

XENIA TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING

June 16, 2016

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE HEARING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Board of Trustees held a public hearing on June 16, 2016 at 6:00 p.m. at the Xenia Township Trustees Office, 8 Brush Row Road, Xenia, OH, 45385 with the following members present:

Attendees: Scott Miller, Chair; Susan Spradlin, Trustee; Steve Combs, Trustee; Sheila Seiter, Fiscal Officer; Alan Stock, Zoning Inspector

Mr. Miller called the hearing to order at 6:00 p.m. He shared that the hearing was to discuss the rezone of two parcels of land owned by CSU from R – 1 to IG. Mr. Miller asked that all questions and comments be directed to the Chair. Mr. Miller asked that everyone that has a question or comment should come to the podium to speak, so that the voices can be heard clearly on the recording. He asked that personal feelings and opinions towards certain individuals or institutions not be shared, and that all questions and comments should strictly relate to the zoning. Mr. Miller asked Mr. Stock for verification.

Mr. Stock informed that letters informing about the Public Hearing were sent out long before the 10 day requirement set by the ORC. He said there was also a sign on the property with the proper dates and times and a notice was placed in the newspaper. Mr. Stock said that he could verify that all of the ORC had been met. He informed that Greene County Regional Planning had a recommendation based on the original plan, which was to zone to R – 3. Mr. Stock advised that they had a recommendation, not based on the IG perspective, but from a B – 2 or B – 3 perspective and what they believe should be the creation of a university support overlay. Mr. Stock advised that in the Trustee's packets, the entire timeline since the inception has been laid out and the timeline for the ORC regarding notifications and conveyances have been met. Mr. Stock advised that there was no reason that the Trustees could not have heard the evidence that night and that he could verify that all regulations have been met. Mr. Stock informed that the other decision the Trustee's would make is whether or not, as they go through the exhibits, they want to do identification of the individual exhibits or just go along as the chair wants, and Mr. Stock would number the exhibits as asked.

Mr. Miller asked that the recommendation from Greene County Regional Planning get numbered one. He also asked that the recommendation from the Xenia Township Zoning Commission be numbered two.

Mr. Stock advised that he sent two PDF files to the Trustee's containing letters that were sent in concerning the rezone for CSU. He said that about five letters had been received later and he did not have a chance to send those to the Trustees through a PDF file. Mr. Stock informed that the letters that were received later were included in the Trustees' packets. Mr. Stock advised that the first two packets they had were in reverse order by the date, and the bottom pages are the letters and emails that came in that day.

Mr. Miller said that he had a couple of things he wanted to share. He said that this was a public hearing that gives the petitioner the availability to bring forth their request and define it. He said this also gives the Trustees a chance to ask questions and make comments. Mr. Miller advised that after that, there will be time for the public to speak on their thoughts regarding the topic, either for or against. Mr. Miller shared that comments in favor of the rezone would go first and then the opposition would follow. Mr. Miller said that once the public comments have all been heard, the Trustees will decide to continue the meeting to another night as need be. After the last public comment is made, the public comments section of the public hearing will be closed and the Trustees will then deliberate and make a decision based on what has been heard. Mr. Miller asked for any questions or comments regarding the procedure. There were none, Mr. Miller gave the floor to the petitioner, and asked that they identify themselves and who they were representing.

Chris Widener, Representative of Central State University, informed that he, along with Wendy Hayes, Chief of Staff; and Doctor Sri would be speaking on behalf of Central State University. He said that he provided a list for the other's that the Trustee's will be hearing from as the two individuals he mentioned and himself. Chris Widener advised that his job was to present the

