

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

CALL TO ORDER

Trustee President Terry Posey, Jr. called the Miami Township Board of Trustees Regular meeting to order on Tuesday, March 3, 2026, at 6:00PM and led in the reciting of the Pledge of Allegiance. Attendance was as follows:

| Elected Officials: | | Present | Absent |
|---------------------------|--------------------------------|---------|--------|
| Terry Posey, Jr. | Trustee President | X | |
| Don Culp | Trustee Vice-President | X | |
| Drew Barry | Trustee | X | |
| Gregory Clingerman | Deputy Fiscal Officer | X | |
| Township Staff: | | | |
| Chris Snyder | Township Administrator | X | |
| Alex Carlson | Community Development Director | X | |
| Clay McCord | Finance Director | X | |
| Adam Nielsen | Police Chief | X | |
| John Schweickart | Public Works Director | X | |
| Penny Bogner | Assistant Finance Director | X | |

RECOGNITION OF FIRST RESPONDER CASUALTIES

Adam Nielsen read the First Responders Casualties for February 17 – March 2, 2026.

- **Police Officer Brian Elliot**, Beech Grove Police Dept, IN
- **Trooper Michael Diego**, Florida Highway Patrol
- **Police Officer Caleb Abney**, Hahira Police Dept, GA
- **Master Trooper Stein Davis Jr.**, North Carolina Highway Patrol
- **Deputy Sheriff Kenneth Lewis**, Fort Bend County Sheriff's Office, TX
- **Sergeant Michael Schlattman**, Bernalillo County Sheriff's Office, NM
- **Deputy Sheriff Gabriel Ramirez**, Christian County Sheriff's Office, MO
- **Deputy Sheriff Michael Hislope**, Christian County Sheriff's Office, MO
- **Correctional Officer Dustin Pedigo**, Tennessee Dept. of Corrections
- **Master Trooper Steven Perry**, North Carolina Highway Patrol

In recognition of these individuals, Trustee Posey, Jr. asked everyone to join him in a moment of silence.

RECOGNITION OF GUESTS

- Chief Nielsen provided history of the Matt Haverkamp Foundation, acknowledging his appreciation and thanks for partnering with them.

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

- Trustee President Terry Posey, Jr. presented the Proclamation to the Matt Haverkamp Foundation.

WHEREAS, the Miami Township Police Department strives to enhance public safety through innovative law enforcement techniques and advanced training; and

WHEREAS, a police K-9 unit provides invaluable service in crime investigation, officer protection, and community engagement; and

WHEREAS, The Matt Haverkamp Foundation provided significant financial funding for the Miami Township Police Department canine program; and

WHEREAS, its generous support allowed for the selection and training of K-9 Dex and Officer Tyler Wilson;

THEREFORE, BE IT RESOLVED that the Miami Township Board of Trustees extends its gratitude for the foundation's partnership and commitment to protecting the residents of our community.

BE IT FURTHER RESOLVED that the Miami Township Police Department hereby expresses its sincere appreciation to The Matt Haverkamp Foundation for its generous support and dedication to the Miami Township Police K-9 unit.

- Public Works Director John Schweickart recapped the snow event and recognized his staff for their strategic planning and teamwork. Administrator Chris Snyder thanked the Public Works staff and families, acknowledged their hard work and presented them with a plaque recognizing their commitment and dedication.

CONSENT AGENDA

All matters under the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion. Any Trustee may remove an item from the Consent Agenda by request, and a second is not required to remove an item. Removed items will be considered after the motion to approve the Consent Agenda.

- A. Meeting Minutes: February 17, 2026 – Regular Meeting Minutes
- B. Purchase Orders through #2026000259
- C. Payments totaling \$302,103.08 consisting of:
 - Checks: #80598 – #80649, and

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

- Electronic Transfers: #0202600032 – #0202600049
- D. Payroll #4, Check Date: 02/20/2026 totaling \$257,700.52

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion to approve the Consent Agenda items.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

NEW BUSINESS

The following items were presented/opened for discussion and questions with the Board:

- Police Chief Adam Nielsen presented the following:
 - **Resolution 037-2026** to approve a 3 year collective bargaining agreement with the Miami Township Police Department (MTPD) Police Officer Union.
- Public Works Director John Schweickart presented the following:
 - **Resolution 038-2026** to authorize the Township Administrator to submit an application to the General Assembly Capital Budget.
- Community Development Director Alex Carlson presented the following:
 - **Resolution 039-2026** to authorize the Township Administrator to execute a contract extension for electric lighting services for use on public grounds and streets for a period of sixty (60) days, commencing March 1, 2026, and expiring April 30, 2026.
- Finance Director Clay McCord presented the following:
 - **Resolution 040-2026** to approve amendments to the appropriations of funds for 2026.

