

**BEAVERCREEK TOWNSHIP  
BOARD OF TRUSTEES  
Special Meeting Minutes  
May 25, 2022**

**CALL TO ORDER**

Board of Trustees Chair Deborah Wallace called the special meeting of the Beaver Creek Township Board of Trustees to order, followed by the Pledge of Allegiance. Those present were Trustee and Chair of the Board Deborah Wallace, Trustee and Vice Chair of the Board Jessica Dean, Trustee Tom Kretz, Fiscal Officer Ryan A. Rushing, Township Administrator Alex Zaharieff, Fire Marshall Randy Grogean, Associate Economic and Zoning Administrator, and Legal Advisor Dawn Frick.

**Zoning Commission Case 828**

Zoning Commission Case 828 was presented by Associate Economic and Zoning Administrator Max McConnell. He stated this case is to create a new zoning designation titled "Greene Spaces" or GS. Two new zoning districts are proposed: GS-1 Active Recreation and GS-2 Passive Recreation. The first is to capture the observable uses of existing area with the Township, and second is to capture the expected uses for green space as seen in both the Township and County Land Use Plans. No parcels are considered at this time, as this is a Zoning Text Amendment. Mr. McConnell went through the drafted language with the Board.

Trustee Kretz asked questions about current land use and verbiage, in particular the intention of staff to limit and/or ban the use of motorize vehicles. Trustee Kretz wanted clarification if the drafted language was the intentional use if read plainly.

Discussion regarding motorized vehicles ensued.

TA Zaharieff noted that this is step one to get the language in place but then would require approval before any changed could occur to any particular piece of land.

Trustee Wallace opened the meeting to public discussion.

Having none, the public portion was closed.

**20220525-ZC-A: A RESOLUTION TO AMEND THE TEXT OF THE ZONING RESOLUTION OF BEAVERCREEK TOWNSHIP**

Trustee Dean moved the adoption of the following Resolution as amended:

**WHEREAS**, The Beaver Creek Township Zoning Commission held a public hearing on

May 5, 2022 at which time any and all persons desiring to speak were heard; and

**WHEREAS**, The Greene County Regional Planning and Coordinating Commission reviewed the proposed Text Amendment and the Full Commission passed Resolutions #22-03-22-1C and #22-03-22-2C which recommend adoption of the Text Amendment; and

**WHEREAS**, The Beaver Creek Township Zoning Commission recommended the approval of the proposed Text Amendment as detailed in Zoning Commission Resolution # 20220509-ZC-B; and

**WHEREAS**, The Beaver Creek Township Board of Trustees held a public hearing on May 25, 2022 at which time any and all persons desiring to speak were heard; **NOW**

**THEREFORE BE IT RESOLVED THAT**, the Board of Trustees of Beaver Creek Township, Greene County, Ohio favorably passed the above Resolution as presented, amending the Zoning Resolution of Beaver Creek Township to include Article 32 as presented;

**FURTHER BE IT RESOLVED THAT**, all formal actions of the Board of Trustees concerning and relating to the adoption of this resolution are being adopted at a duly called and authorized open meeting of the Board of Trustees on the date set forth above, such meeting being duly called pursuant to and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Trustee Kretz seconded the motion to adopt the Resolution. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

### **Zoning Commission Case 829**

Zoning Commission Case 829 was presented by Associate Economic and Zoning Administrator Max McConnell. He stated this is case was a Map Amendment for M-1 Mineral Extraction district. Mr. McConnell noted that the Township has two mining firms, Phillips Companies and Martin Marietta. Last year, the Township developed a new zoning district tailored to this observable land use: the M-1 Mineral Extraction district. The Township now seeks to apply this zoning designation to the parcels which are currently being mined and the parcels which have been designated for future operations by these two firms. Several meetings with both Phillips Companies and Martin Marietta, the Township has identified a list of parcels suitable for the M-1 zoning designation. The current zoning of the identified parcels includes I-2 Heavy Industrial, I-1 Light Industrial, and A-1 Agricultural parcels. The Greene County Regional Planning Full Commission voted to recommend this Zoning Map Amendment in Resolution #22-03-22-3C.

Trustee Kretz asked about exclusions. He also noted that any applicant should be made aware of what this, and any zoning designation, implicates not just for current uses but for any future uses as well. Ultimately it is the land owner to be aware and make that decision which they believe is best.

Trustee Wallace opened the meeting to public discussion.

Brad Phillips, 620 Phillips Dr., spoke regarding his support of this zoning case as it would avoid future problems regarding public knowledge about plans for properties.

Trustee Wallace closed the public portion of the meeting.

**20220525-ZC-B: A RESOLUTION TO AMEND THE ZONING MAP OF  
BEAVERCREEK TOWNSHIP TO REZONE PARCELS TO M-1 MINERAL  
EXTRACTION DISTRICT**

Trustee Kretz moved the adoption of the following Resolution as presented:

**WHEREAS**, The Beavercreek Township Zoning Commission held public hearings on May 5, 2022 at which time any and all persons desiring to speak were heard; and  
**WHEREAS**, The Greene County Regional Planning and Coordinating Commission reviewed the proposed Map Amendment and the Full Commission passed Resolution #22-03-22-3C which recommends adoption of the Map Amendment; and

**WHEREAS**, The Beavercreek Township Zoning Commission recommended the approval of the proposed Map Amendment, with amendments, as detailed in Zoning Commission Resolution #20220505-ZC-A; and

**WHEREAS**, The Beavercreek Township Board of Trustees held a public hearing on May 25, 2025 at which time any and all persons desiring to speak were heard;

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Trustees of Beavercreek Township, Greene County, Ohio favorably passed the above Resolution as presented, amending the Zoning Map of Beavercreek Township such that the list of parcels below will have the zoning designation "M-1 Mineral Extraction";

**Parcels to be zoned M-1 Mineral Extraction:**

B04000200491002500; B03000200491002500; B03000200492001600;  
B03000200492002800; B03000200492005400; B04000200491001200;  
B03000200491001100; B04000200500009100; B04000200500002400;  
B04000200500002500; B04000200500003400; B04000200500004500;  
B04000200500005500; B04000200500005300; B04000200500004900;  
B04000200500005100; B04000200500005400; B04000200500004600;

B04000200500002200; B04000200500005200; B04000200500004100;  
B04000200500007300; B04000200500008000; B03000200491003600;  
B04000200500002300; B04000200500007600;

**FURTHER BE IT RESOLVED THAT**, all formal actions of the Board of Trustees concerning and relating to the adoption of this resolution are being adopted at a duly called and authorized open meeting of the Board of Trustees on the date set forth above, such meeting being duly called pursuant to and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code

Trustee Dean seconded the motion to adopt the Resolution. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

**20220525-Admin-A:** Trustee Dean made a **MOTION** to adjourn the special meeting, seconded by Trustee Kretz. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

APPROVED:

  
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Deborah L. Wallace, Chair

ATTESTED:

  
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Ryan A. Rushing, Fiscal Officer

6-13-2023  
Date