application for the rezone for Central State regarding two parcels they own from R-1 Residential to IG Industrial Residential. Chris Widener said that he wanted it on the record that the original request was for a business category. He advised that during the discussion with the Zoning Commission, and hearing the possible objections, the Institution decided to change their request to IG. He informed that Central State University has been a part of the Township and Greene County for over a century. Chris Widener said that the Institution has grown and currently has 35 facilities with nearly 2,000 students and staff during the regular school year. Chris Widener advised that with the new land grant mission, whom Dr. Sri was there to explain, the campus was going to undergo some change. He said that he, along with the Zoning Commission, felt that it was important that everyone understood that fact. Chris Widener informed that there were only a few 1890 Land Grant Status institutions in the country, and they share in federal funding for facilities and programs. He informed that the Institution under the new Land Grant Mission is going to be different than what everyone has been used to. He said that he hopes that this growth and change will bring in new facilities, faculty, and students. Chris Widener said that despite this, the Institution recognizes that it is within the Township, and that many people that live in the Township enjoy living in a rural environment, therefore the University has taken time and great consideration in deciding where to put the new facility. This is what has led to Central State to request the rezone for the two parcels in question. Chris Widener said that the nature of U.S. 42 and Brush Row Road is of mixed use. He said that there were two major issues discussed during the Zoning Commission hearing. He said one of them was about spot zoning, and whether or not this counted as spot zoning. He said the other consideration was with why the University wanted to put their new facility on that location. Chris Widener said that he hoped through the presentation that both concerns would be addressed. Chris Widener said that above all else, it is important that everyone understands the change that is happening, and what exactly Land Grant Status means, and what it means to have a Land Grant Status university in the Township. Chris Widener informed that Dr. Shalid would be up to speak more on that subject. Chris Widener advised that they did pass out the new Land Grant Institution brochures that explains the unique sides to teaching, research, and extension that goes hand in hand with the new mission given by the Land Grant Status.

Mr. Stock advised that the brochure would be exhibit three.

Dr. Sri, of Central State University, advised that it took 135 years for Central State University to get Land Grant Status. The first application was sent in in 1890 and the Land Grant Status was not achieved until 2014. He said that the origins for the 1862 and 1890 missions came from the desire to expand learning and education beyond the classical sense we know and to include agriculture. Dr. Sri advised that over the years, the term and definition of Land Grant Status has grown and changed not only to include agriculture, but food sciences, natural resources, health and nutrition, youth development, and many other subjects. Dr. Sri said that economic development was also an important part of the Land Grant Mission. Dr. Sri said that, to Central State University, the Land Grant Status meant that they have to be engaged in teaching, research, and extension. He said that traditionally, Central State has been primarily a teaching institution. Dr. Sri advised that, with the research and extension aspects being added to the University's mission, extra space is needed to properly conduct their mission. He said that with the Land Grant Status designation, extra space is needed for research and extension. Dr. Sri also said that Central State University cannot accommodate these two functions in the existing facilities. Dr. Sri advised that Central State needed to find an appropriate space to build these new facilities to accommodate these new missions. Dr. Sri advised that the State of Ohio wants to start preparing more teachers to teach agricultural education to high schoolers and middle schoolers. Dr. Sri informed that the State of Ohio has tasked Central State University to add an agricultural and food sciences education portion to their institution. He advised that they are expected to start this new program for agricultural education by the fall semester of 2016. Dr. Sri stated that with all of these new missions being pushed onto the school, additional space is needed. He said this is also a part of the need to expand the STEAM education subjects, which stands for sciences, technology, engineering, agricultural, and mathematics. Dr. Sri advised that it was the hope of Central State University to become a larger institution with more research intensity and Master's Degree programs. Dr. Sri said that there are also technical reasons as to why the new facilities have to go up in the space requested, along with the easy access plans that have been laid out. Dr. Sri explained that students will have easy access to the facilities. He also went on to say that there are sustainability reasons as well behind the location choice of the new facilities. Dr. Sri informed that Dr. Kumar Nedunari would be able to give more information behind why Central State University chose the parcels in question to build their new facilities, and gave the floor to him.

