

CITY COUNCIL

Special Meeting – Monday, February 2, 2026, 6:00 P.M.

POSTPONED FROM January 26, 2026 6:00 p.m.

Due to Severe Weather

Council Chambers

PROCLAMATION – Congestive Heart Failure Awareness Week (CHF)

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Duerr
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
  - A. January 12, 2026 Regular Meeting Minutes
- VI. PUD 25-3 SSP #1 7-Brew (Tabled)
- VII. PUD 97-1 Amend 1/26 Hampton Inn/Homewood Suites
  - A. Applicant Input
  - B. Staff Input
  - C. Public Input
  - D. Council Input
  - E. Ordinance 26-03 An ordinance amending Ordinance 00-27 (PUD 97-1, Fairfield Place)
- VIII. PUD 97-1 MOD 1/26, Major, Hampton Inn/Homewood Suites
  - A. Applicant Input
  - B. Staff Input
  - C. Public Input
  - D. Council Input
  - E. Motion
- IX. PUD 25-1 SSP#1 Creekwood Preserve
  - A. Applicant Input
  - B. Staff Input
  - C. Public Input
  - D. Council Input
  - E. Motion
- X. PUD 26-01 Raider Rezoning
  - A. Applicant Input
  - B. Staff Input
  - C. Public Input
  - D. Council Input
  - E. Ordinance 26-04 An ordinance rezoning 8.916 Acres from A1, Agricultural to C-PUD 26-1 Commercial Planned Unit Development
- XI. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Resolution 26-10 Grange Hall Road Pedestrian Improvement Project Right-of-Way Acquisition; Dawgdoc Property
  - B. Ordinance 26-01 Appropriation of Property Owned by Dawgdoc, LLC for Grange Hall Road Sidewalk Improvement Project
  - C. Resolution 26-12 Extension of the Expiration Date for Specific Site Plan #1 of PUD 06-01 (Ashford Center), Related to Project Rainier
  - D. Resolution 26-13 Greene County Emergency Action Plan

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- XII. CITIZEN COMMENTS
- XIII. COUNCIL TIME
- XIV. MAYOR'S REPORT
- XV. CITY MANAGER'S REPORT
- XVI. ADJOURNMENT

BEAVERCREEK CITY COUNCIL  
MEETING  
REGULAR January 12, 2026

**CALL TO ORDER**

Mayor Adams called the meeting to order followed by roll call.

PRESENT: Council Member Bales, Council Member Bills, Council Member Curran, Council Member Duerr, Council Member Litteral, Vice Mayor Upton, and Mayor Adams

ALSO IN ATTENDANCE: Randy Burkett, Planning and Development Director; Katy Carrico, Communications Director; Colin Carville, City Planner; David Graham, Finance Director; Debbie Haines, Clerk of Council; Monica Jones, Assistant City Manager; Pete Landrum, City Manager; Chad Lindsey, Police Chief; Josh Lounsbury, Legal Counsel; Jeff Moorman, Public Services Director/City Engineer; Nick Smith, City Engineer; Zach Wike, Director – Parks, Recreation & Culture

**PLEDGE**

Council Member Bales led the pledge and asked for a moment of silence and a prayer for peace.

**APPROVAL OF AGENDA**

Council Member Curran MOVED to approve the agenda, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

**APPROVAL OF MINUTES**

Council Member Duerr MOVED to approve the December 8, 2025 Council Regular Meeting Minutes, seconded by Council Member Bales. Abstentions, Council Member Bills and Vice Mayor Upton. Motion PASSED by majority voice vote.

PRESCHEDULED – Elizabeth Pafford, Measurement Resource Company

Mr. Carville stated that in 2024 Beavercreek pursued an age friendly designation, which we, along with Beavercreek Township obtained \$20,000 each in grant funding for the study/survey in 2025. He said Council had the executive summary of that study. He said the next step will be an action plan.

Ms. Pafford gave an overview of the Measurement Resource Company. She outlined the topics asked about in the survey that included home and community, transportation, recreation, health and safety. She said engagement was fantastic with well thought out responses. She went over Beavercreek's rating per age breakdown, with 72% of respondents expecting to stay in Beavercreek over the next 10 years. The question on feeling included and connected came up about half, which went along with the national average. The Senior Center hours seemed to be important to the residents and fostered negative feelings. The parks, bike paths, green spaces and wetlands were important to 62% and suggestions to enhance were given such as recycling cans. Transportation was important and senior transportation is appreciated by those responding. Health and safety questions rated experience with EMS and the police as very high.

