

March 1, 2016

To: Members of the Jefferson Township  
Board of Trustees

From: J. Jeffrey Payne,  
Zoning Director

Re: **Activity Report for February 2016**

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

<u>Category:</u>	<u>Number:</u>
BZA Cases	0
Zoning Cases	1 New Case – Z 0002-2016 Rezoning at 6218 – 6246 West Third Street. Request to rezone from B-1 to B-2, to establish a carry-out restaurant. This has been submitted for review by the MCPC at their March 10, 2016 meeting.  Z 0001-2016- Zoning Text Amendment – Composting Facilities Reviewed on January 28, 2016. This has been submitted for review by the MCPC at their March 10, 2016 meeting.  Z-001-2014 Wireless Telecommunications Z-002-2014 Adult Entertainment Facilities <b><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></b>
Subdivision Applications	<b>None Submitted / No Active</b>
Zoning Certificates	0
Demolitions	4 – Recommended properties in the MC 2015 CDBG process
Complaints	• <b>4 Nuisance Declarations in January 2016;</b>

Due to a heavy agenda at the February work session the Department recommendations for nuisance designations was not presented. These recommendations will be presented at the March 15, 2016 work session.

In February we reported that the Montgomery County Land Bank would be receiving additional NIP funds. These funds were awarded via an announcement on February 19, 2016. These funds will be limited to Jefferson Township current target neighborhoods – Ridgewood Heights, Taft Davenport, Unio 35, and Blairwood. The staff will be preparing a list of property locations for the Trustees to review and identify the strategies that they deem appropriate to pursue.

We can report that the property at **5106 Retford Drive**, which was demolished. We have not received any up-date on when the property at **5054 Coulson Drive**, which is completing the environmental review process, will be scheduled for demolition.

**Jefferson Township Future Land Use Strategic Planning Process:**

The Four Goals Task Forces meetings phase continues to move forward. At the February Trustee Work-session , Ms. Sabrina Pritchette, Consultant for the process provided an up-date to the Trustees. She noted that citizen/community input is still welcomed. She also indentified some recommendations that she felt should be considered to ensure that the objective of have each Task Force complete their objective of presenting a new **policy, program, or project** to support the goal and implement the theme and/or strategy. We will post Ms. Pritchette report on the Township Website.

The combined Land Use Boards have also been meeting. Currently it the combined board is completing an inventory of existing business and industrial zoned land to identify inconsistencies with the uses at these locations. The analysis will also be of assistance in the development of possible new zoning categories.

All meetings for the Goal Task Forces and the Combined Land Use Boards are held at the Jefferson Township Offices, One Business Park Drive, Dayton Ohio.

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

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 February 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, at their March 3, 2016 meeting.
	Z 0002-2016 Rezoning @ 6218-6246 W. Third Street - B-1 to B-2 to establish a carryout restaurant.	February 16, 2016 forwarded to MCPC for review at their March 3, 2016 meeting.

**Demolitions**

**January 19, 2016 Nuisance Declarations**

935 CALUMET LANE	Abated
6445 GERMANTOWN PIKE	Property Owner Notification Process completed.
185 LANSDOWNE AVENUE & PARCEL # G29 18203 0047	Property Owner Notification Process Completed. Enforcement notification being prepared.
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>