Dr. Kumar Nedunari, of Central State University, informed that he has been teaching at Central State University since 1999 and was there to seek support for the new facilities that Central State University is seeking to build. He said that he has been a professor of environmental engineering and has been serving as a director for the International Center of Water Resources Management. Dr. Nedunari advised that he was there to explain the rationale behind why Central State University chose the parcel's in question for their new facility, and said that he intended to provide some information to the Trustee's similar to how Dr. Sri did. Dr. Nedunari advised that with this new mission, this gives the University an opportunity to work alongside communities all across the state of Ohio. Dr. Nedunari said this also gives Central State University the opportunity to work hand in hand with Ohio State University. He also advised that the new Land Grant Status opens up a lot more doors for them. Dr. Nedunari informed that this Land Grant Status opens up that opportunity to work alongside the local communities in an unprecedented fashion. He said that this new mission requires new facilities to provide these services and accomplish these goals and to work alongside the local and state wide communities in a sustainable fashion. Dr. Nedunari says that Central State is facing a huge problem due to lack of space. He said that Dr. Sri gave good arguments and examples as to why Central State University needs this extra space. Dr. Nedunari gave his own example, and said that Central State University currently has an international center for water, and that within that building there are four different programs with approximately forty-five to fifty students, and went on to say that this number was only going to grow. Dr. Nedunari said that they know enrollment is going to grow steadily, and he felt that they had provided enough evidence and reasoning to support the need for the rezone. He said the facility will make it easier for anyone to come and speak to students and faculty, hold discussion, and share research. He asked that the Trustees look at the facility in terms of the purpose it is intended to serve, and not just as another building. He said that the focus of this project is community driven. Dr. Nedunari explained that Central State University had been struggling to optimize its space to accommodate all the growing change and expansion. Dr. Nedunari said that it was recognized asking for two facilities on two parcels of land was not very liked, and that is why Central State University is only asking for one facility to be placed on two parcels of land. Dr. Nedunari said that this facility should be seen as something that anyone can use, and not just one section of society.

Chris Widener said that expansion and research is something that Ohio State University has been doing since 1862. He said that, an interesting fact he wanted to share, was that 1890 Land Grant Universities that came around with the second piece of legislation have the exact same mission. He advised that in many states, the 1862 and 1890 Land Grant universities operate as completely separate entities. He advised that this new mission for Central State has just come about in the last few years, and that it is a really wonderful opportunity. He said that the current plan of the institution is to take extension to the top ten urban areas of the state, to co-locate at the Ohio State University Extension Offices, and deliver the same similar messages and programs to new and willing communities. Chris Widener thinks that this is a great work plan. Chris Widener gave the floor to Dr. Clarence Bunch, the new extension director for Central State University, to discuss further on the work plan and the expansion to the new urban areas.

Dr. Clarence Bunch, Extension Director for Central State University, said that in an interest of time, he wants to summarize and wrap up everything that has been said. He said that Dr. Sri was asked the question why, as to why the university wanted to build this new facility in the location given. Dr. Bunch said that the answer is because Central State University has just recently within the last few years achieved Land Grant Status which involves research and extension, which is all new to the university itself. Dr. Bunch said that Dr. Nedunari addressed the question why, as to why the university needed to build this new facility at all, which he said has all to do with sustainability. He said that sustainability is a huge driving factor for the economic impact that the extension will have in local communities and state wide. He said all of this has led to questions being asked as to why the institution would expand, why they would want to move, and why to this location. He said that in the institution's current situation now there is an issue with capacity. Dr. Bunch said that if you look at what the school is doing now, and then look at what they plan to do in the future, you have to ask if it is possible to continue to sustain the programs and growth. Dr. Bunch said that, from that perspective, expansion is necessary. He said the capacity to have a centralized HUD for all of these new institutional activities is very important.

Chris Widener, of Central State University, introduced Eric Browne who has been in charge of designing the new facility. Chris Widener advised that, while he understood the main topic of discussion was land use, he felt it was important for both the Trustees and the Zoning

Commission to get an idea of the planning and process that was going to go into building the new facilities. Chris Widener shared that Eric Browne was going to share a little bit about what the facilities will include.

Eric Browne, of E & C Services, started off by saying that he wanted to share the site plan with the Trustees and help give some orientation on the layout of the facility and what it will look like and whatnot. He informed that the whole idea and goal that Central State University had was to make a non-intrusive facility that meets the sustainable guidelines. Eric Browne advised that the idea was to place the site such as that when you are coming up U.S. Route 42 you can see the facility before you get to the site itself. Eric Browne advised that this facility would be a gateway to the University and act as a recognizable landmark for non-local community visitors. He said that this facility has been codenamed the Land Grant Center, and it will be the monument that lets people know that CSU is a Land Grant Facility and you have just arrived to it. Eric Browne informed that Central State University did not want the facility to be protrusive on either side of the City, so they found a happy middle ground to place it. He said that for the entrance and exits to the facility, the idea is for people, coming down U.S. Route 42, to be able to enter the facility and exit back out onto U. S. Route 42 or you can enter and exit it onto Wilberforce-Switch Road. He said that the goal was to minimize traffic and to help keep people from having to exit back out onto U. S. Route 42 because it can become very busy. Eric Browne advised that there was an electrical line running through the facility, almost cutting the site in half. He said that there has been a lot of discussion about what to do with the other half of the site, and he advised that one idea that has floated around is to make a community garden. Eric Browne said that they felt a community garden would be very complimentary to the work that would be going on inside of the facility. Eric Browne said another idea was to build a small conference center. Eric Browne said that the key here is that they cannot build any part of the facility across that line, so these are all ideas with what to do with the other half. Eric Browne shared that currently they are in the design phase of building this facility, which is the first step in the process. Eric Browne advised that they are very proud of the facility, and think that it will integrate very nicely into the community. Eric Browne shared that all of the design choices were focused on creating a sustainable facility that integrates and resounds well with the existing Central State University facilities. Eric Browne informed that the building is 14,000 square foot building with two stories. Eric Browne asked for any questions.

