Present
Trustee John Roeder	Present
Fiscal Officer Mark Smith	Present

Employee / Visitors in Attendance: Billy Saunders, Vicki Gundolf, Jamie Allen, Mark Lane, Judy Sheridan, Jennifer Tuttle, Dave Fairbanks

APPROVAL OF PREVIOUS MINUTES for the January 25, 2022 Trustee Meeting

Motion to approve by Jim Scoby

Second by John Roeder

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Yes

Departmental Reports

Road Department

Billy Saunders Our crew worked hard on the snow storm last week, we held a Safety Meeting prior to going out to plow.

Fire/EMS

Jamie Allen I have given you a monthly call total and will continue to do so this year. (Exhibit A)

Deputy Mark Lane I gave you a monthly stat sheet, showing what I've been doing compared to other Townships that have contracted Deputies.

Jim Scoby Just stay visible in the Township, so our residents are aware you are available.

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Held Mark Layne My goal is to be on every Township road every 3 weeks.

Zoning

Jennifer Tuttle There is a Resolution to set a Public Hearing for a re-zoning for Exponential Genomics, and they have acquired 3500 W National Rd (Rockway School Building) and have petition for a re-zoning to go to O2, so they can have medical diagnostics, research and development facility. It was heard in front of CEDA January 6, 2022 and Springfield Township Zoning Commission on January 19, 2022. The minutes are attached to the Resolution. (Exhibit C)

Fiscal Officer

Mark Smith We have closed out our calendar year 2021 and our reports have been sent to UAN. Waiting for the Amended Certificate from the Auditors Office, once I receive that I be able to move into Permanent Appropriations for 2022.

Vale Cemetery

Vicki Gundolf I did receive the resignation from Mike Williams, and he will not be back this year. He will be missed at Vale Cemetery. I would like to invest in Security Cameras for the Cemetery, if the Trustees would approve that purchase.

MOTION TO APPROVE THE PURCHASE OF SECURITY CAMERAS FOR VALE CEMETERY

Motion to approve by John Roeder

Second by Jim Scoby

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Yes

Jim Scoby Check into lighting also.

John Roeder Mike Williams will be hard to replace. He is a very hard worker.

Old Business

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BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

John Roeder met with Mr. Burris at the old Fire Station and is still moving forward with the purchase. He is having an electrician come in and review the building, for insurance purposes.

New Business

None

Resolutions

Resolution: 2022-014

BE IT FURTHER RESOLVED by the Township Trustees

SET REZONING PUBLIC HEARING DATE

WHEREAS, a rezoning application has been filed by Property Owner Exponential Genomics Inc. and Agent Stephen M. McHugh Esq. of 3500 W. National Rd. Parcel Nos. PID# 3000600016100005 and PID# 3000600022207016 and

WHEREAS, this case has been heard by the CEDA RPC on January 6, 2022, and Springfield Township Zoning Commission on January 19, 2022.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio, a public hearing before the Trustees will be scheduled for **March 3, 2022 at 5:45 pm.** at the Township Administrative Office, 2777 Springfield-Xenia Road, Springfield, OH 45506.

Motion to approve by Jim Scoby

Second by John Roeder

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Yes

Resolution: 2022-015

BE IT FURTHER RESOLVED by the Township Trustees to accept the resignation of Patrick Lippencott effective 2-7-2022

Motion to approve by John Roeder

Second by Jim Scoby

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Yes

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Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

Resolution: 2022-016

BE IT FURTHER RESOLVED by the Township Trustees to approve increasing Road Department employees, Dan Hess to pay level 3, and Blake Lee to pay level 2

Motion to approve by Jim Scoby

Second by John Roeder

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Yes

Resolution: 2022-017

BE IT FURTHER RESOLVED by the Township Trustees accept the resignation of Michael Williams effective 2-2-22.

