

January 5, 2016

To: Members of the Jefferson Township
Board of Trustees

From: J. Jeffrey Payne,
Zoning Director

Re: **Activity Report for December 2015**

Summarized below is the activity report for the month of December, 2015:

<u>Category:</u>	<u>Number:</u>
BZA Cases	1 Case - #002-2015 @ 4441 Weaver Rd 2 Case total for 2015
Zoning Cases	Z-001-2014 Wireless Telecommunications Z-002-2014 Adult Entertainment Facilities <i>Both cases are recommended for review as part of the update of the Zoning Resolution, which will begin upon completion of the Strategic Planning Process</i>
Subdivision Applications	None Submitted / No Active 4 Minor Re-plats Issued
Zoning Certificates	5 in December / 23 Total for 2015
Demolitions	4 – Recommended properties in the MC CDBG process
Complaints	<ul style="list-style-type: none">• 94 Nuisance Declarations in June, July, August, & September 2015; \$90,632.72 – billed for services as of 10/30/2015

In 2015 the Trustees issued 94 total Nuisance Declarations. Most related to grass, weeds, trash, and structure boarding. Of these; 65 were abated by private contractors, 6 were abated by the property owners. Due to either the termination of the cutting season 22 properties that remain will be priority candidates for abatement once the weather in 2016 becomes appropriate for grass cutting.

The Township also in 2015 received a significant number of nuisance complaints that are were land use and zoning violations. In some instances the prospective offenders have ignored or intensified their activities. The Zoning Director has been working with other county agencies (Prosecutor, Sheriff, and Health District) to develop a strategy to put together cases on the violations to file in the District Court.

Jefferson Township currently has two properties that were submitted to the **Montgomery County Land Bank** for demolition; **5106 Retford Drive**, and **5054 Coulson Drive**. According to the most recent update from the Land Bank, **5106 Retford Drive** had been scheduled for demolition to be completed by the end of November, 2015, the demolition date has been moved to January 2016. The property at **5054 Coulson Drive** is nearing the completion Environmental Review phase, and they anticipate adding it to their Request For Bid List, within the next couple of months.

In December 2015, the Township authorized the submission of property located at **5014 Fortman Drive**, we will provide up-dates on its progress as it proceeds through the process.

Jefferson Township Future Land Use Strategic Planning Process:

The next phase of the strategic planning process – Meetings with the Four Goals Task Forces - began on November 12, 2015 with the Kick Off meeting for the members. Consulting facilitator Ms. Sabrina Pritchett has conducted sessions with Task Force members for Goal A and Goal B in December. Beginning the first week in January 2016, meetings with the members of the Goal C and Goal D Task Forces will begin. She will be facilitating these series of sessions that will be meeting each Thursday in, January, February, and March. All meeting will be held, on the scheduled Thursday, starting at 6:30 PM, at the Township Administration Offices, One Business Park Drive, Dayton, Ohio 45417.

Members of the combined Land Use boards (Zoning Commission and BZA) have held their first meeting in November 2015, their meeting for December 2015 had to be postponed because of a scheduled BZA Case. The combined boards will resume their meeting schedule, starting the third week of January. The combined boards will be:

- Identifying changes for the Township's Land Use Plan;
- Developing an initial list of suggested changes for the Zoning Map, and Text for the eventual updating of the Township' Zoning Resolution.

A copy of the Task Force meeting schedule is attached as part of this report.

The official report for the **Jefferson Township Future Land Use Strategic Plan**, has been completed and published by the Miami Valley Regional Planning Commission. **The complete report will be posted on the Jefferson Township web site, for citizen review and downloading.** The report includes a robust appendices which includes: the SWOTT Analysis Summary, Maps showing Existing Conditions, Goals and Priority Setting Workshop Summary, the Mail Survey Summary, Place-Making and Implementation Ideas Workshop Summary, and the Project Open House Summary.

If you are interested in participating on one of the for Task Forces or have questions, contact Zoning Director, Jeff Payne at 262-03591 x 208.

We continue to encourage the residents participate in the process and, to go to the Jefferson Township website www.jeffersontwp.org as we post updates on the process and additional information.

Please review the attachments for additional information on the above summary.

Charge Statement JTSLUPP Task Forces

Goal	Description	Assigned Staff
Goal A	Designating specific areas within the Township for positive business development.	Jeff Payne
Goal B	Establishing/Expanding infrastructure to support modern technologies throughout the Township.	Craig Howell
Goal C	Maintaining the rural nature of the Township.	Len Roberts
Goal D	Identifying locations for, and establishing, a larger variety of recreational amenities for citizens, especially children (a community recreation center was an example).	Larry Sexton
Land Use	BZA and Zoning Commission combined to update the Township's Future Land Use Plan	Jeff Payne

TASK FORCES MEETING SCHEDULE:

The task forces shall meeting on a rotating basis, one Thursday a month in order to meet the Township Trustees reporting / completion date. Unless otherwise specified, task force meetings will be held at the Jefferson Township Administration Office, One Business Park Drive, Dayton, Ohio 45417. The proposed Task Force meeting schedule is as follows:

Month	Date	Task Force
November	12	Kick Off Meeting For All Task Forces Members
November	19	Combined Land Use Boards
December	3	Goal A
December	10	Goal B
December	17	Combined Land Use Boards
January (2016)	7	Goal C
January	14	Goal D
January	21	Combined Land Use Boards
January	28	Goal A
February	4	Goal B
February	11	Goal C
February	18	Combined Land Use Boards
February	25	Goal D
March	3	Goal A
March	10	Goal B
March	17	Combined Land Use Boards
March	24	Goal C
March	31	Goal D
April	5	Submit List of Recommendations to Board of Trustees