Mr. Miller asked how this would affect the U. S. Route 42 improvements, and said that he was not sure when they were going to take place.

Eric Browne said that this was something that they have been sensitive to and aware of, and that this has been considered during the early design phases. He said that these improvements were included as part of the criteria for the new facility, and the goal is to create something that integrates and works well with the improvements.

Mr. Miller asked what the expected occupancy was going to be.

Eric Browne said that they expected about twenty-five people. He said that the key thing here is that many of the people that will be using this facility would be researchers, so they will be in and out of the facility. He said that there will also be a lot of community farmers, but not so many students.

Mr. Miller asked to clarify if there were classroom factions in the new facility.

Eric Browne clarified that there will be no classrooms in the new facility, and that there will be some teaching that occurs, but there will mainly be computer labs. He said that students could come over to use the computer lab and receive teaching and instruction that way, but there will not be any traditional classes in the new facility. He said this program is heavily focused on providing information and research to the community farmers.

Mr. Miller asked if there was going to be a proper science lab in the new facility.

Dr. Sri said that some of the research will be traditional lab research, but the other parts included may include actual field research.

Chris Widener said that this facility is more of a community outreach center rather than a traditional teaching facility. Chris Widener said that from what he heard, the teaching would not

take place in normal class rooms, and would happen primarily in multipurpose rooms where students can be taught and research and lab work can also be done. He said that he wanted to summarize some of the points that had been made already, and that had been addressed by the Zoning Commission. One of those points included spot zoning, and Chris Widener clarified that they did not feel that this rezone would be considered spot zoning. Chris Widener said that another point he keeps hearing brought up is why Central State University is choosing to build their new facility on the parcels in question. Chris Widener said that the point he keeps coming back to in this respect is what Dr. Nedunari said about the whole purpose of location choice was for sustainability. He said that the points that have been made about sustainability say that they do not want to go and take a large amount of farm land, pour a bunch of concrete and asphalt down to build sidewalks and parking lots and then put up a little building because that would not encourage sustainable growth. He said that if they had done something or planned something like that, Xenia Township would not be happy because that is urban development that nobody wants or asked for. Chris Widener said that these two parcels on a slightly busy road that gives the community easy access to the facility is the most ideal place to put this facility. Chris Widener said that this facility needs to go on a sustainable piece of property that will allow Central State University to maintain its growth and continue its research 150 years down the line when we are all long gone. Chris Widener concluded the presentation.

Mr. Miller asked what the foot print would be for the facility and the parking lot. He asked if it would be around 50%.

Eric Browne said that that was close to the number, and possibly even smaller than that.

Mr. Combs stated that everything that would go into building the facility sound good, but that his personal concern looking at the site plan on the east side of U. S. Route 42 involved how the institution planned to shuttle faculty and students back and forth across U. S. Route 42 safely.

Eric Browne, of E & C Services, said that many of the people going in and out of the facility would be farmer's coming to get their field research or to run tests. He said that this would be the largest percentage of the traffic. Eric Browne said that visitors will come via a car. He said this is not intended for high student traffic, and is more intended for visitors to come in their cars and do their work or research.

Mrs. Spradlin inquired as to how many parking spots they intended to have.

Eric Browne said that the number that has been mentioned was thirty, but that they recognize that that will not be enough if they decide to build the conference center. He said that in the case of building the conference center, they have not yet resolved that issue. He said as of now, conferences are held in the Student Conference Center which has ample parking. He said the community garden on the table is nice because it will not require any additional parking.