Motion to approve by John Roeder

Second by Jim Scoby

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Yes

Resolution: 2022-018

BE IT FURTHER RESOLVED by the Township Trustees approve the attached purchase of a John Deere Z997R Diesel Mower. Total invoice amount \$22,197.26

Motion to approve by Jim Scoby

Second by John Roeder

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Yes

RECORD OF PROCEEDINGS

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Meeting _____

HARRITT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

Open to the Public

Closing remarks by Trustees

Next Regular Trustee Meeting is February 22, 2022 @ 6PM

MOTION TO ADJOURN

Motion to approve by John Roeder

Second by Jim Scoby

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Yes

Board Certified

Jim Scoby, Trustee



Tim Foley, Trustee



John Roeder, Trustee

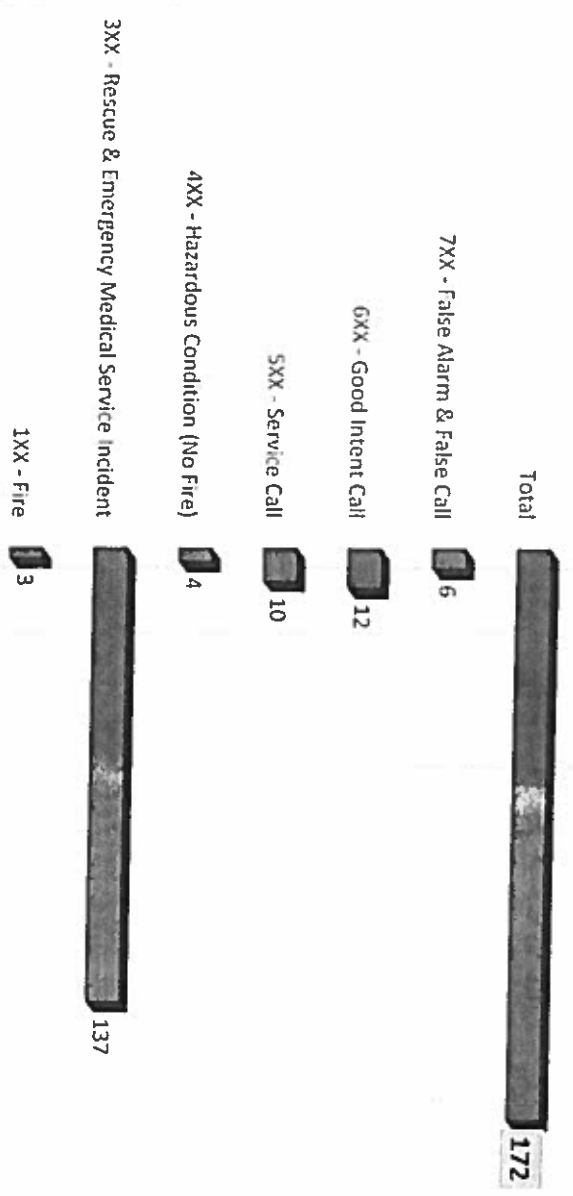


Mark Smith, Fiscal Officer

January Fire Department Call Volume

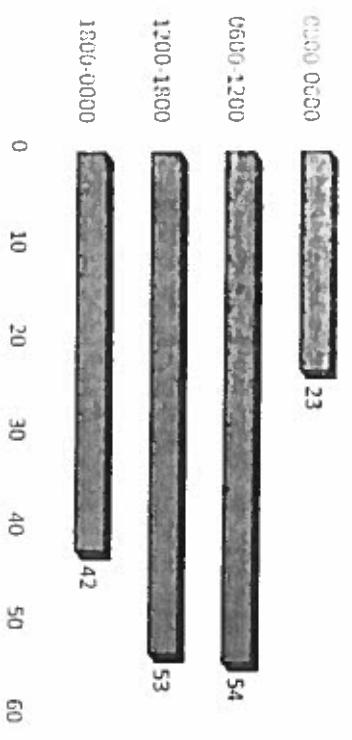


Call Volume By Type Of Call

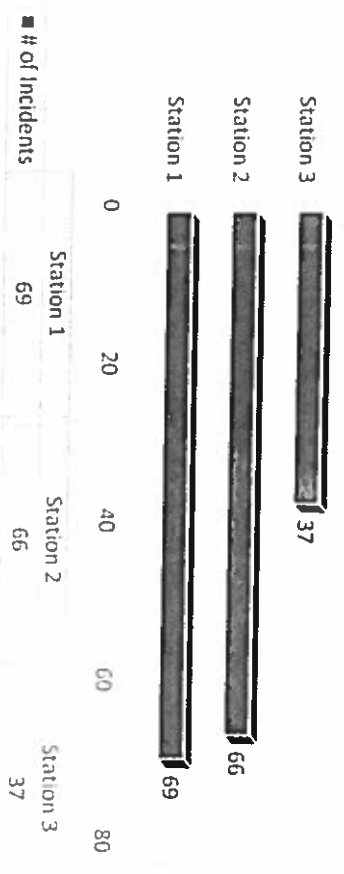


172 Calls For Service

Call Volume By Time Of Day



Call Volume By District



SPRINGFIELD TOWNSHIP, CLARK COUNTY, OHIO

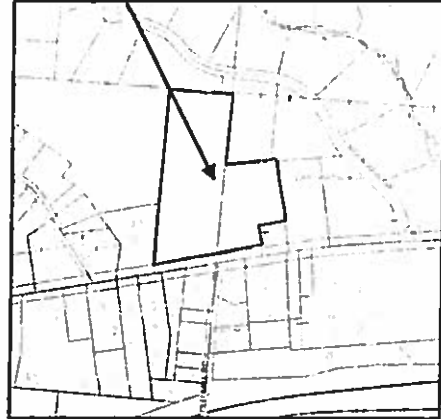
Staff Report: 01/06/2022
Case Number: S-2022-01

Springfield Township Zoning Commission
Meeting Date: 01/19/2022

Property Owner	Applicant/Agent	Subject Property Address
Exponential Genomics Inc	Stephen M. McHugh Esq.	3500 W National Rd

Summary of Request

Request to rezone 8.06 acres from A and B-3 to O-2 for a medical diagnostics, research, and development facility.



Existing Zoning	Existing Land Use	Surrounding Zoning and Land Use	Size of Subject Property
A & B-3	Vacant, former elementary school	East and West: B-3, Business; North and South: A, R-1, single-family residential	8.06 acres

Description of Subject Property and Request

The subject property is located at 3500 W National Rd., PID# 3000600016100005 and PID# 3000600022207016 and consists of a total of 8.06 acres. The property is zoned A Agricultural and B-3 General Business. The Applicant would like to rezone to O-2 Office District for a medical diagnostics, research and development facility.

Zoning Regulations: Article 10, O-2 Office District

No final text below. The O-2 office district is established for sites that are used for offices, professional, business, and other similar uses. It is intended to be used for sites that are used for offices, professional, business, and other similar uses.

- S. 10.0101 Purpose and Intent
- A. To provide for the following:
- B. To provide for the following:
- C. To provide for the following:
