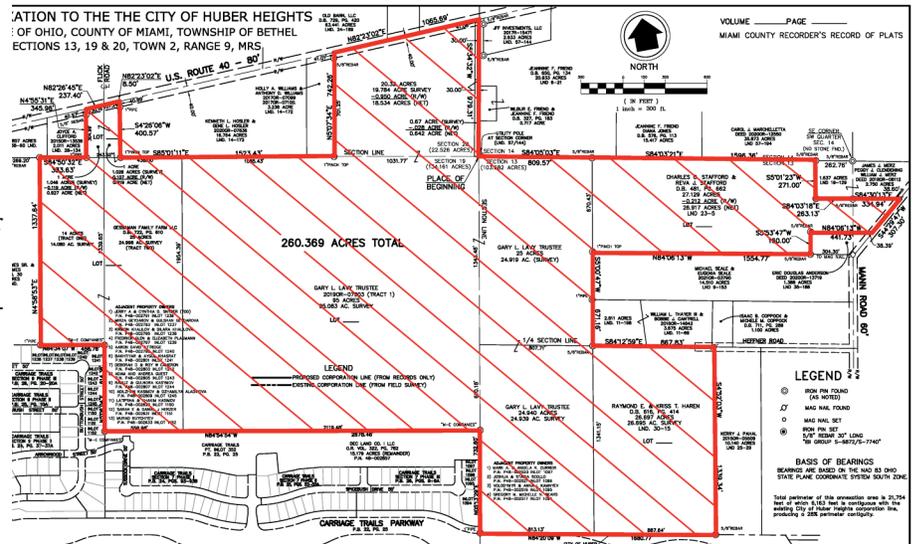


Huber Heights Annexation Update

On November 29, the Miami County Commissioners complied with the Writ of Mandamus and voted to accept the Annexation Petition for 260 acres to the city of Huber Heights. Two of the three commissioners were present and both stated they are not in agreement with the annexation petition but are compelled to follow the law. Just a short refresher: This is part of the annexation petition that was filed in February, 2022. It was rejected by the County Commissioners in March, 2022 and the petitioners filed a court case with the Second District Court of Appeals in May. That case was decided the end of October and the commissioners were forced to comply with the Writ of Mandamus.

The 260 acres in the petition is outlined in red in the drawing to the right. The parcels have frontage on US 40, Mann Road and Heffner Road.

The next step in this process is a vote by the Huber Heights City Council to either accept or deny the petition. It has been 18 years since our last annexation. The township is very appreciative of the Miami County Commissioners efforts to block this annexation. We do have sewer and water in this area (something we did not have in 2004) and the entire property is within our facilities planning area (FPA). A PTI (permit to install) for sewer lines still requires the approval of the Miami County Engineer. This will not stop development but hopefully give us a seat at the table as the planning is occurring. The township has not given up - there are still a few more roadblocks before development can occur.



New Carlisle Annexation Update

The New Carlisle City Council voted in a special meeting on September 28 to DENY the rezoning of 115 acres of property in Bethel Township (on the corner of Scarff and New Carlisle Roads) and to deny the approval of a preliminary planned unit development. This is an enormous victory for Bethel Township! A huge THANK YOU to all the residents in both New Carlisle and Bethel Township who attended many meetings and spoke in opposition of this proposed annexation and development.

No annexation petition was ever filed with Miami County for this parcel. Bethel Township residents and trustees attended multiple meetings to voice their opposition to the proposed development. The initial development plan of 290 homes was revised several times, the proposed development would have had 254 homes on 85 acres or approximately 3 homes per acre. Just a reminder our new zoning code for residential is 1 home per 3 acres! 30 of the 115 acres is a wetland and would have been turned into a park.

Petition for Referendum Filed

In November, a group of residents filed a petition for a referendum on a zoning decision made by the trustees in October. That decision was to rezone 60.457 acres from a 93.429 A-2 General Agriculture parcel to R-1AAA. The parcel is located at the corner of Agenbroad and Dayton Brandt. Some facts about the zoning case:

- The applicant met the new residential criteria of minimum 3 acres and frontage of 200 feet for every proposed lot.
- The proposed 20 lots would be built out over a period of 5-7 years, or approximately 4 homes per year. The proposal included septic systems for the lots and at this time, the applicant was unsure about extending the water line.
- The remaining 33 acres would be left open and remain in farmland.
- The applicant proposed to construct a large swale and detention pond (at their own expense) on the eastern edge of the parcel to alleviate concerns about water runoff and drainage issues that already are a problem for Bethelville Road residents.

If the petition is approved by the board of elections, the referendum will be placed on the May ballot for a vote by residents.