Mrs. Spradlin shared that she was just concerned since they mentioned not using farm land down the road and laying down 150 parking spaces. Mrs. Spradlin said that another question she had was what kind of machinery would be needed to run the facility and whether or not it would be outside or inside. Mrs. Spradlin advised that it appeared they were trying to be economically smart and safe on the environment with how they were choosing to build the building and what materials they were planning on using. Mrs. Spradlin informed, although, that when she visited the site she could hear the sound a large generator or something of the sort running and making a loud sound coming from a Central State University building across the street.

Eric Browne said that that generator was probably installed in the 1850s. Eric Browne showed what was going to be used to shield the A/C units and what not, and they will be stored on the roof so that they will not be visible. Eric Browne advised that they would have multiple units that would all be small in size. He said that they would not implement anything like large building boilers or anything like that.

Mrs. Spradlin asked if they were considering using solar panels at all.

Eric Browne said that they have discussed the use of solar energy, but a decision has not been made. Eric Browne advised that this is something that they plan to explore and look in to.

Mr. Miller asked if the meeting room that was mentioned would be in the new building.

Eric Browne confirmed this fact.

Mr. Miller asked what the occupancy of the meeting room was expected to be.

Eric Browne said that it was expected there would be twenty-three desks and computer spaces in that room.

Mr. Miller mentioned that there was discussion that groups could come in and occupy that space.

Eric Browne said that nothing in that room would be wired in. Wireless laptops and technology would be used. Eric Browne said that everything has to be modular and mobile. He said that all of these spaces have to be multiple use spaces.

Mr. Miller said that if you remove the desks and computer spaces out of the area, you would have about five square feet per person, which would allow for seventy-five people compared to the twenty-five with standing room only and fifty with chairs only.

Mr. Combs asked if there was no possible way that this facility could be built on the west side of U. S. Route 42.

Chris Widener that it appears like there is a lot of room on the west side, but they have been out there with ODOT, because ODOT is currently doing work on the campus, and will be for the next couple of years. He also advised that there is a drainage issue. He advised that because of all of these complications, the space just is not available.

Mr. Miller asked what the Central State University vision is for this building. He said that when other planning was being done for the Township, there were requests to bring in outside entities, aside from education, to the students. Mr. Miller said that this used to be part of the vision, and asked if this still existed.

Charles Ford, Vice President of Academic Affairs, said that those discussions have come up, but the main focus for now is implementing the Land Grant Status vision. He advised that for Central State University to get to the next level, the institution needs to implement what the United States government and the State of Ohio deem necessary. He said that they need to do this within the next few years.

Mr. Miller said that part of his concern during the previous planning was that bringing entities to the campus, whatever it may be, still be a sustaining tax base. Mr. Miller said that given this is going to be an institutionally driven facility it does not appear to be a sustaining tax base.

Chris Widener said that he has seen the master plan himself, and that it is six years old and that the Board of Trustees is thinking about how it needs to be updated. He said that he believed that the master plan will be revised to include the three projects that are the main focus of Central State University at the moment. He said that both the President of Central State and the Board of Trustees both would rather have a private entity develop the IG area around Central State.

Mr. Miller asked for any further questions. There were none. Mr. Miller concluded the petitioner and moved to the public comments section, and asked for those speaking in favor of the rezone. Mr. Miller asked that anyone that spoke gave their name and where they were from and whether or not they were there representing someone. Mr. Miller asked that the speakers just give their thoughts on the project.

Harvey Johnson, of 1051 Yellowstone Road, said that he definitely supports the project and that he has known Dr. Sri for years and is pleased that Central State University finally achieved Land Grant Status. Harvey Johnson said that his concern lies with what would happen if the City of Xenia annexed Central State University. What would the decisions of the Board be, and would the revenues be joint revenues or not. Harvey Johnson said that his only concern was if Central State University was completely annexed, then the Xenia Township would lose millions of dollars in revenue. He advised that this was an opportunity for the Xenia Township to grow revenues to help take care of roads and other programs.

Mr. Miller remarked that if the parcels were all changed to IG, neither the Township nor the City of Xenia would receive revenue.