- D. To provide for the following:
- E. To provide for the following:
- F. To provide for the following:
- G. To provide for the following:
- H. To provide for the following:
- I. To provide for the following:
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- K. To provide for the following:
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- P. To provide for the following:
- Q. To provide for the following:
- R. To provide for the following:
- S. To provide for the following:
- T. To provide for the following:
- U. To provide for the following:
- V. To provide for the following:
- W. To provide for the following:
- X. To provide for the following:
- Y. To provide for the following:
- Z. To provide for the following:

CONNECT Land Use Plan

The Connect Land Use Plan identifies the area as Institutional Campus Academic, government and medical (hospital) campuses, including a range of building types that reflect their functional use. The core of the campus area may cluster buildings in a walkable pattern. At the edges of campus are related facilities and parking areas. **Primary Uses: Institutional/Civic (academic, government, medical). Secondary Uses: Office, Commercial/Retail, Multi-family residential, Parks and open space.**

Floodplain

There is no floodplain in the immediate area.

Thoroughfare Plan

The Thoroughfare Plan identifies the road as a state route with a current right-of-way of 80 ft.

Utilities

County water services the subject project, but public sewer is not available. The Applicant will need to follow up with the Clark County Combined Health District for provision of wastewater treatment.

Staff Recommendation

Staff recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following:

1. Applicant receives necessary access approval from ODOT.
2. Applicant works with County Engineer's Office regarding stormwater management.
3. Applicant works with the Clark County Combined Health District/EPA for the provisions wasterwater treatment.

CEDA Recommendation

CEDA Regional Planning Commission met on January 6, 2022 and recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following:

1. Applicant works with the Clark County Combined Health District/EPA for the provisions wasterwater treatment.

Attachment:

1. Location aerial map & plot plan.

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, January 6, 2022

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mike Hanlon, Chairperson of the CEDA Regional Planning Commission, called the meeting to order at 3:01 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Mike Hanlon, Mr. Dan Kelly, Ms. Theresa Hartley, Mr. Charles Morris and Ms. Susan Foreman.

