



WAYNE TOWNSHIP

BUTLER COUNTY, OHIO

REGULAR MONTHLY MEETING MINUTES

December 20, 2021

5967 Jacksonburg Road, Trenton, Ohio 45067 Phone 513-424-9661

Wayne Township Trustees

BILL JONES
ED TRUSTER
TIM TAYLOR

Administrator/Zoning

DANIEL HOIT
Fiscal Officer
LAURA DALEY

CALL TO ORDER

Trustee Jones called the December 20th Trustees meeting to order at 7:00 pm

PLEDGE OF ALLEGIANCE

Everyone stood for the pledge of allegiance.

ROLL CALL

Fiscal Officer Daley took roll call; all members of the board were present.

AUDIENCE OF PUBLIC

None.

APPROVAL OF MINUTES

- November 15, 2021 Regular Meeting

A motion was made by Trustee Truster, followed by a second by Trustee Taylor to approve the November 15th meeting minutes as written. Roll call was taken; 3 ayes, 0 nays, 0 absent.

PRESENTATIONS

- Susan Vogt – Red Riding Hood Rescue Project- Ms. Susan Vogt and Ms. Micki Bowling began their presentation, notes of this presentation are attached hereto, explaining what they planned to do with the 20 acres they purchased on Shurz Rd. They explained they will be rehabbing the house and barn for a caregiver to take residence, they continued to explain the temperament of the wolf dogs, as well as the entrapments for the animals that would be taking residence at the sanctuary. They explained they had received a very large charitable donation that would keep the sanctuary up and running for quite some time. They explained Wolf dogs are dogs, and people have nothing to fear of them. The Trustees opened the floor to questions from the audience.
- Audience of Public went on for three hours as nearby residents of the area spoke against the sanctuary. Notes were taken on the comments, but as things went on, residents began to speak over one another, and note-taking began to become difficult. The meeting was recorded on Facebook live and saved to the Wayne Township Facebook page if a comment was missed or not able to be recorded in the minutes. Some comments were as follows. Trustee Taylor took lead on this presentation as he was very much against the sanctuary going in across from his property as he stated that he went door to door to the nearby residents to try to inform them of what the plans were. Daniel Hoit, Wayne Township's Zoning Administrator had reached out to the prosecutor's office regarding what was required of Wayne Township Zoning. Mr. Hoit explained that the Red Riding Hood Rescue Project was proactive and went through the proper channels. Trustee Taylor did not agree with Mr. Hoit's response, so Mr. Hoit again explained that this went to the Prosecutor's office and that the project has done nothing against our zoning regulations. Mrs. Susan Vogt asked Trustee Taylor what channels he felt they did not follow? She explained there was nothing illegal about what they were doing. She stated that they came this evening in hopes to work as good neighbors with the township. Some more questions were asked of the ladies. They asked if the caregiver will be actually living in the house? The woman answered yes, when the house has been renovated, a caregiver will take permanent residence of the house. They asked about how the Sanctuary would be funded and how much traffic would increase? How



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many driveways do you intend to use? Ms. Vogt and Ms. Bowling responded that the traffic would not increase that much. They may hold some private tours for small groups, and mainly, it would be those that donate that would be given the opportunity to stay in the private dry treehouses that they have plans to incorporate into the property. They plan to make the property a beautiful place. It is a 501©3 non-profit business supported only by gifts and donations. A lot of speculation from the audience was given in response to that, stating that volunteerism is a thing of the past, and they felt they would have a hard time keeping the property up and running. The ladies explained again they already had a very large donation in place and were not worried about that. The founder and co-founder again stated they just wanted to be good neighbors. They stated they only plan to use the two existing driveways, the one to the house and the one to the barn, they also plan to repair the bridge for better access. Trustee Bill Jones stated that they claim the dogs to be shy and quiet, why then would you want people around them if they are shy? The women stated that it would only be small groups as people need to be educated on the species. They explained that a lot of people adopt these dogs and do not understand the requirements needed to care for the dogs, which leads to them being left to fend for themselves in the wild. They explained they are domesticated animals and needed humans to take care of them, they were never meant to be released into the wild. The dogs we get that are home able, we will adopt out with home visits to make sure the animals have a suitable, safe environment to live in. Those that can not be rehomed will stay at the sanctuary for care to be given to them from the caregivers. The ladies explained they are highly trained and certified to care for these animals. They went on to explain that the animals are mostly outdoor animals and will have proper containment and structures to protect them from the elements. The noise is not really an issue as they do howl, but it is a beautiful sound and should not disrupt anyone. Also, this is a deterrent to coyotes as coyotes do not wish to be in the same vicinity as the wolf-dog. Escape is not a concern as they will have very tall fences with lean ins and dig guards. The fencing will go three feet below ground, and the dig guards will go three feet from the fence on each side. They will be incorporating the highest USDA standards for these containment areas and gate areas. As for the primitive retreat area, they hope to incorporate small tree houses, as mentioned earlier. These will be dry shelters, meaning no water, no fire, no food. These plans will have to go through the Butler County Building department, and the overall plans will go through the Butler County Health department when it comes to adding public restrooms and whatnot. We will have regular veterinarian care for the animals.