Dave Linkheart, of 1782 Fawcett Road, said that he was in support of the project for many different reasons. He advised that as a resident he has driven by that empty lot for many years, and he said as a farmer when he drives by an empty field that is not being farmed he questions why the land and property is not being productively used. He asked that we start making this lot a productive piece of property. He said that he also has experience on traditional extension in Greene County and that he has a degree in Agricultural Education from Ohio State University. He said that he is in the good position to offer some advice and help, and said that he inquired as to whether or not there was an advisory committee for the project he could help on and whether or not community input would be accepted. Dave Linkheart advised that he was told yes. He said that he was invited to the first meeting and when he attended, he saw that his business partner was also there to help. He advised that they were there offering as much of their expertise as they could. Dave Linkheart said that he hoped the university would be successful because this project will be very challenging, and that one of their main issues will be with the outreach. He said that he served on Soil and Water committees and discussed how they were looking for a proper place to put an agricultural service center. Dave Linkheart said that they went through the process of figuring out what makes a piece of land a good, useable space. He advised that these two parcels were good, useable spaces for this facility. He said that it would be easily accessible for people off campus. He said that if there were any questions for him or his association he would be happy to answer them. He added on that the agricultural program that is being discussed is not the typical extension type of program that we are used to.

Mr. Miller asked if there were any other comments in support of the rezone. There were none. Mr. Miller asked if there were any comments against the rezone.

Dr. Cookie Newsom, of 1530 Wilberforce-Switch Road, said that most of what has been testified had nothing to do with zoning, but rather with what Central State University plans to do when they get an agriculturally centered building wherever they put it. She advised that there was space on the western side of U. S. Route 42. She said that Central State University came about in 1947, so there is no possible way that they could have tried for Land Grant Status 150 years ago. Cookie Newsom said that the words Ohio State University and Land Grant Status are being used to convince the Board of Trustees that the United States Government is concerned with where Central State University puts their new facility. She said that they do not care where the building goes; there are just stipulations as to what the building needs to be. Cookie Newsom said that it was stated this would not be considered spot zoning, but the parcels in question are surrounded by residentially zoned parcels, and these two parcels would be the only IG zoned parcels, and that qualifies as spot zoning. She advised that to her knowledge, the Zoning Commission and the Board of Trustees are both against spot zoning. Cookie Newsom said that she felt it would be disrespectful to allow spot zoning in the Wilberforce area. She advised that none of the property owners in Wilberforce are for the rezone and all of the WCPOVA was against this rezone for Central State. She also remarked that this was not the proper place for this building because students will be using it. Cookie Newsom said that if the rezone is allowed, Central State University can put what they want on the parcels, and asked if the Board of Trustees noticed how they slid in the comment about building a conference center. She said that allowing this rezone opens the door for the institution to do what they want by her front door. Cookie Newsom also said that Central State University has twenty acres of land located at the old president's house that could be used to build this facility. Cookie Newsom said that she would no longer be able to live in peace and quiet if the facility is built there. She said that currently the campus is a nine month campus and is busy from August to May. She advised that this building would be a twelve month building, and asked who would decide when meetings were held and how late the facility would be open. Cookie Newsom pointed out that there are no Wilberforce residents on the Advisory committee and that none of the community members were contacted about it. Cookie Newsom said that she wished them all the luck in building the facility, but said that they should pursue building it somewhere else. Cookie Newsom asked for any questions. There were no questions.

Mr. Miller asked for any further comments.

Mr. Combs asked Cookie Newsom for clarification on her being okay with the building but not the location they have chosen to build their new facility.

Dr. Cookie Newsom, of 1530 Wilberforce-Switch Road, said that she thinks the facility sounds like a wonderful thing, but there is no good reason behind putting an agricultural building in the spot in question. She said that it is a small parcel of land and there is not much room for test gardens, and she questioned why they would not want to put the facility in an area where they would have ample room for test gardens. Cookie Newsom said another question she has had is why they would not want these farmers and researchers coming on to the campus. She said that this new facility does not need to be across the street and can be on the same side as the rest of the campus.

Willie Washington, of 1089 Wilberforce-Clifton Road, said that he was not sure what more he could add to all that Cookie Newsom had said, but he said he could repeat some of what she spoke on. He said that in terms of his opposition to the rezone, he does not support it because it is spot zoning. Willie Washington said that that was the key issue he had. He informed that Central State University attempted to do something like this years ago when they wanted to put a Speedway up but the community turned it down. Willie Washington asked what had changed between then and now that would make Central State University think the community would be okay with something like this. He shared that he does not have a problem with what Central State University wants to do in terms of the program. He said that the location is not good and he believes that Central State University is one of the largest landowners in Wilberforce. Willie Washington pointed out that when he spoke to the Zoning Commission he had raised the idea of starting a community garden, and said that his idea must have resonated with someone because he had heard it mentioned that evening. He said that he believed the community garden could be placed there without a rezone and it would still benefit Central State University in their new agricultural mission.