Absent For Roll Call: Mrs. Kathryn Lewis-Campbell and Mr. Chuck Harris.

Also in Attendance: Mr. Allan Neimayer, Mrs. Jennifer Tuttle and Ms. Rachel Clime-Ricketts of Community and Economic Development.

Approval of the December 2, 2021 Minutes

Motion by Mr. Morris, seconded by Ms. Hartley, to **Approve** the minutes as presented.

VOTE: Yes: Mr. Morris, Ms. Hartley, Mr. Hanlon, Mr. Kelly and Ms. Hartley

No: None.

Abstain: None.

Motion carried.

Chairperson Hanlon asked Staff to present the case.

Case #S-2022-01 ~ Property Owner/Applicant: Exponential Genomics Inc. ~ Agent: Stephen M McHugh Esq. ~ Location: 3500 W National Rd., Springfield Township ~ Request: Rezone 8.06 acres from A-1 Agricultural District and B-3 General Business District to O-2 District.

Mr. Allan Neimayer, Senior Planner, stated that the subject property is located at 3500 W. National Rd. in Springfield Township and comprised of Parcels #300-06-00022-207-016 and #300-06-00016-100-005 for a total of 8.06 acres. Mr. Neimayer reviewed slides of zoning and land use of the area. He explained the property currently has split zoning: A-1 and B-3. The Applicant would like to rezone the property to O-2 for a research lab. He read a letter from the Utilities Department

Chris Conard and Ms. Sarah Sparks with Coolidge Wall (law firm) were in attendance on behalf of Stephen McHugh representing the Applicant. Mr. Conard discussed the Applicant's interest in this building and why they want to rezone this property highlighting the accessibility to the highways and the college. There would be 5 to 15 employees with half making \$50 to \$70 thousand a year and others making six-figure salaries. There would be no semi-trucks, only box trucks for small deliveries. Employees would live in this area. The layout of the former school space is perfect for the research lab business. They want to leave it as is as well as leaving the green space.

Mr. Conard stated because it is a lab it has to be CLIA (Clinic Laboratories Improvement Amendments) certified. Labs are regulated and certified approved. Medical waste is incinerated off sight. It is all governed by accreditations and licenses.

Minutes

Mr. Kelly states, I think it's awesome

Mr. Morris asked if they already own the property. The Applicant responded correct and they are a Rhode Island based company. Mr. Morris asked where the Employees would come from. The Applicant responded they would look to recruit from the Colleges in the town.

Chairperson Hanlon asked if the Board had any more questions. Hearing none Chairperson Hanlon asked for a motion.

Action on Case #S-2022-01 ~ Property Owner/Applicant: Exponential Genomics Inc. ~ Agent: Stephen M McHugh Esq. ~ Location: 3500 W National Rd., Springfield Township ~ Request: Rezone 8.06 acres from A-1 Agricultural District and B-3 General Business District to O-2 District.

Motion by Mr. Kelly, seconded by Mr. Morris, to recommend **Approval** of the rezoning request as presented.

VOTE: Yes: Mr. Kelly, Mr. Morris, Ms. Hartley and Ms. Foreman.

No: None.

Motion carried.

Election of Vice-Chairperson

Motion by Mr. Morris, seconded by Ms. Hartley, to elect Dan Kelly as Vice-Chairperson for 2022.

VOTE: Motion carried unanimously.

Staff Comments

Next Scheduled Meetings: February 3 and March 3, 2022.

Adjournment

Motion by Mr. Kelly, seconded by Ms. Hartley, to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:18 pm.

Mr. Michael Hanlon, Chairperson

Regular Meeting ~ 6:00 pm.
Wednesday, January 19, 2021

2777 Springfield-Xenia Road
Springfield, Ohio 45506

Mr. Lee Whittaker, Chairperson of the Springfield Township Zoning Commission, called the meeting to order at 6:00 pm and asked for the Roll Call.

Present For Roll Call: Mr. Lee Whittaker, Mr. Charles Morris, Mrs. Linda Moore and Mrs. Judy Sheridan.

Absent For Roll Call: Mr. Mike Thompson and Mr. Corey Burk
Also in Attendance: Mrs. Jennifer Tuttle and Mrs. Rachel Ricketts-Clime of Clark County Community & Economic Development

Chairperson Whittaker asked for comments regarding the minutes. Hearing none, he asked for a motion to approve the minutes.

