

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

---

**CALL TO ORDER**

Trustee Vice-President Don Culp, Jr. called the Miami Township Board of Trustees Regular meeting to order on Tuesday, February 17, 2026, at 6:00PM and led in the reciting of the Pledge of Allegiance. Attendance was as follows:

<b>Elected Officials:</b>		Present	Absent
Terry Posey, Jr.	Trustee President		X
Don Culp	Trustee Vice-President	X	
Drew Barry	Trustee	X	
Gregory Clingerman	Deputy Fiscal Officer	X	
<b>Township Staff:</b>			
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	
Gary Stanley	Human Resource Manager	X	

---

**RECOGNITION OF FIRST RESPONDER CASUALTIES**

Adam Nielsen read the First Responders Casualties for February 3 – February 16, 2026.

**Trooper Hunter Bennett**, Arizona Dept. of Public Safety

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

---

**RECOGNITION OF GUESTS**

- Chief Nielsen gave a brief overview of Sergeant Johnson’s career then Deputy Fiscal Officer Clingerman swore him in.
- Fire Chief Johnson of the Miami Valley Fire District gave an update on the district's calls, equipment, employee health and wellness, and land purchase for a new fire station. Chief Johnson also recognized Lt. Erisman and Firefighter Robertson who will be receiving the Montgomery County Fire Fighter of the Year award for saving a man from a fire in October 2025.

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

---

**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 3, 2026 – Regular Meeting Minutes
- B. Purchase Orders through #2026000252
- C. Payments totaling \$319,514.09 consisting of:
  - Checks: #80550 – #80597, and
  - Electronic Transfers: #0202600027 – #0202600031
- D. Payroll #3, Check Date: 2/06/2026 totaling \$255,546.63

Trustee Culp motioned, and Trustee Barry 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 027-2026** to authorize a wage increase for the Police Department K-9 handler.
  
- Public Works Director John Schweickart presented the following:
  - **Resolution 028-2026** to award a bid for solid waste collection and disposal services.
  - **Resolution 029-2026** to authorize the Township Administrator to execute a sign maintenance agreement with the Montgomery County Engineer.
  - **Resolution 030-2026** to authorize the Township Administrator to purchase parks equipment.

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

- Community Development Director Alex Carlson presented the following:
  - **Resolution 031-2026** to authorize the Township Administrator to execute necessary agreements for right-of-way acquisition services for the Kingsridge Drive Transportation Project.
  - **Resolution 032-2026** to authorize a phase II addendum to the project management and financing agreement with the Montgomery County Transportation Improvement District and RG Properties, INC. for the Austin Crossing project.

**PUBLIC COMMENTS**

Trustee Culp 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. With no one coming forward, Trustee Culp moved on to the consideration of resolutions and motions.

**CONSIDERATION OF RESOLUTIONS AND MOTIONS**

**Resolution 027-2026**

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 027-2026 to authorize a wage increase for the Police Department K-9 handler.

Trustee Culp 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 028-2026**

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 028-2026 to award a bid for solid waste collection and disposal services.

Trustee Culp 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			

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

**Resolution 029-2026**

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 029-2026 to authorize the Township Administrator to execute a sign maintenance agreement with the Montgomery County Engineer.

Trustee Culp 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 030-2026**

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 030-2026 to authorize the Township Administrator to purchase parks equipment.

Trustee Culp 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 031-2026**

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 031-2026 to authorize the Township Administrator to execute necessary agreements for right-of-way acquisition services for the Kingsridge Drive Transportation Project.

Trustee Culp 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 032-2026**

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 032-2026 to authorize a phase II addendum to the project management and financing agreement with the

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

Montgomery County Transportation Improvement District and RG Properties, INC. for the Austin Crossing project.

Trustee Culp 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 411-12**

Resolution 033-2026, a resolution to adopt a final development plan under Zoning Case 411-12 Winsupply.

Trustee Culp motioned, and Trustee Barry seconded the motion to open public hearing for Zoning Case 411-12 as stated above.

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

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

The Zoning Commission heard the final development plan for Winsupply within the Austin Crossing Planned Development at their January 27, 2026, meeting. The Zoning Commission recommended approval in a 4-0 vote of the final development plan with the following stipulation:

- 1) Applicant must provide an updated landscape plan which meets all requirements of the Zoning Resolution and the Winwholesale Development Standards, including providing a sufficient number of frontage and site trees to meet the intent of the Zoning Resolution, noting that exceptions may be made due to the topographical features of the site in relation to Byers Rd. Non-native, invasive, vegetation may not be considered when considering existing vegetation for the equation to determine required site trees. Invasive, non-native, vegetation must be removed from the site.