Mr. Miller asked briefly if there were any meetings or any communications between the Wilberforce residents and Central State University.

Charles Ford said that there were not any meetings.

Mr. Combs asked why there were not any meetings held.

The Chief Governing Relations Officer said to be clear there has been a clear disconnect on the part of the Wilberforce community members in terms of anything the university wants to do. He also felt there were a lot of personal attacks. He said that Central State University was proud of their campus, and that building the facility across the street had nothing to do with that at all. He advised that Central State was open to making a relationship, but the relationship had to be beneficial to both sides. He advised that Cookie Newsom did however meet with the president of Central State University.

Dr. Cookie Newsom confirmed that she did speak with the president, but not related to the project and that the meeting took a dark turn. She said the meeting turned into complaints about her criticisms.

Kevin Thompson, of 1421 Wilberforce-Clifton Road, said that one of his main concerns was that there was a lot of conflicting information being thrown around. He said that he has even heard at one point that fertilizer would be sold in this facility. He advised that if these contradictions were cleared up then everyone's minds may be set at ease. He said there has not been a compelling reason as to why the facility needs to be built across the street, and felt that that needed to be explained more. He also remarked on the size of the Central State University parking lots because they are bigger than the three acre parcel of land that Central State University is wanting to use to build their new facility. Kevin Thompson said that he has accepted that this is technically not spot zoning. He said that he thought that everyone in the room wanted Central State University to succeed and thrive, but that anyone that had a personal stake in this rezone had an issue with it, and that were the two issues that needed to be worked out. He thanked Alan Stock for attending the WCPOVA meetings.

Dr. Sri said for the record that fertilizer would not be sold in this new facility.

Janis James, of 691 North Bickett Road, said that she thinks it is wonderful that Central State is now a Land Grant University, but she is very opposed to where they want to build the actual building. She said that she did not believe Central State University should assume what would be best for the community, or assume what the community would want. She said that the Board of

Trustees were being asked to make a decision being suggested and recommended by people who do not live in the area that will be affected. She asked that the Board of Trustees do what is best for the community.

Kierystn Taylor, of 1531 Wilberforce-Switch Road, said that she did not feel that building this new facility on the parcels in question was fair to the quiet community. She said that she wanted to state for the record that her and her family was very against the building being built on the parcels in question.

Mrs. Seiter thanked everyone that spoke and asked that they make sure to sign the sign-in sheet that way everyone can ensure their name is spelled properly.

Dan O'Callouhan, of 1075 U. S. 42 East, said that he is really excited about the opportunities presented by the Land Grant Status to Central State University. He said that he has been following this development for a long time, and said that this is just not the proper place to put this new facility. He listed several other large parcels that Central State University owns and could be used instead. He said that a few years back, the Trustees held a public hearing discussing the Land Use Plan, which he said nobody was in favor of. He said the key areas of dispute that were mention were an area of mixed use down Bickett Road, along U. S. Route 42, and down Brush Row Road. He advised that the residents did not want anything to do with this, and that the Land Use Plan has many issues itself. He said that, in some people's opinion, Central State University is not using the land it has available to it optimally. He said he would be in favor of moving the building down a thousand feet or so to other more optimal parcels owned by Central State University.

Mr. Miller asked for any further comments.

Patricia O'Callouhan, of 1075 U. S. 42 East, said that she thinks this would be a great facility if it were to be built somewhere else. She advised that every time the university builds a new facility, they create more light pollution. She advised that if you put that in a community where people are trying to sleep, and the lights are shining in your window at night, you would not get much rest. Patricia O'Callouhan advised this would be an issue if there are no set hours in place for when meetings can be held and for when the facility can be in operation. She also pointed out that Central State University has done a poor job managing student traffic on U. S. Route 42. She shared that she felt having students crossing the busy road was incredibly unsafe.

Mr. Miller asked for any further comments.

Dean Fox, Fire Chief for the Xenia Township Fire Department, said that he has seen many accidents up and down the road and what a moving car can do to a body. He said that if they could say for certain those students would not have to cross the road, then that would be wonderful, but if not then he said he stands strongly against it.

