

The Washington Township Board of Trustees met in Regular Session on February 14, 2011, at 7:30 p.m. at the Washington Township Government Center, 8200 McEwen Road. President Berry opened the meeting and led the Pledge of Allegiance. Mrs. Young was excused.

FISCAL OFFICER'S BUSINESS

None.

PROCLAMATION: AMERICAN RED CROSS

A proclamation for the Dayton Area Chapter of The American Red Cross was read by Mr. Berry and presented by Mr. Paulson to Ms. Kelley Parker. This proclamation was presented to thank the Dayton Area Chapter of the American Red Cross for its vital contributions to the Washington Township community and to declare March 2011 as American Red Cross Month.

PRESENTATION: DP&L'S ENERGY PROGRAMS

Robbie Thornhill gave a presentation on Dayton Power and Light's Energy Programs. DP&L has specific energy efficiency reduction targets that are authorized by Ohio Senate Bill 221, which was passed in 2008. The legislation requires DP&L to implement energy efficient programs to achieve efficiency in energy usage from 2009 through 2025. The electric reduction through energy efficiency in 2011 is 1.5 percent.

DP&L offers discounts and rebates for residential customers and energy rebates for business and government customers. For the residential customer, DP&L provides compact fluorescent light discounts at many of the home improvement stores and retailers in the DP&L service territory. There is a retailer locator on their website to help customers find the nearest one. They also provide HVAC rebates and rebates for removing inefficient refrigerators and freezers.

On the business and government side, they provide rebates for lighting, HVAC and motors. They also have custom and new construction rebates. In the fall of 2010, they introduced their new addition, a Government Energy Audit Program.

In the residential area, 3.6 million compact fluorescent lights have been sold, 6,100 HVAC rebates have been issued, and 4,600 appliances have been recycled. In the business world, DP&L has paid out \$3.6 million in rebates.

Ms. Thornhill pointed out that governments can select the auditing firm used for the Government Energy Audit Program and DP&L will reimburse up to fifty percent of the audit upfront. The remaining fifty percent will be reimbursed if the government spends at least one hundred percent of the cost of the audit on electric savings measures within one year. The government can also utilize DP&L's energy rebates on energy saving measures.

Information on DP&L's energy programs is available on their website at dpandl.com. They have a library that provides information on buying and maintaining equipment, building automation systems, HVACs, power quality, and a wide assortment of other topics. It even provides a payback calculator for specific retrofits.

Ms. Thornhill reported that this is DP&L's one hundredth year of service as a company. So, from February 5 through May 8, 2011, DP&L is sponsoring a Boonshoft Museum exhibit called, "It's Electric: Past-Current-Future." The exhibit will feature DP&L's history and century of service and will provide kids a way to learn more about electricity while having fun.

Mr. Paulson asked about energy companies being able to bid for your business. Ms. Thornhill responded that Mr. Paulson was probably referring to switching. She indicated that this is something that is being talked about more. There are different companies in the area that are soliciting information and trying to make presentations to different businesses. They are not yet very active in the residential market. They are targeting larger customers or businesses and are trying to see if they can offer energy savings. In response to Mr. Paulson's question, Ms. Thornhill indicated that DPL Inc. has a non-regulated subsidiary that competes in that market place, called DPL Energy Resources. Ms. Lightle added that the Township is working with them right now on the Township's electric rates for the Township's buildings. It is anticipated that the Township will have a savings with a new negotiated rate.

CITIZEN CONCERNS

None.

ZONING CASE # Z-510CC, LAMAR MANAGEMENT, INC., WASHINGTON PARK PLAZA, 651-715 LYONS ROAD, SECOND AND FINAL STAGE PLANNED DEVELOPMENT BUSINESS (PD-B).

The applicant is requesting approval of a revised landscape plan for the Washington Park Plaza shopping center, located on Lyons Road, just north of Miamisburg-Centerville Pike, in a Planned Development Business (PD-B) district. The Zoning Commission has reviewed this request and forwarded their recommendation for approval.

JoEllen Scott, Deputy Administrator, made a staff presentation. Her slide presentation included a current zoning map, aerial photographs, a current approved landscape plan, proposed revised landscape plans, and site photos.

The Zoning Commission had a couple of conditions that they wanted to see added to the landscape plans. That is what was done and is what was before the Trustees.

The perimeter of the shopping center along Drexel Park and Lyons Road is being redone and some of the interior parking lot landscaping is being replaced. The applicant is requesting to cluster the trees along the buffer perimeter area in order to provide some visibility of the shopping center. Zoning standards require a tree every 25 feet and the applicant is requesting a modification to that requirement. The applicant added trees along McEwen Road. They also, at the request of the Zoning Commission, removed and replaced existing ash trees. The plan also shows new trees located in the parking lot interior. Standard zoning requires one tree within fifty feet of every parking stall. It has been found, however, that when you provide one very small space for one tree in the middle of pavement, the tree, typically, does not survive. The Zoning Commission considered that and allowed the variation of clustering the trees in a larger landscaped island. The landscape plan showed what some of the standard planting beds would look like.

The Zoning Commission originally heard this case in November 2010 and had subsequent discussions with the applicant concerning modifications and changes. The Zoning Commission heard the case again in January 2011 and forwarded their recommendation for approval with two modifications to the Trustees.

The first modification concerns the spacing of trees in buffer areas and the second modification concerns a variation on the requirement for a tree within fifty feet of every parking space. Other requirements that the Zoning Commission requested is that all ash trees be removed, that there be a note on the landscape plan stating that the tree size would meet the minimum requirements as stated in the Zoning Resolution and they wanted a plan note removed about

spruce trees that were to be planted. These trees have already been planted. The site plan has incorporated all of those modifications.