Approval of the September 15, 2021 Minutes

Motion by Mr. Morris, seconded by Mrs. Sheridan to differ the minutes to next meeting

VOTE: Yes: Mr. Morris, Mrs. Sheridan, Mr. Whittaker and Mrs. Moore

No: none

Motion carried.

Approval of the November 17, 2021 Minutes

Motion by Mr. Morris, seconded by Mrs. Sheridan, to Approve the minutes

VOTE: Yes: Mr. Morris, Mrs. Sheridan, Mr. Whittaker and Mrs. Moore

No: none

Motion carried.

Chairperson Whittaker asked if there were any members needing to abstain from the meeting. There were none.

Chairperson Whittaker explained how the meeting would be held.

Chairperson Whittaker asked Staff to present the case.

Case #S-2022-01~ Property Owner: Exponential Genomics Inc. ~ Applicant: Stephen McHugh & Christopher Conard ~ Location: 3500 W National Rd.; Springfield Twp. ~ Request: Rezone 8.06 acres from A and B-3 to O-2

Mrs. Jennifer Tuttle stated that the subject property is located at 3500 W National Rd and consists of 8.06 acres. The property is currently zoned A (Agricultural District) and B-3 (General Business District). The Applicant would like to rezone the property to O-2 (Office District) for a medical diagnostics research, and development facility. She explained that the uses fall under O-2, G. Medical research facility and K. Research and development laboratories. She explained the Connect Land Use Plan indicates the area as Institutional/Campus. Mrs. Tuttle referenced the County

Engineer's letter, and noted they had no objections. Mrs. Tuttle explained there was some concern on the septic system, but has since been worked out with EPA. She told the Board to reference the letter from EPA. She stated staff recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following:

1. Applicant receives necessary access approval from ODOT.
2. Applicant works with County Engineer's Office regarding stormwater management.
3. Applicant works with the Clark County Combined Health District/EPA for the provisions wastewater treatment. She stated CEDA Regional Planning Commission met on January 6, 2022 and recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following:

1. Applicant works with the Clark County Combined Health District/EPA for the provisions wastewater treatment.

Mike Thompson arrived at 6:06 pm

Chairperson Whittaker asked about two drive. Mrs. Tuttle replied, correct. She state ODOT will need to review access points.

Chairperson Whittaker asked if they are too close together. Mrs. Tuttle replied, ODOT will review that for this specific use.

Chairperson Whittaker asked about the septic. Mrs. Tuttle explained the letter from EPA stated that they are giving a preliminary approval.

Chairperson Whittaker asked if anyone had any questions for the staff.

Hearing no further questions for Staff, Chairperson Whittaker opened this portion of the public hearing at 6:11 pm. and asked if anyone would like to speak in favor of the rezoning case.

Applicant, Sarah Sparks 329 Diana Dr. Dayton, OH was sworn in. Mrs. Sparks stated that she is representing Genomics. She stated they are a research and development company focusing on medical diagnostics, food energy and health. She added that they have a broad mission. She noted they will process Covid-19 tests and any other medical tests. They will be staffed by Scientists and Doctors, people from Harvard and other elite Colleges and a well- educated staff. She noted there will be about 10-15 employees with hopes of expansion. They are doing very innovative stuff, and this property will let them do more of that. She stated the reasons they chose this property is because this building will suit what they are trying to do with the building as is, as well as a place that will allow them to grow. They do not plan on adding any additional structures to the property and they don't anticipate making any changes.

Mr. Morris asked if they will bring staff in or recruit locally. Mrs. Sparks stated they will bring staff from their current base in Massachusetts and maybe other places, and they like this area because of the proximately to local universities. She added that they plan to recruit from the local colleges.

Mr. Morris asked if they are testing the public at that facility. Mrs. Sparks replied no. She stated they don't have a facility to do that, they just want to process those tests.

Chairperson Whittaker asked how many employees they think they will end up with. Mrs. Sparks replied, they would like to start with 10-15 employees with hopes to grow.

Chairperson Whittaker asked if they building needed any work inside. Mrs. Sparks replied, not that they were aware of.