Mr. Miller asked for any further comments. There were no further comments. Mr. Miller commented himself that he was unsure of what the outcome would be at that point, but he strongly urged that when you have a community and an institution in the same neighborhood, they need to find a way to come together and communicate directly and clearly. Mr. Miller recognized that not everything would be perfect all the time, but it is still something that is necessary and needs to happen. Mr. Miller advised that there were letters that needed to be marked as exhibit. He asked Mr. Stock to read the name of the person and the date received.

Mr. Stock listed the first letter from Joyce Beatty received on June, 16, 2016. This was exhibit 4. The next letter was from Nodie Washington received on June 11, 2016 and was exhibit 5. Cookie Newsom's letter was received on June 6, 2016 and was exhibit 6. A letter received from Raymond Deitrich on June 6, 2016 was exhibit 7. A letter from Ms. McGee on May 23, 2016 was exhibit 8. Another letter from Cookie Newsom received on May 13, 2016 was exhibit 9. A letter from Douglas Bailey on May 10, 2016 was 1 exhibit 10. A letter received from Timothy Goler with no date was exhibit 11. A letter from Candance Lowell with no date was labelled exhibit 12. A letter from Dr. Sritharan was exhibit 13 with no date included. A letter received from Dr. Nedunuri was 14 with no date included. Exhibit 15 was a letter with an illegible signature with no date. A letter from Kevin Thompson received on June 16, 2016 was exhibit 16. A letter from Dr. Everett with no date was exhibit 17. The last exhibit was a letter from Ken Martin with no date and it was exhibit 18.

Mr. Miller said that the Trustees had only had an opportunity to review some of the letters due to some late arrivals. He said his thought was to extend the hearing beyond this evening, but comments as of now were welcome.

Mr. Combs said he was very in favor of Central State's new project. He said that, within reason, anything that Central State wants to do to improve their education, their programs, life for their students or faculty members, or to make situations in general better, he is generally in favor of. He agreed with Mr. Miller that the community and the institution need to communicate with each other better. He said that he did not understand why the university would want to box themselves in to only three acres of land. Mr. Combs said that it sounded like they were starting a project that could grow, but they are limiting themselves to how much land they have. He does not think it is a good idea to box the area in with no room to grow the project. Mr. Combs said that he feels that students should be going to this facility and using it, but it should be placed somewhere better for student safety.

Mrs. Spradlin said that she does her research on the topics to ensure that she can properly provide what people are wanting. She said that she feels people should be entitled to do what they wish with their land as long as it is in line with the zoning regulations. She said that she recognized how important it is for Central State University to be able to grow and explore new opportunities with their new Land Grant Status, but she also thinks this should be done in a way that does not offend their neighbors or keep them from enjoying their properties. She said she got excited about the growth of the college, and recognizes that the communication breakdown could have possibly happened many years back. Mrs. Spradlin advised that she read the e-mails that were sent, spoke with the residents in the area, and visited the site where the facility could possibly be built. Mrs. Spradlin advised that they were all in the same neighborhood, and that education was a very wonderful thing and so is owning a home. Mrs. Spradlin said there has to be a balance. Mrs. Spradlin said that she knew how she was going to vote but now she was unsure of where she stood on the issue at that point. She said that she wanted to read the additional letters, and that she was not ready to make a decision.

Mr. Miller said several comments were made about the Land Grant Status being a good thing, and a wonderful opportunity for the school, but the location is cause for concern. Mr. Miller said that the U. S. Route 42 improvements had cause a concern for himself in terms of how this will affect these two particular parcels. Mr. Miller said that he wants to review the letters that have not been read, and review the U. S. Route 42 improvements. Mr. Miller proposed that the meeting be continued to a future date. Mr. Miller advised that the public comments section was closed. Mr. Miller made a motion to continue the public hearing to July 7, 2016 at 6:00 p.m., Mrs. Spradlin seconded the motion. Roll Call: all voted aye. Motion carried by a vote of 3-0. The meeting was adjourned at 8:00 p.m.

XENIA TOWNSHIP BOARD OF TRUSTEES

Resolution #

Scott Miller, Chair

Date Approved

Susan Spradlin

ATTEST:

Sheila Seiter, Fiscal Officer

Steve Combs

SLR