Ralph Pugliano, Vice-President at Lamar Companies, represented the applicant. He indicated that they are aware of the proposed changes and are prepared to make those changes.

Mr. Paulson requested and received clarification about the existing trees and the trees in the islands.

Mr. Berry closed the public hearing.

It was moved by Mr. Paulson, seconded by Mr. Berry, to approve Zoning Case Z-510CC, Lamar Management, Inc., Washington Park Plaza, 651-715 Lyons Road, Second and Final Stage Planned Development Business (PD-B), with the Zoning Commission's modifications as presented.

Vote on Motion: Paulson, aye; Berry, aye. M2011-033

ZONING CASE # Z-532D, DENNIS GRUBER, SUBARU OF DAYTON, 995 MIAMISBURG-CENTERVILLE ROAD, MINOR MODIFICATION TO PLANNED DEVELOPMENT BUSINESS (PD-B4)

The applicant is requesting a minor modification to the Subaru of Dayton car dealership located at 995 Miamisburg-Centerville Road, which is zoned Planned Development Business "B-4." The modification involves changes to the approved location for a wall sign. Staff has reviewed the request and has no outstanding issues.

JoEllen Scott, Deputy Administrator, made a staff presentation. Her slide presentation included a current zoning map, an aerial photograph, a site plan, and current approved and proposed building elevations.

Ms. Scott indicated that the applicant only wants to modify the location of an approved wall sign. The Trustees heard a zoning case last fall for a modification to the building. This involved a changeover from Saturn to Subaru. A sign package was approved at that time. Now that they are under construction and making those changes, they've discovered a better place for one of the wall signs. This would be the only plan element to change. Everything else that has been approved would remain in place.

Ms. Scott indicated that the subject property is the existing Subaru vehicle dealership located at the northeast corner of Miamisburg-Centerville Road and McEwen Road.

The specific request is to the west elevation of the building. It would be staying on the same side of the building and the sign, including dimensions, would stay exactly the same. The only change would be to the location on the building.

Dennis Gruber, Operations Director at Subaru, represented the applicant. He indicated that they did not consider the tree located in front of the existing sign. This change would enhance its visibility. Mr. Berry noticed that the new sign would be even lower than the existing sign.

Mr. Berry closed the public hearing.

It was moved by Mr. Paulson, seconded by Mr. Berry, to approve Zoning Case # Z-532D, Dennis Gruber, Subaru of Dayton, 995 Miamisburg-Centerville Road, Minor Modification to Planned Development Business (PD-B4).

Vote on Motion: Paulson, aye; Berry, aye.

M2011-034

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. No second is required for removal of an item. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

A. Meeting Minutes

- February 7 Pre-Meeting
- February 7 Regular Meeting

B. Finance – A motion approving the following:

- Check Register dated February 14, 2011, in the amount of \$125,425.18; said amount having been certified and appropriated.
- Then and Now purchase order for Finley Fire, purchase order #49424, for \$3,278.58.

Finance - A motion approving appropriation transfers, attached as Exhibit A.

Finance – A motion to approve a Resolution of Intent to Conduct Internet Auctions for the Sale of Unneeded, Obsolete or Unfit Township property and contract with Montgomery County, Ohio, for the facilitation of the internet auctions.

Finance – A motion to approve a Resolution of Intent to Conduct Internet Auctions for the Sale of Unneeded, Obsolete or Unfit Township property and contract with GovDeals for the facilitation of the internet auctions.

Finance - A motion to approve a Resolution declaring items to be surplus property, to be sold through GovDeals.

C. Fire – A motion to approve the purchase of a thermal imaging camera from Warren Fire Equipment, West Carrollton, Ohio, for a total approximate cost of \$9,524.

Fire – A motion to approve contracting with Buckeye Power Sales for materials and labor to complete the repairs to Station 44's generator for a total approximate cost of \$2,850.

Fire – A motion to approve the purchase of fire hose from Vogelpohl Fire Equipment Inc., Erlanger, Kentucky, for the approximate total cost of \$24,470.

Fire – A motion to approve the purchase of parts for a vehicle repair from Interstate Ford, Miamisburg, Ohio, for a total approximate cost of \$3,500.

D. Public Works – A motion to approve the stop sign installation on Hibberd Drive at Ariadne Trail.

Public Works – A motion to approve the Visual Improvement Program Committee’s purchase of spring flowers for medians and various Township buildings from Stockslagers for a total approximate cost of \$15,000.

It was moved by Mr. Paulson, seconded by Mr. Berry, to approve all items on the Consent Agenda.

Vote on Motion: Paulson, aye; Berry, aye.

M2011-035

TOWNSHIP ADMINISTRATOR’S REPORT

Ms. Lightle announced that the offices would be closed on Monday, February 21, 2011, in observance of Presidents’ Day, and there would be no Trustee meeting that evening.

She also wanted residents to know that the Township is aware that there is debris throughout the Township due to the recent storm. Residents were encouraged to contact their waste haulers to receive any bundling instructions. They also have the option of taking debris to the Montgomery County transfer site for a very nominal fee.

TRUSTEE COMMENTS

Mr. Paulson reported that the Trustees attended an Ohio Township Association meeting in Columbus. They learned about issues facing townships in Ohio and received information about the estate tax repeal. They were able to voice their concerns and hear from both sides of this issue. He thought it was very educational and he stated he enjoyed being there.

Mr. Berry also commented about the Ohio Township Association meeting. He believed it was very informative for all those who attended. He did not know how many attended, but fifty legislators had signed up to attend. Following the meeting, the Trustees attended the hearing on House Bill 3.

ADJOURNMENT: 8:04 P.M.

All formal actions of the Board of Trustees of Washington Township concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in an open meeting; and of any of its committees resulting in such formal action, were in meetings open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

President

Fiscal Officer