

ROSS



T O W N S H I P

COMMUNITY NEWSLETTER

Fall 2022

A newsletter with community information for all township residents

Volume 15 Issue 2

ON NOVEMBER 8, 2022 THE VOTERS OF ROSS TOWNSHIP WILL DETERMINE IF ROSS TOWNSHIP WILL HAVE TOWNSHIP-CONTROLLED ZONING

Zoning is a tool that is available to Ohio townships to regulate the types of land uses, the density of land use, and the location of different types of development as a means to preserve the safety and health of a community. Zoning laws typically specify the areas in which residential, industrial, recreational or commercial activities may take place. As a land use tool, zoning can assist a township to implement its values, preferences, goals and objectives that are usually articulated in a comprehensive plan for a community's development.

Currently, Ross Township is under the control of the Butler County Rural Zoning regulations and there is one Ross Township appointee to the Butler County Rural Zoning Board. During the summer of 2020, the Ross Township Board of Trustees was presented a certified petition signed by 339 registered voters of Ross Township requesting the board to proceed with township zoning. Following the laws set forth in the Ohio Revised Code (ORC), a Zoning Commission was appointed to develop a township-level zoning resolution and zoning map. The 5 members and 3 alternates were selected from a pool of applicants by the Board of Trustees after an interview process.

With the assistance of a hired consultant, the Zoning Commission underwent the processes of updating the township's Land Use Plan and developing the zoning resolution with a related zoning map. This process was conducted during open meetings and guided by feedback from a community survey that was advertised on www.EnvisionRoss.com, on the township website, and in The Venice Cornerstone. The zoning resolution and map then went through a series of public hearings before being placed on the November 2022 ballot.

On November 8th voters will have two options. One option, voting in favor of township zoning will result in a township-level zoning department, which must, by law, be in immediate effect upon the certification of the vote. The other option on Election Day, voting against township zoning, will mean that the township will continue to work within the established framework with Butler County Rural Zoning. In this situation, the township could reconsider zoning at another time, either initiated by the Board of Trustees or by public petition.

Additional information including the public feedback, draft code/map, and estimated departmental costs can be found at the dedicated website that was established for this process: www.EnvisionRoss.com.

ROSS TOWNSHIP RESIDENTS NEEDED TO SERVE ON BOARD OF ZONING APPEALS

Should township-controlled zoning be approved by Ross Township voters during the November 2022 election, the Ross Township Board of Trustees will be seeking Ross Township residents to serve on a five-member (with two alternates) Board of Zoning Appeals. The appointments would be for a voluntary, up to five-year term. Interested candidates must reside in Ross Township and must be able to attend monthly meetings at the Ross Township Government Center, 4055 Hamilton Cleves Road, Fairfield, Ohio 45014. This board will only be in effect if the issue of township-controlled zoning passes on November 8, 2022.

The Ross Township Board of Zoning Appeals acts as an independent appellate board, which hears land use matters arising under the Ross Township Zoning Resolution such as variance and conditional use requests.

The Board also acts as a final authority regarding interpretations of the Zoning Resolution. The Ross Township Board of Zoning Appeals holds jurisdiction over the following matters: appeals, variances, conditional use/special exceptions, non-conforming use substitution/extension, and temporary structures.

Township residents who would like additional information on the opportunity to serve their community as a member of the Board of Zoning Appeals can attend an **informational session on Monday, October 17, 2022 at 6:30 p.m.** at the Ross Township Administration Building, 4055 Hamilton Cleves Road.

Interested candidates should send a letter of interest, including a brief biography or resume, to Laurie Kile, Township Administrator, 4055 Hamilton Cleves Road, Fairfield, Ohio 45014, or lkile@rosstwp.org by October 31, 2022.

BURNS FARM DEVELOPMENT UPDATE

On April 20, 2022, the Township held a public meeting to discuss the proposed development at School Road and SR 128 ("Burns Farm"). The meeting included an overview of the township's financial projections, an introduction to the draft map of the potential development, and an opportunity for public comment.

Private property owners have a right to sell their land, and as property owners across the township feel that it is the right time for their business or family to move on, the Township is committed to exploring well-established financial and development tools to encourage the highest quality development that makes sense for the area. For the Burns Farm, the vision for that particular property to become a community center was established by the land use plan that was adopted in 2008.