● **AUDIENCE OF PUBLIC**

- Tracy Diver Bridges stated she did not want the traffic, she stated the most they have is a couple of cars and a tractor here and there. She explained a lot of residents have livestock in the area and some that livestock is their livelihood. She stated she does not want the sanctuary here.
- Cornel Downie stated he has been at his residence for 50 years, he states he knows that you can not always contain anything from humans to dogs. His main concern is that the dogs will get out and attack our livestock. He stated that he did not want them to be brought out here, he suggested going to Kentucky, getting a hundred acres, and doing it there. The ladies stated that it is not necessary, many of these sanctuaries are in much more populated areas with a lot less land.
- Vernon House- stated that 56% wolf would make it a wolf, not a dog. Wolves are to be controlled by the USDA. He asked the audience to show hands of how many people were against this. Most of the audience raised their hands.
- Rex McIntosh asked what they are going to do if the dogs escaped?
- James Tad Buffenbarger asked if there was a protocol for possible disaster? Will every animal be chipped with tracking ability? Being as though the sanctuary is claiming not to be a kennel, will every dog be licensed and up to date on vaccinations? Will you be required to follow the nuisance laws regarding barking? The ladies responded by stating that yes, all animals will be chipped, licensed, and up-to-date on vaccinations. Yes, they will have emergency protocols in order, and no one should be concerned about barking as they do not bark they howl.
- Chris Fransky stated that ORC 956 clearly states there are only a few things they can control, which is proper care, licensing, and compliance to this section of the code.



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- Beverly McIntosh asked who would be living in the house? The caretaker, which is still to be decided, will hold that position.
- Steve Countryman has reached out to Daniel Hoit regarding our Zoning Resolution article 2402.1 He asked why the plans had not been turned into our zoning department for approval. The ladies explained everything in the real estate world moves very quickly they just put in an offer for the property, they reached out to the zoning department regarding what was needed and were told that this fell under agritourism, but they still planned to submit all drawings and plans to the County and township once they closed on the property. Mr. Countryman put in a public request for the documentation regarding the sanctuary thus far.
- Christine Dangler stated she was the third property that borders this property. She asked if the wolf dogs were ever fed raw meat as she felt the Canine species will then turn after having a taste of blood, she also does not believe that wolf dogs will deter coyotes. She stated that if her livestock is at all put in harm's way, she will take care of it herself.
- Mrs. Christ stated that yes, we are rural but feels 20 acres is not enough land to contain these dogs and the pins that are being explained. She is very concerned the dogs will not be contained as being described.
- Trustee Jones asked if you say these are just dogs, why do you need 10' fencing to contain them? The ladies explained again that this species of dog does have higher demands for care, and we are trying to educate those that wish to own them on how to properly do so to keep them safe and protected.
- Nancy and Daryll Honschul stated that their nephew was attacked by a German Shepard. You can not offer any guarantees, and you are not going to be able to educate everyone. Again, they shared their concern for them not being able to contain the animals. The next issue they shared was a question regarding the enclosures. How many do you plan to have, and what sizes? The ladies stated the enclosures will be 50 x 50 and 100 x 100. They will be starting out small and hopefully building as time goes by.
- Clint Sprinkle stated that yes, wolves howl, it is a beautiful sound, nothing like a dog barking or a coyote yipping, but even so, he stated he feels this is just not a good location for them.
- Bonnie Mills stated she did not want people out here, she doesn't want the noise or the traffic. This may be educational, but it needs to be somewhere else.
- Tom Moore stated your dogs are not the only dogs that will be a part of this rescue, all dogs are not going to be good dogs. The ladies explained that all the dogs will be addressed individually to determine what is best for that animal as that is partly what they are trained to do. Tom went on to say, you are originally from Cincinnati, what made you want to come here to our neighborhood? The ladies explained that they have been looking for property for quite some time, but with the real estate market the way it is, we had to jump on the opportunity, we feel Wayne Township is beautiful, and we hope to add to the beauty.
- Gary Schul stated he echoed the thoughts of everyone here.
- Jody Ferguson asked what type of training is used? Is the training guaranteed to work? What happens if the animal can't be trained? Will this place only house wolf dogs, or will there be multiple breeds of dogs kept on the grounds. The project is run by a board of 6 members, there will be 3-5 people on the property daily working with the dogs. These are all low content wolfdogs, less than 50% wolf. It will only be low-content wolf dogs. The training is American academy training using positive reinforcement. This is not something new to us, we are highly trained and prepared to run this sanctuary to the highest standards.
- Chris Bransky stated he moved here from the East Coast. We love it here, it seems these women have a very good strategic plan and are trying to do something important, his advice to everyone is live and let live. He has horses, he believes they will defend themselves if necessary.
Kenny Imhoff stated he has only known of aggressive wolf dogs, not what is being expressed by the women this evening.
- Tina Jameson shared her concerns of what she is going to see and hear when she walks outside. She stated she is an animal lover and likes the idea of what they are trying to accomplish, she just has the above-mentioned concerns. She asked that the women try to see it from the resident's perspective. You say it will start small, but what will happen to the property if things don't work out. The ladies explained they planned to beautify the property with