Trees and more Trees

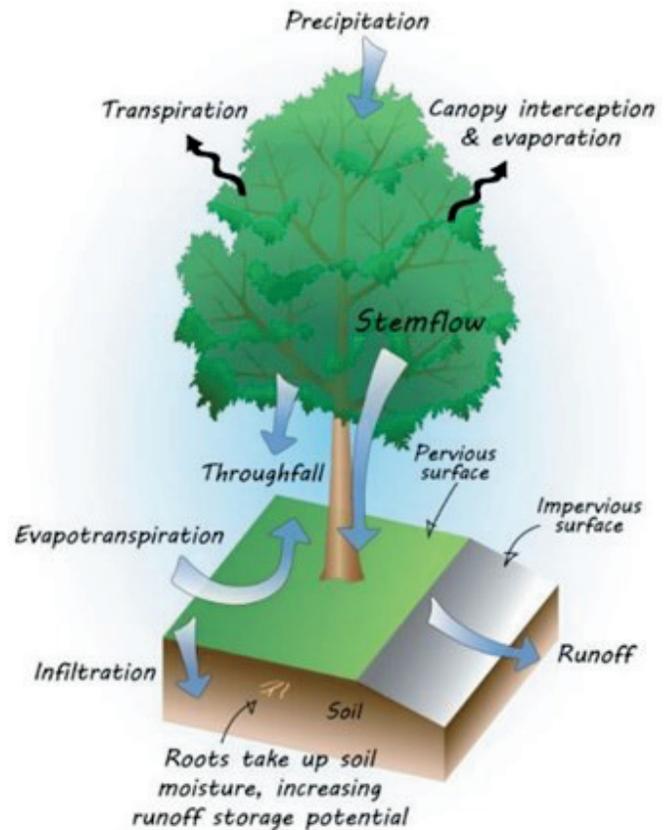
The trees around us are dormant now, resting and getting ready for spring. Before we know it, the green leaves will return. Poems have been written about trees and the beauty they provide to landscapes, yards and homes. But trees aren't just pretty, they're pretty with a purpose. In addition to providing shade, habitat, and giving off the oxygen that we need to breathe, trees play critical roles in controlling stormwater runoff and protecting surface waters from sediment and nutrient loading.

Trees can play an important role in stormwater management by reducing the amount of runoff that enters stormwater and combined sewer systems. Trees, acting as mini-reservoirs, control stormwater at the source. Here are just a few ways trees can reduce runoff:

- **Transpiration**—Trees draw large quantities of water from the soil for use in photosynthesis. The water is eventually released into the atmosphere as vapor from the canopy.
- **Interception**—Leaves, branches, and trunk surfaces intercept and absorb rainfall, reducing the amount of water that reaches the ground, delaying the onset and reducing the volume of peak flows
- **Reduced Throughfall**—Tree canopies reduce soil erosion by diminishing the volume and velocity of rainfall as it falls through the canopy, lessening the impact of raindrops on barren surfaces.
- **Increased Infiltration**—Root growth and decomposition increase soil infiltration capacity and rate.
- **Phytoremediation**—Along with water, trees take up trace amounts of harmful chemicals, including metals, organic compounds, fuels, and solvents from the soil. Inside the tree, these chemicals may be transformed into less harmful substances, used as nutrients and/or stored in roots, stems, and leaves.

(Stormwater to Street Trees: Engineering Urban Forests for Stormwater Management (EPA 841 B 13 001)

A big thank you to Miami Soil and Water Conservation District in Troy for this information.



2023 Tree Seedling Sale

Each year, Miami Soil and Water Conservation District holds a **Tree Seedling Sale**. There are over 21 tree species and 6 perennial species from which to choose. Please go to the website found at www.miamiswscd.org to see the order form and the description. Orders will be taken January 3rd through March 10th.

Pick up day for the 2023 Tree Seedling & Perennial Sale will be APRIL 4th from 2PM-6PM and APRIL 5th from 8AM to 6PM at the Duke Lundgard Building on the Miami County Fairgrounds, Troy.

If you'd like to learn more about what trees might work best in your yard, please feel free to call Miami SWCD at (937) 335-7645 or stop by their offices at 1330 N. County Road 25A, Troy with any questions.

In an effort to promote conservation, Miami SWCD provides technical and informational assistance to Miami County residents. Through their own resources and through partnerships with local, state and federal organizations and agencies, they deliver information on soil formation, soil erosion, water resources, wildlife habitat, pond construction and management, resource conservation, recycling, geology, tree and ground cover planting, watersheds and wetlands. They are a fantastic resource for our township.