Not every financial or development tool is appropriate for every project, but these tools (Tax Increment Financing, Residential Improvement Districts, New Community Authorities, etc.) have been successfully used across Ohio to support projects that ultimately reduced the tax and levy burden on residents. Just as your family may use a certain bank or invest in a certain type of account in order to have more money and more flexibility in the future, the Township is considering how economic development and fiscal tools, or lack thereof, will affect the Township's future.



As the Burns Farm project, or other projects across the township, continue to present opportunities, the Township will continue to work with property owners where appropriate.

However, the public meeting provided a great opportunity for feedback, and we thank everyone who stepped up to the microphone or asked a question after the event. While we can't capture every comment in a newsletter, we can share some of the common themes. For some, there is real concern about the concept of a hotel across from the school. There

are others who were seeking more information; they would like more information on what types of uses would be in the area before they feel comfortable sharing if they support the project. Property owners' rights and tax-payer burden were also common themes, as was the potential effect on the schools. While some residents would be comfortable with a residential subdivision but no commercial or mixed-use, others see that as potential negative influence on schools and township services.

The Board of Trustees is hopeful that future plans for the Burns Farm, or other farms and commercial properties, understand these concerns so that we can continue to find ways to support property owners and the overall township.

ARPA FUNDS TO BE USED FOR 2023 ROAD PAVING

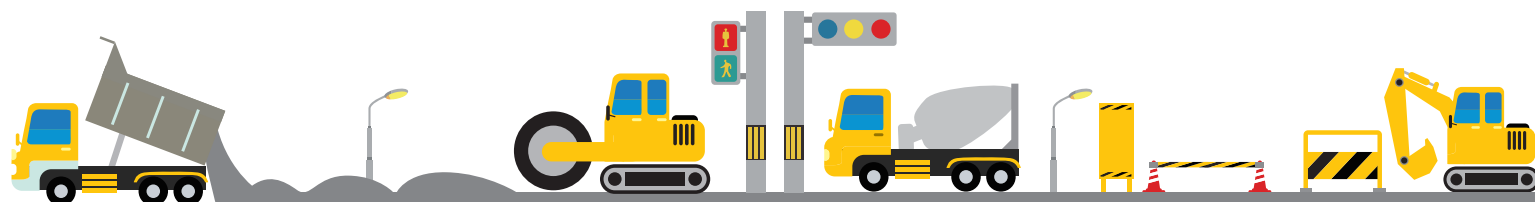
DID YOU KNOW THAT THE CURRENT PRICE TO PAVE 1 MILE OF ROADWAY (20 FT WIDE WITH BASE REPAIR) IS \$181,000?* The Ross Twp. portion of Smith Road is 3.1 miles with an estimated paving cost of \$561,100. The Ross Twp. portion of Morgan Ross Road is 3 miles (\$543,000). Both roads need to be repaved and are scheduled to be paved in 2023. The anticipated total cost of the project is \$1,104,100. That's the bad news.

NOW FOR THE GOOD NEWS...

American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Funds are being provided by the U.S. Department of Treasury to help local governments recover from the Coronavirus

pandemic. Ross Township has been awarded \$878,163.22 from the Treasury. Because police and fire services received the vast majority of previous pandemic-related dollars, and due to the condition of the roads, the Ross Township Board of Trustees has committed \$825,000 of those funds for road repair. In addition, the Butler County Board of Commissioners authorized \$5.0M of its ARPA funding to townships for respective 2023 paving programs. Of that, Ross Township will receive \$273,940. That's an investment of \$1,098,940 in Ross Township's infrastructure in 2023. With regular maintenance, the road repavement is expected to last 20 years.

**(Based on the Butler County Engineer's 2022 Asphalt Paving Contract.)*



ROSS TOWNSHIP FIRE DEPARTMENT

The Ross Township Fire Department is focused on providing the best possible service to the community. Our vision is to proactively engage with the community through outreach and community initiatives to support and educate those we serve. With great pleasure, the Ross Township Fire Department introduces our Safe Seniors Initiative.