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prairie grass and wildflowers, the whole property will be rehabbed, and the enclosures will not be seen from the road as they wish to provide the dogs with privacy as well, they will be nestled in the woods near the center of the property. The only trees that will be removed are those that are dead or damaged and would be a potential danger to falling on the enclosures. Tina then asked if they will maintain control of who is coming in and off the property. The answer was yes, groups will be very small and scheduled through them.

- Mike Truster stated he is a past trustee on this board and understands the agritourism laws, with that being said, he too has livestock, a small child, and understands no matter how hard you try and no matter what emergency protocols you have in place, animals will get out. He stated they needed to be aware of the dead ash trees in the area as well as the flooding as the stream will take out anything in its way, he explained no one here wants to hear it is not possible for them to get out, just that you understand that it could happen and that you have a plan in place. He stated he is not here to try to stop them but to offer any assistance or advice he can give them to make it safer for everyone and the animals.
- Leon Simpson explained the problem is no one controls the density of the animals, and who is going to inspect the property to make sure you follow all the precautions you have mentioned. We have no plans, drawings, nothing to go by to see what your development plans and emergency protocols are. You have stated this is a 501©3, but we need to see a timeline one to two years out to see what your plans are and what your exit strategy will be when things do not work out, as it is very difficult to keep a non-profit up and running.
- Trustee Taylor began again, telling the two ladies that they clearly were not welcome here. He stated that he felt it was only fair to have a public hearing for the township residents and wanted to know who invited them to this meeting. They responded that he himself had told them of the meeting and that they asked if they could give a presentation to clear up some concerns. Trustee Taylor stated he did not want them at the meeting and denied telling them about it.
- Fiscal officer Daley stated that this was a public meeting, that no one was denied to come to the meeting, and that the ladies were on the agenda to give a presentation.
- Trustee Taylor pointed out that she was fiscal officer, and she needed to be quiet. At that time, she excused herself from the meeting as she felt she did not wish to be represented in this manner holding a place of public office and felt Trustee Taylor was out of line and being disrespectful to the presenters.
- Trustee Jones took this time to read a statement from The Butler County Prosecutor's office, whom represents Wayne Township, stating that the Red Riding Hood Project fell under the Agri-tourism section of the ORC and that the Wayne Township Zoning and Trustees could do nothing to stop the project from coming into our area. At this time, most of the audience dispersed.

REPORTS

- Fiscal Officer – none.
All other reports are attached.
- Fire
- Zoning
- Road

UNFINISHED BUSINESS

NEW BUSINESS

1. Internet- a letter to the County Commissioners is attached hereto asking for support in the expansion of broadband in our area. Discussion regarding changing the internet service for our buildings
2. Striping – estimates for striping are attached, Daniel Hoit had tried to reach out to get additional quotes but only received two totals. A motion to accept the quote to have the County stripe Cotton run road between Mill Road and State Rte. 73 was made by Trustee Truster and seconded by Trustee Taylor. Roll call was taken. 3 ayes, 0 nays, 0 absent



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3. Tractor/Arm Mower Discussion- Trustee Truster is working on receiving more quotes for a larger tractor. A special meeting will be held when this is complete on December 28th at 7:00 pm

LEGISLATION

AUDIENCE OF PUBLIC

Mike Truster asked whom he should put in a records request.

AUDIENCE OF TRUSTEES

None.

EXECUTIVE SESSION

To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, unless the employee, official, licensee, or regulated individual requests a public hearing by division (G)(1) of section 121.22 of the Revised Code.

A motion to go into executive session was made by Trustee Truster to go into executive session and seconded by Trustee Taylor. Roll call was taken; 3 ayes, 0 nays, 0 absent.

NEXT MEETING

1. January 3, 2022, at 7:00 pm Organizational Meeting

ADJOURNMENT

A motion to adjourn was made by Trustee Taylor, followed by a second by Trustee Truster. Roll call was taken; 3 ayes, 0 nays, 0 absent. The December 20th Council meeting was adjourned at 10:51 pm.