This resolution is related to Resolution 037-2026 which was approved on February 17, 2026 – hard copies passed out to each Trustee.

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

PUBLIC COMMENTS

Trustee Posey, Jr. opened the floor for public comments and reminded those who wish to speak that the public comment period is an opportunity for the public to address the Board rather than dialogue. Presentations are limited to five (5) minutes each. Seeing no one, Trustee Posey, Jr. moved into consideration of resolutions and motions.

CONSIDERATION OF RESOLUTIONS AND MOTIONS

Resolution 037-2026

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion to approve Resolution 037-2026 to approve a 3-year collective bargaining agreement with the Miami Township Police Department (MTPD) Police Officer Union.

Trustee Posey, Jr. called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

Resolution 038-2026

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion to approve Resolution 038-2026 to authorize the Township Administrator to submit an application to the General Assembly Capital Budget.

Trustee Posey, Jr. called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

Resolution 039-2026

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion to approve Resolution 039-2026 to authorize the Township Administrator to execute a contract extension for electric lighting services for use on public grounds and streets for a period of sixty (60) days, commencing March 1, 2026, and expiring April 30, 2026.

Trustee Posey, Jr. called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

Resolution 040-2026

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion to approve Resolution 040-2026 to approve amendments to the appropriations of funds for 2026.

Trustee Posey, Jr. called for any additional discussion. With none being brought forth, Mr. Clingerman called the roll and recorded the vote.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

PUBLIC HEARINGS

Zoning Case 462-23

Resolution 041-2026, a resolution to adopt a zoning map amendment from “O-2” Office District to “SP-PUD” Special Purpose Planned Unit Development District, under Zoning Case 462-23.

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion to open public hearing for Zoning Case 462-23 as stated above.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

After describing the public hearing process, Trustee Posey, Jr. asked Community Development Director Carlson if the legal requirements for the case had been met. Mr. Carlson replied affirmatively.

The applicant is seeking a planned development designation to transition the 43.65-acre LexisNexis office campus into a modern mixed-use environment, to be named The Pike.

The applicant has indicated that specific end users for the various sub-areas (residential, medical office, retail) have not yet been identified. The purpose of this preliminary plan is to establish a flexible land use that allows the applicant to effectively market the site to tenants and developers. This speculative approach is common in large-scale PUDs to ensure the site can

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

respond to market demands while remaining within the Township's preapproved land uses. Beyond the gas station use requiring additional review/attention, staff is very comfortable with the current proposed land uses within each sub-area.

To ensure the project provides value beyond a standard commercial build-out, the Zoning Commission has stipulated that a full site amenities package must be submitted in conjunction with the first final development plan, which is likely to be the fuel station.

This package will include "The People's Pike" (a multi-modal pathway), sidewalk upgrades, and pedestrian connectivity. By requiring this package upfront, the Township gains assurance that site-wide amenities and infrastructure will be installed alongside the initial commercial development, supporting the long-term viability of the future mixed-use phases.

The Miami Township Zoning Commission recommended approval with a vote of 4-0 with the following stipulations:

1. The addition of the following permitted uses to each of the three development areas listed in the Development Standards. Future Final Development Plans must include a significant investment in outdoor play space to support multifamily residential and other creative recreation amenities for employees and residents on site:
 - a. Parks
 - b. Sport Courts and similar
 - c. Gym/Recreation Complex
2. Applicant must provide a Site Tree Survey of existing vegetation for the purpose of identifying as many existing mature trees as possible in the development area to maintain as part of the overall landscaping plan for the development area.
3. Applicant must complete any and all ODOT traffic review requirements related to increased trip generation from the proposed land uses prior to submission of a Final Development Plan application.
4. Simultaneously along with the first Final Development Plan submitted for the site, the applicant will provide a Preliminary Site Amenities Plan detailing how development zones interconnect via walking paths, bike paths, and other infrastructure.
5. Final Development Plan for the site shall include EV Charging Areas located near office and residential land uses.

Applicant Jeff Martin, Industrial Commercial Properties at 6110 Parkland Blvd, Mayfield Heights, Ohio is present. Mr. Martin gave a brief overview of the company and project history and expressed his appreciation to staff for their cooperation.

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

Trustee Posey, Jr. opened the floor for Proponents of the case to step forward and speak; no one came forward to speak.

Trustee Posey, Jr. opened the floor for Opponents of the case to step forward and speak; no one came forward to speak.

