

February 2, 2016

To: Members of the Jefferson Township  
Board of Trustees

From: J. Jeffrey Payne,  
Zoning Director

Re: **Activity Report for January 2016**

Summarized below is the activity report for the month of January, 2016:

<b>Category:</b>	<b>Number:</b>
BZA Cases	<b>0</b>
Zoning Cases	1 New Case – Z 0001-2016 Zoning Text Amendment – Composting Facilities Reviewed on January 28, 2016 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	<b>None Submitted / No Active</b>
Zoning Certificates	<b>0</b>
Demolitions	<b>4</b> – Recommended properties in the MC 2015 CDBG process
Complaints	<ul style="list-style-type: none"><li>• <b>4 Nuisance Declarations in January 2016;</b></li></ul>

In 2016 the Trustees have issued 4 total Nuisance Declarations. These most recent one are primarily zoning related, - such activities as illegal use of the property or the storage of autos.

The Township has been notified by the Montgomery County Land Bank of the possible availability of additional NIP funds. These funds, are however limited to the target neighborhoods of Ridgewood Heights, Taft Davenport, Union – 35, and Blairwood. They also require that structure demolition be part of the abatement process. The Zoning staff is reviewing recent fire damaged locations in these areas to determine if the use of these funds at these locations will be of benefit to the Township.

Jefferson Township currently has two properties that were submitted to the **Montgomery County Land Bank** for demolition; **5106 Retford Drive**, which was demolished in January 2016 and **5054 Coulson Drive**, which is completing the environmental review process. 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](http://www.jeffersontwp.org) as we post updates on the process and additional information.

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

Jefferson Township Board of Trustees  
**Zoning Activity Report for January 2016 Detail**

<u>Category:</u>	<u>Address:</u>	<u>Description:</u>
<b>Zoning Certificates</b>	No Applications Submitted	
	None submitted	-
<b>Subdivision Applications</b>		
	None submitted.	
<b>Rezoning Cases:</b>	Z 0001-2016 Zoning Text Amendment - Composting Facilities	January 28, 2016 - Zoning Commission met and forwarded to MCPC for review.
<b>Demolitions</b>		

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**January 19, 2016 Nuisance Declarations**

935 CALUMET LANE	In Property Owner Notification Process
6445 GERMANTOWN PIKE	In Property Owner Notification Process
185 LANSDOWNE AVENUE & PARCEL # G29 18203 0047	In Property Owner Notification Process
TAFT AVENUE @ KNAPP STREET	In Property Owner Notification Process

## Charge Statement JTSLUPP Task Forces

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

<b>Month</b>	<b>Date</b>	<b>Task Force</b>
<b>November</b>	<b>12</b>	<b>Kick Off Meeting For All Task Forces Members</b>
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
<b>April</b>	<b>5</b>	<b>Submit List of Recommendations to Board of Trustees</b>