**Meeting Minutes of the Miami Township Board of Trustees  
Regular Meeting  
February 17, 2026**

**Applicant provided an updated landscape plan which showed existing mature trees on site. Updated plan increased the number of frontage trees from 25 to 43. In total, 97 new trees will be planted on site. Additional trees were added between the building and I-75, and between the building and the Fed-Ex site to the north. Staff believes that the landscape plan provided meets the spirit and intent of the Resolution and Development Standards for the site.**

Applicant John Roll, architect with Roll & Associates, 3176 Kettering Blvd. is present. Mr. Roll noted that a lot of work is being done and looks forward to moving forward.

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

Trustee Culp then opened the floor for Opponents of the case to step forward and speak; no one came forward to speak.

Trustee Culp motioned, and Trustee Barry seconded the motion to close public hearing for Zoning Case 411-12.

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

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 033-2026 to approve a final development plan under Zoning Case 411-12 and uphold the Zoning Commission recommendation.

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

**Zoning Case 452-22**

Resolution 034-2026, a resolution to adopt a final development plan under Zoning Case 452-22 FDP Chick-fil-A 2026.

Trustee Culp motioned, and Trustee Barry seconded the motion to open public hearing for Zoning Case 452-22 as stated above.

**Meeting Minutes of the Miami Township Board of Trustees  
Regular Meeting  
February 17, 2026**

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

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

The Zoning Commission heard the final development plan for Chick-Fil-A within the Austin Crossing Planned Development at their January 27, 2026, meeting. The Zoning Commission recommended approval in a 4-0 vote of the final development plan with the following stipulations:

- 1) Final approval of the Chick-Fil-A FDP is dependent upon final approval by the Trustees of ZC Case #452-22 Roadway FDP 2026. Any modifications to the roadway proposed in said ZC Case will require a Major or Minor Modification to ZC Case #452-22 FDP Chick-Fil-A 2026 to reflect any changes.

**Applicant response letter indicates understanding of and adherence to this condition.**

- 2) Applicant must provide an updated site plan which includes a safe, well-marked, pedestrian connection from the restaurant to the proposed multi-modal pathway which abuts the site.

**A 5-foot wide pedestrian connection, with ramps and a crosswalk, has been provided from the main building entry to the proposed multi-use path on the north side of Dick Glennon Court, see sheet C-200.**

- 3) Applicant must provide updated building elevations which show all ground-mounted and roof-mounted mechanicals as screened according to requirements of the Zoning Resolution and the Austin Crossing Development Standards.

**A sight line study is enclosed with this submittal demonstrating the mechanical units on the rooftop will be screened, see sheet X-402. There are no ground mounted mechanical units proposed as part of the development. Screening of the electrical transformer is discussed in item 5.**

- 4) Applicant must provide an updated signage plan which meets the requirements of the Zoning Resolution and the Austin Crossing Development Standards, including limiting the number of wall signs to three.

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

**Building signage has been revised and now includes a total of three signs on the north, west, and east elevations, see sheet X-900. Also enclosed with the submittal is a sign package (consisting of 20 sheets) depicting the sign measurements and details.**

- 5) Applicant must provide an updated landscape plan which meets all requirements of the Zoning Resolution and the Austin Crossing Development Standards, including providing enough frontage and site trees, and considering the challenging nature of the development site.

**Applicant provided an updated landscape plan that meets the spirit and intent of the landscaping requirements of the Resolution and Development Standards. Applicant added 9 trees to plan, added a row of evergreen shrubs near drive-thru entry. Staff believes this landscaping plan is acceptable considering challenging site topography.**

- 6) Applicant must provide an updated lighting plan which meets the requirements of the Zoning Resolution and the Austin Crossing Development Standards, which limits maximum foot-candles on the site to 10 fc in security areas and 6 fc in other areas, and which requires specific light pole fixtures identified in Appendix B of the Austin Crossing Development Standards.

**Applicant did provide an updated lighting plan which reduces the maximum and average fc values on the site. However, fc values still exceed 10 fc under order canopies. Applicant has requested that the Trustees approve the lighting plan as submitted. Staff believes that 10 foot-candles are adequate, particularly due to the location of the site immediately adjacent to Austin Commons residential building and SR 741.**

- 7) Bike racks will have to points of contact similar to an “inverted U” or similar design.

**Two (2) bike racks are proposed at the northwest corner of the building and Site Keynote 46 has been revised to incorporate the “inverted U” design.**

Applicant Greg Monnig with Woolpert, representing Chick-fil-A, 4454 Idea Center Blvd. is present. Mr. Monnig stated that they are working well with staff over the concerns of the canopy lighting, but requested that the original submittal with elevated lighting levels be approved. Trustee Culp asked whether additional lights could be added to improve the average lighting under the canopy while also reducing the maximum lighting levels. Mr. Monnig stated that the typical canopy does not support this increase of lighting fixtures, but their staff can explore options to increase the number of lights.

Trustee Culp inquired about the hours of operation. Mr. Monnig replied Chick-fil-a’s typical hours are from 9am to 10pm.