The Safe Senior Initiative was created to bridge the gap of unmet healthcare needs for the citizens of Ross Township, improve the quality of health, ensuring a healthier and safer community. In order to achieve this, the township has five specific goals:

1. Create better connections within our community.
2. Raise awareness and provide public education.
3. Connect residents with needs to primary care services or elderly services.
4. Reduce non-reimbursable, non-urgent, no-transport services.
5. Create a proactive, healthier community.

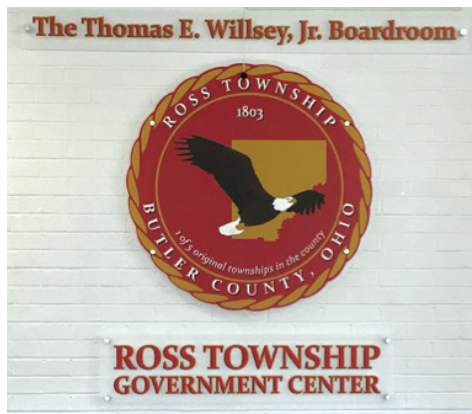
We need your help to make this initiative successful because the best source of information comes straight from the community! This program starts with a simple in-home visit to discuss which

programs are available and right for you. Depending on your situation, fire department staff may discuss programs such as residential KnoxBox access, in-home safety checks, and in-home health checks that are available at no cost to you. The fire department's goal is to advocate for residents in need wherever possible in order to meet those five goals mentioned previously.

Please follow the link to provide a little more information about you, <https://s.pointerpro.com/rtdfssp>, or scan the QR code below. For more information, contact Lieutenant Scott Huston at shuston@rosstwp.org or (513)863-3410. You can also visit our website at www.rosstwp.org.



► RTFD Safe Seniors Initiative



To honor former Trustee Tom Willsey and his 36+ years of service and dedication to Ross Township and its residents, the boardroom has been dedicated in his honor.

DUKE ENERGY FOUNDATION GRANT

Thank you to the Duke Energy Foundation for the recent Local Impact grant award of \$2,500. The funds were used for the printing and mailing of this newsletter.

VIEW BOARD OF TRUSTEES MEETINGS ONLINE

Board of Trustees meetings are now being recorded for the convenience of those that cannot attend the meeting in person. Please go to the Township's website at <https://rosstwp.org/agendas-minutes> to view. Recordings are typically posted the day after the meeting.



DON'T FORGET TO VOTE!
ELECTION DAY IS NOVEMBER 8TH



4055 Hamilton Cleves Road
Fairfield, Ohio 45014

PRSRT STD
US POSTAGE
PAID
CINCINNATI OH
PERMIT #215

ROSS TOWNSHIP CONTACTS

TOWNSHIP TRUSTEES:

KEITH BALLAUER.....W-513-863-2337x113 C-513-646-9242
ELLEN YORDYW-513-863-2337x114 C-513-349-9511
JENNIFER PATTERSON.....W-513-863-2337x110 C-513-642-9171

FISCAL OFFICER:

JULIE JOYCE-SMITH
W-513-863-2337x112

ADMINISTRATOR:

LAURIE KILE
W-513-863-2337x111

EMERGENCY:DIAL 911

NON-EMERGENCY:

TOWNSHIP POLICE CHIEF Burton Roberts ... W-513-863-2337x130 F-513-863-6378

TOWNSHIP FIRE CHIEF Steve Miller W-513-863-3410x150

TOWNSHIP ROAD SUPERINTENDANT

Paul Bulach..... W-513-863-2337x180

POLICE DEPARTMENT 4055 Hamilton Cleves Rd..... W-513-863-2337

FIRE STATION #1 2565 Cincinnati-Brookville Rd. W-513-275-1463

FIRE STATION #2 1308 Ross Millville Rd. W-513-863-3410

SCHOOL NUMBERS:

ROSS LOCAL SCHOOLS

District Offices.....513-863-1253
Morgan Elementary513-738-1986
Elda Elementary513-738-1972
Ross Intermediate School..... 513-868-4550
Ross Middle School..... 513-863-1251
Ross High School513-863-1252

PRIVATE SCHOOLS

Stephen T. Badin High School513-863-3993
St. Joseph Elementary513-863-8758
St. Peter in Chains.....513-863-0685
Queen of Peace Elementary 513-863-8705

OTHER IMPORTANT NUMBERS

Butler County Building & Zoning 513-887-3204
MRAA513-738-1392
Rumpke800-828-8171