At this time, the Board of Trustees is required under Article 31, Section 3104 of the Miami Township Zoning Resolution to make a specific Findings of Fact based upon the particular evidence presented at this hearing.

Deputy Fiscal Officer Clingerman read each standard and called the roll to determine the finding of each Trustee on the following standards:

1. **Section 3104 A:** The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development standards where only the proposed uses and development standards are to be adopted and provides for pedestrian accessibility and connectivity throughout the design.

Trustee Posey, Jr.: True, Trustee Culp: True, Trustee Barry: True

2. **Section 3104 B:** The proposed development and or development standards adequately address issues related to compatibility with adjacent uses, environmental issues, and overall design compatibility, including lighting and landscaping and do so in a manner that improves upon what would be achieved under the non-PD zoning standards.

Trustee Posey, Jr.: True, Trustee Culp: True, Trustee Barry: True

3. **Section 3104 C:** The proposed development and or development standards are intended to produce a superior design and construction than what would normally occur under the non-PD zoning standards and will not cause an undue burden on public services and facilities including, but not limited to, fire and police protection.

Trustee Posey, Jr.: True, Trustee Culp: True, Trustee Barry: True

4. **Section 3104 D:** The proposal is in accordance with the goals and policies of the Comprehensive Plan.

Trustee Posey, Jr.: True, Trustee Culp: True, Trustee Barry: True

5. **Section 3104 E:** If the project is proposed to contain non-residential uses, the conditions imposed mitigate any potential significant impacts associated with the proposal, including maintaining a minimum fifty (50) foot distance from a retail, office or other non-industrial business structure or one hundred (100) foot distance from a manufacturing structure to a residential building outside of the Planned Development District with a minimum thirty (30) foot property line setback for a retail, office or other non-industrial use and fifty (50) foot property line setback for a manufacturing use along any property lines adjacent to a residentially zoned property.

Trustee Posey, Jr.: True, Trustee Culp: True, Trustee Barry: True

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion to close public hearing for Zoning Case 462-23 and find that all of the required standards have been met by the evidence presented during this public hearing.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion to adopt Resolution 041-2026 to approve a zoning map amendment from “O-2” Office District to “SP-PUD” Special Purpose Planned Unit Development District under Zoning Case 462-23 and adopts the Zoning Commission recommendation subject to the following modification.

The applicant shall not submit a final development plan application for the fuel station convenience store as the initial application for substantial construction within the planned development. Submission of a final development plan for the fuel station/convenience store may only be submitted subsequent to the commencement of construction for another component of the mixed-use development such as a multi-family residential, hotel or medical office.

With no further discussion brought forth, Mr. Clingerman called for a vote.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

DEPARTMENT HEAD COMMENTS

Chief of Police Adam Nielsen thanked the Haverkamp’s for their support and looks forward to future community events and the impact of K-9 Dex.

Public Works Director John Schweickart noted that Public Works and Community Development are continuing to go after funds that can be brought in to the community to help make park improvements.

Township Administrator Chris Snyder asked that we keep the families of the recent military casualties and all of our military members, families and civilians in our thoughts during this current conflict.

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

COMMENTS FROM THE BOARD

Trustee Drew Barry stated his appreciation for all staff and community recognition.

Trustee Don Culp expressed his appreciation for the collaboration between Walmart and the Police Department.

WORK SESSION

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion at 6:58PM to go into Work Session.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

The following topics were discussed in Work Session.

- Waldruhe Park Improvements
- Review of Unaudited 2025 Year End Financials

RETURN TO REGULAR SESSION

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion at 7:07PM to leave Work Session and return to Regular Session.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

EXECUTIVE SESSION

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion at 7:07PM to go into Executive Session.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

Meeting Minutes of the Miami Township Board of Trustees
Regular Meeting
March 3, 2026

The following topics were discussed in Executive Session.

- To consider the employment and compensation of a public employee in accordance with ORC 121.22 (G)(1).

RETURN TO REGULAR SESSION

Trustee Posey, Jr. motioned, and Trustee Culp seconded the motion at 7:29PM to leave Executive Session and return to Regular Session.

| | Yes | No | Abstain | Absent |
|--------------------|-----|----|---------|--------|
| Trustee Posey, Jr. | X | | | |
| Trustee Culp | X | | | |
| Trustee Barry | X | | | |

ADJOURNMENT

Trustee Posey, Jr. adjourned the meeting at 7:30PM.



Trustee President Terry Posey, Jr.

Attested:



Deputy Fiscal Officer Gregory Clingerman
March 17, 2026