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

Trustee Culp opened the floor for Proponents of the case to step forward and speak.

David Marshall, 1050 Innovation Dr., stated his support for the lighting as Chick-fil-A proposed noting the safety it provides for its customers.

Trustee Culp opened the floor for Opponents of the case to step forward and speak; no one came forward to speak

Trustee Culp motioned, and Trustee Barry seconded the motion to close public hearing for Zoning Case 452-22.

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

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 034-2026 to approve a final development plan under Zoning Case 452-22 and adopts the Zoning Commission recommendation.

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

**Zoning Case 452-22**

Trustee Culp stated that the applicant has formally withdrawn their zoning application. He clarified that any future development plan application will be required to meet all statutory requirements for public hearings, including readvertisement of the hearing.

**Zoning Case 454-22**

Resolution 036-2026, a resolution to adopt a final development plan under Zoning Case 454-22 South Dayton Collision.

Trustee Culp motioned, and Trustee Barry seconded the motion to open public hearing for Zoning Case 454-22 as stated above.

	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**  
**February 17, 2026**

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

The Zoning Commission heard the final development plan for South Dayton Collision within the Austin Crossing Planned Development at their January 13, 2026, meeting. The Zoning Commission recommended approval in a 5-0 vote of the final development plan with the following stipulations:

- 1) Final approval of the South Dayton Collision FDP is dependent upon final approval by the Trustees of ZC Case #452-22 Roadway FDP 2026. Any modifications to the roadway proposed in said ZC Case will require a Major or Minor Modification to ZC Case #454-22 South Dayton Collision FDP 2026 to reflect any changes.

**Due to the nature of the site access being reliant upon the road location, approval of Roadway FDP is required for approval of this case.**

- 2) Applicant must provide an updated Signage Plan which meets all requirements of Article 41 and the Austin Crossing development Standards, including but not limited to Ground Signage maximum allowable area.

**All signage requirements have been met.**

- 3) Applicant must provide an updated Photometric Plan which includes light temperature information in Kelvin to show temperature does not exceed 4000 K per Development Standards.

**All lighting requirements have been met.**

- 4) Applicant must provide an updated photometric plan which conforms to the design specifications enumerated in Exhibit B of the Austin Crossing Development Standards.

**All lighting requirements have been met.**

- 5) Applicant must provide an updated landscape plan which relocates or removes the tree shown currently within the car wash structure.

**Landscaping condition has been met.**

- 6) Applicant must provide an updated landscape plan which includes parking island(s) which meet the requirements of the Austin Crossing Development Standards.

**Landscaping condition has been met.**

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

Applicant is not present.

Trustee Culp opened the floor for Proponents of the case to step forward and speak; no one came forward to speak

Trustee Culp opened the floor for Opponents of the case to step forward and speak; no one came forward to speak

Trustee Culp motioned, and Trustee Barry seconded the motion to close public hearing for Zoning Case 454-22.

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

Trustee Culp motioned, and Trustee Barry seconded the motion to approve Resolution 036-2026 to approve a final development plan under Zoning Case 454-22 and adopts the Zoning Commission recommendation.

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

**DEPARTMENT HEAD COMMENTS**

Public Works Director John Schweickart informed the Board of Trustees that the first new leaf machine arrived.

Township Administrator Chris Snyder stated that the leaf machines were purchased with grant funding through the One Time Strategic Capital Investment Fund (OTSCIF) supported by Representative Tom Young and noted his appreciation for our partners at the state of Ohio.

**COMMENTS FROM THE BOARD**

Trustee Drew Barry thanked Fire Chief Johnson for his presentation and congratulated Police Sergeant Johnson on his promotion.

**Meeting Minutes of the Miami Township Board of Trustees**  
**Regular Meeting**  
**February 17, 2026**

---

**EXECUTIVE SESSION**

Trustee Culp motioned, and Trustee Barry seconded the motion at 7:18PM to go into Executive Session.

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

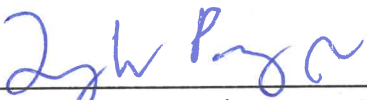
The following topics were discussed in Executive Session.

- Discuss preparing for, conducting, reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment; in accordance with ORC 121.22 (G)(4).

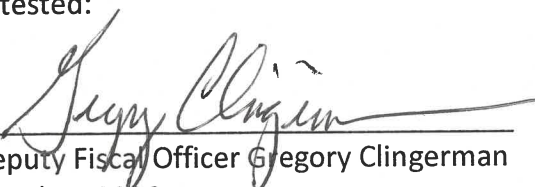
---

**ADJOURNMENT**

Trustee Culp adjourned the meeting at 7:51PM.

  
\_\_\_\_\_  
Trustee President Terry Posey, Jr.

Attested:

  
\_\_\_\_\_  
Deputy Fiscal Officer Gregory Clingerman  
March 3, 2026