

# RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held

**August 1, 2023**

20

The Jerome Township Board of Trustees met in regular session on August 1, 2023, at 7:00 p.m. Board Chairman Wezlynn Davis called the meeting to order and led the Pledge of Allegiance. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Eric Snowden (Zoning Inspector / Coordinator), Jennifer Huber (Brosius, Johnson & Griggs), and members of the public.

Wezlynn Davis presented the agenda which was reviewed, modified as necessary and approved.

Robert Caldwell presented minutes for approval. It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees waive the reading and approve the following minutes:**

- Regular meeting of July 5, 2023
- Special meeting of July 18, 2023
- Regular meeting of July 18, 2023

Being no opposition, the motion carried.

Robert Caldwell, Fiscal Officer, provided the Board with updated financial reports (receipt account status, appropriation status and fund status). Mr. Caldwell presented the pending warrants as detailed in the "Pending Warrant Report," for payment. The Fiscal Officer certified that there were sufficient funds to pay the bills. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve warrants 43867 through 43895 and 93059 through 93062 for payment.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The motion carried.

Robert Caldwell reported the audit of the years 2021 and 2022 had been completed with no findings to report and no management letter comments. He provided to the Board a letter from the audit firm, Wilson, Phillips & Agin, CPA's Inc. asking the Board if they wished to conduct or waive a post audit conference. Being that there were no issues identified the Board agreed to waive. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees desire to waive the post audit conference with Wilson, Phillips & Agin, CPA's, Inc. for the 2021 and 2022 audit years.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The motion carried.

### Executive Session

At 7:06 p.m. it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees adjourn into executive session pursuant to Ohio Revised Code Section 121.22(G)(8) for the purpose of considering confidential information related to the marketing plans, specific business strategy, trade secrets, and/or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance and to take any action in connection there with; that is to be provided or administered under any provision of Section 5709.61 of the Revised Code, or that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. By unanimous quorum, the Board hereby determines that the executive session is necessary to protect the possible investment or expenditure of public funds to be made in connection with the economic development project.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The motion carried.

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At 7:43 p.m. it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees adjourn from executive session.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The motion carried.**

Zoning

Wezlynn Davis stated the Board is seeking to create an innovation district number two within the Township. To facilitate this desire, the Board is seeking an overlay of the area allowing for commercial development in an area currently zoned as rural residential. She stated this would maximize the use of the area. Ms. Davis also stated Mr. Adler has expressed some concerns including such items as building height, buffering, set-backs, trees, and density.

Barry Adler indicated while he agrees the sub-area makes sense, he believes the process is being initiated prematurely and that several key concepts should be resolved before proceeding. He asked that the Board take a little more time to work out the details before proceeding. Megan Sloat responded stating the action is not premature as members have been working on this for some time and now is not the time to debate the points in question. She pointed out it is time to seek the recommendations and opinions of the recommending bodies. She emphasized this action does not change existing zoning, it just provides an option, and the overlay helps plan a vision for the 1,275 acres. Mr. Adler responded he had only seen a draft about a month ago. Wezlynn Davis agreed it was time to obtain input from other parties including the Zoning Commission and residents. Mr. Adler stated his concern that the process may only consist of two public hearings before being passed. Megan Sloat and Wezlynn Davis assured Mr. Adler that the process would be followed and would include an open house. Mr. Adler reiterated that he agreed with the concept but not all the current details and would like to see more discussion amongst the Board of Trustees before initiating further action.

It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve A Resolution to Initiate an Amendment to the Zoning Resolution and Certify the Change as a Zoning Amendment to the Zoning Commission for Public Hearing.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, no  
Wezlynn Davis, yes

**The motion carried. (Res. 23-078)**

Eric Snowden indicated the need to set a public hearing. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees set a public hearing date for Case #Z23-001 – 9089 US Highway 42 for August 15, 2023, at 7:00 p.m. at the Township Hall located at 9777 Industrial Parkway, Plain City, Ohio 43064.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The motion carried.**

Administration

The Board was provided a revised sick leave donation policy for review and approval. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve and adopt the revised sick leave donation policy.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The motion carried.**

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The Board was provided an inclement weather policy for review and approval. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve and adopt the inclement weather policy.**

The vote resulted as follows:

- Megan Sloat, yes
  - Barry Adler, yes
  - Wezlynn Davis, yes
- The motion carried.

The Board was provided a revised employee hiring process policy for review and approval. It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve and adopt the revised employee hiring process policy.**

The vote resulted as follows:

- Megan Sloat, yes
  - Barry Adler, yes
  - Wezlynn Davis, yes
- The motion carried.

Department Reports

Road Department


The Board reviewed the Road Department report for the month of July.

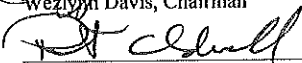
Zoning Department

Eric Snowden provided an update of the comprehensive plan project indicating the window for applicants for the committee had closed with approximately seventeen people applying with a list to be provided to the Board soon with an anticipated first meeting to be held on August 21.

Mr. Snowden reported the Assistant Zoning Inspector position had been narrowed down to two candidates with a decision to be brought to the Board at the next meeting.

At 8:20 p.m. it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adjourn. The motion carried.

  
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 Wezlynn Davis, Chairman

  
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 Robert Caldwell, Fiscal Officer