Mr. Morris asked if they were only using the facility to the right (classrooms) not the main school building. Mrs. Sparks replied correct.

Mrs. Moore asked for clarification if it is strictly for research testing and there will be no patients. Mrs. Sparks replied correct. They will receive deliveries from small box trucks but no actual patients will be going there.

Chairperson Whittaker asked if anyone wished to speak in favor of this case. There were none. He then asked if anyone wished to speak in opposition of the case. There were none.

Mrs. Moore asked if the Agent had heard from ODOT. Mrs. Sparks replied they did. She noted they reached out to ODOT today and have been in contact with Doug Clark. She stated the traffic from this proposed facility will be a lot less than the school traffic. There will be no access vehicles or traffic and they've communicated that to him and are waiting on a response.

Hearing no further comments, Chairperson Whittaker closed the public hearing at 6:20 pm and asked for a motion.

Action on Case #S-2022-01~ Property Owner: Exponential Genomics Inc. ~ Applicant: Stephen McHugh & Christopher Conard ~ Location: 3500 W National Rd.; Springfield Twp. ~ Request: Rezone 8.06 acres from A and B-3 to O-2

Motion by Mr. Morris, seconded by Mrs. Moore, to **Approve** with the same conditions listed by staff.

VOTE: Yes: Mr. Morris, Mrs. Moore, Mr. Thompson and Mrs. Sheridan

No: none

Motion carried.

Case #S-2022-02 Comprehensive Rezoning Map Amendment ~ initiated by Springfield Township Trustees~ Request: Rezone 81 parcels with split zoning to the proper "R" District for continues use as single-family residential.

Mrs. Jennifer Tuttle explained that this was the formal action need to begin the process. She explained that approximately 81 parcels with spit zoning will receive a letter. She noted the letter will explain to them why this will benefit them if they choose to rezone. She noted this process allows us to fix the zoning issues with a comprehensive plan and it will save individual rezoning fees. She stated it will also help with setback issues for future construction.

Hearing no further discussion from the Board, Chairperson Whitaker asked for a motion

Action on Case #S-2022-02 Ccmprehensive Rezoning Map Amendment ~ initiated by Springfield Township Trustees~ Request: Rezone 81 parcels with split zoning to the proper "R" District for continues use as single-family residential.

Motion by Mrs. Moore, seconded by Mr. Thompson, to **Approve** the start of the comprehensive split rezoning process.

VOTE: Yes: Mrs. Moore, Mr. Thompson, Mr. Morris and Mrs. Sheridan

No: none

Motion carried.

Case #S-2022-03 Comprehensive Rezoning Map Amendment ~ Initiated by the Springfield Township Trustees ~ Request: Rezone 256 parcels with zoned A and under 5 acres to the proper R District

Mrs. Jennifer Tuttle stated this is similar to the split zoning request but it is for areas zoned A that don't fit the A zoning requirements. She noted a letter will be mailed to the residents as to why this process would benefit them. She noted that some may choose to not rezone.

Hearing no further discussion from the Board, Chairperson Whittaker asked for a motion.

Action on Case #S-2022-03 Comprehensive Rezoning Map Amendment ~ Initiated by the Springfield Township Trustees ~ Request: Rezone 256 parcels with zoned A and under 5 acres to the proper R District

Motion by Mr. Thompson, seconded by Mr. Morris, to **Approve** the start of the comprehensive A to R rezoning process.

VOTE: Yes: Mr. Thompson, Mr. Morris, Mrs. Moore and Mrs. Sheridan

No: none

Motion carried.

Comprehensive Zoning Text Amendments

Motion by Mr. Morris, seconded by Mr. Thompson, to **differ** discussion until February meeting

VOTE: Yes: Mr. Morris, Mr. Thompson, Mrs. Moore and Mrs. Sheridan

No: none

Motion carried.

Election of Officers

Motion by Mr. Thompson, seconded by Mr. Morris, to **Elect** Mr. Lee Whitaker as Chairperson and Mrs. Linda Moore as Vice Chairperson

VOTE: Motion carried unanimously.

Staff Comments

Next scheduled meetings: February 16 – work session

Adjournment

Motion by Mrs. Moore, seconded by Mrs. Sheridan to **adjourn**

VOTE: Motion carried unanimously.

The meeting was adjourned at 6:31pm.

Mr. Lee Whittaker, Chairperson