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Her recommendations were advocate for new housing with single story homes for the aging community; enhance variety and affordability of community activities and events; prioritize connection points such as sidewalks and bike paths leading to activity destinations; continue to prioritize accessibility of affordable health and prevention services at the Senior Center, health care services; and continue to prioritize and invest in emergency services.

Vice Mayor Upton said it was mentioned a couple of times that adjacent communities have other services and he asked how our survey results compare with neighboring communities, particularly the 71% looking to move outside of Beavercreek due to the high cost of living. Ms. Pafford said relocating was right with national average of 72% feeling that way.

Council Member Duerr appreciated the presentation and asked if there was a sampling on zip code breakdown. Mr. Carville said it was broken down by township and city and there was a slot to put in zip codes. Council Member Duerr asked about the second recommendation in terms of shopping and dining options and he thought Beavercreek was strong in that respect. Ms. Pafford said she would look into the zip code breakdown. She said one of the things the survey does is protect privacy and it could be nothing more than some of the international places need advertising. She said rather than prioritizing zip codes she would showcase all the great dining assets available.

Council Member Duerr said on page 17 beginning of appendix A it says quantitative survey items were analyzed using descriptive statistics and frequencies that he sees, but he did not see mean difference regressions. Ms. Pafford said there weren't a lot of significant results to report because they oversampled in the aging population that didn't show much variation. Council Member Duerr asked what dependent variables were used in the regressions. Ms. Pafford said she would have to go back and look at the report. Council Member Duerr asked if it would be possible to send zip codes and regressions to him. Ms. Pafford said she would.

Council Member Bales said as someone who pushed for the survey the results did not surprise him. He said it was nice to hear of the support for the senior center as they move forward with challenging decisions. Ms. Pafford said that indicated he was in tune with the community.

Council Member Litteral said it was a good report.

Council Member Bills said about the restaurants she wasn't surprised because people are looking for places to linger and find connection. I appreciated hearing the praises of the senior center.

Council Member Curran said he was at the senior center every day and he thought they did a great job.

Mayor Adams said he wasn't surprised except with the restaurants. He asked about the 71% discussing leaving because it's too expensive, but is nationwide.



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So, apparently everybody was looking for a cheaper place to live. Ms. Pafford said that was correct.

Council Member Curran asked planning staff if we had any development with single story housing projects coming. Mr. Carville replied that said most developments had that option.

PUD 25-3 SSP #1 7-Brew (Tabled) Mayor Adams stated this will continue to be tabled.

Appeal – A-26-1, Birch Hill Suites

The appellant has requested this appeal be postponed until February 9, 2026.

Council Member Litteral MOVED to postpone Appeal A-26-1 until February 9, 2026, seconded by Council Member Duerr.

Council Member Bales said this matter has properly advanced from the Planning Commission to City Council and at the initial Planning Commission hearing where the burden of proof is on the applicant to demonstrate by a preponderance of the evidence that the application standards have been met. The applicant didn't even show up to the Planning Commission and now as its forwarded to Council they are asking for a postponement to acquire legal representation and it doesn't sit right with me. He said they didn't even take the necessary steps with the Planning Commission to even argue their case and now that it is in front of Council it just didn't sit right.

Council Member Bills asked if there was anything offered as to why, such as an excuse. Mr. Landrum said they asked for the postponement specifically to seek legal counsel. Council Member Bills asked about an excuse as to why they didn't show up at the Planning Commission hearing. Mr. Landrum asked Mr. Burkett about notification. Council Member Bales said from the notes they were given due process was performed and they were given notification on both Planning Commission and Council meetings. Mr. Burkett said they were sent notice of the hearing by certified mail for both meetings and he was never given a reason as to why they didn't show up.

Council Member Litteral said he was under the impression that once they filed, we have to give them time for legal counsel. Mr. Lounsbury said the city is sitting as an appellant court in this case. He said if this were in court and someone said "I need legal counsel to present before you" what would a judge do in that circumstance. He said he understands that they have not given any reason as to why they didn't attend the initial hearing, but they have given a reason for this continuance now and it's for legal counsel, and if before a judge he couldn't imagine time to find legal counsel being denied. Council Member Litteral said that was his understanding, but he wanted to hold them firm to the February date. Mr. Lounsbury said they could and if they come up with an excuse it would have to be a good excuse such as their attorney couldn't make it on that date, but council would have some discretion to deny if the excuse wasn't valid.

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Council Member Duerr asked Chief Lindsey if the number of calls in our packet was still consistent. Chief Lindsey said it would be a consistent and we have not had an increase. Mayor Adams pointed out they were only considering the postponement at that time, and those questions really shouldn't be discussed. Mr. Lounsbury recommended discussing only the postponement.

Mayor Adams said he had a motion on the floor and asked for a voice vote. Motion PASSED by majority voice vote 6-1.

**PUD 541 Major MOD 11/25, McDonald's**

Clerk Haines read an application filed by Vanessa Stickel, 3595 Albrecht Avenue, Akron, OH 44312. The applicant requests a major modification to allow for the construction of a 4,192 sq. ft. restaurant on 0.9 acres. The property is located at 4380 Indian Ripple Road further described as Book 3, Page 7, Parcel 174 on the Greene County Property Tax Atlas.

**APPLICANT INPUT**

Emily Wheeler, 329 Parkwood Ave., Columbus, Ohio, Feasibility Insights, representing Vanessa Stickel who was ill. She introduced Colin Wisniewski with McDonald's. She said the item before Council was the final entitlement step for the construction of a new McDonald's at 4380 Indian Ripple Road. She said the project was reviewed and approved by the Planning Commission in December. She showed photos of the current site with a Burger King that will be demolished. She outlined the primary access off of Indian Ripple. She showed elevations. She said McDonald's is a long term partner and will comply with all conditions of approval and city standards. She said with council's approval we can move along with the permit process. She said on behalf of McDonald's we respectfully request that Council approve the project as recommended.

**STAFF INPUT**

Mr. Carville stated that the request was for approval of a major modification to the existing site plan to allow the construction of a new 4,192 square foot McDonald's restaurant on .895 acres, to be located at 4380 Indian Ripple Road. He outlined existing conditions, surrounding uses, zoning and land use and showed elevations of the building design, access, parking, screening, landscaping and signage.

Staff and the Planning Commission recommends approval with the 20 conditions attached.

**PUBLIC INPUT**

There was no public input, public input was closed.

**COUNCIL INPUT**

Council Member Bills thanked McDonald's for their presentation and said the building looks attractive.

Council Member Litteral said he agreed it would great to see this enhancement.

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Council Member Duerr congratulated McDonald's and said their other two locations in Beavercreek do exceptional and quick business. He asked if we have seen or heard any input from neighboring companies. Mr. Carville said they did not. Council Member Duerr said drive-thrus in Beavercreek can back up and it was something to keep in mind and asked what the average time was to get through a McDonald's drive-thru. Mr. Wisniewski said the average time to get through the drive-thru was 120 seconds. Council Member Duerr asked about the old Burger King layout and if there was an auxiliary exit should someone get in line and change their mind. Mr. Wisniewski said after the order points there is an auxiliary lane, and additionally we have stalls customers can pull into, as well as 3 windows to pay, pick up and wait.

Council Member Curran said he was glad to see the new McDonalds, they've done a great job.

Council Member Bales said he appreciated your investment in Beavercreek and will be a nice change for the area. He had no concerns with the site plan with the buildings pretty consistent like the food.

Vice Mayor Upton asked with the sight lines on the road are we concerned about the signage. Mr. Carville said he always gets a recommendation from the engineering department on line of sight, so they will be looking at that before he signs off on it. Vice Mayor Upton asked with the drive-thru being modified from the existing Burger King, he was concerned with emergency access and asked about options. Mr. Carville said part of the plan review process, has Randy Grogan, Beavercreek Township reviews site plans as well.

Council Member Duerr said he typically visits the location in the north of Beavercreek and I'm asked to pull forward, pull up to the right and if that happens at this new location how would he then exit the premises. Mr. Wisniewski said next to the handicap parking spots are the pull forward spaces. A gentleman with McDonald's said it would take a great deal with the dual lane to get it all the way to the entrance and how the exit will be marked. Council Member Duerr said in terms of the safety of their team members are there walkways highlighted to keep your team members safe walking and the public safe backing up. A gentleman with McDonald's said there would be a walkway and all of their crew are required to wear high reflective safety vests to run the orders out.

Mayor Adams said he thought it was better than the N. Fairfield facility where you had to circle all the way around the building to exit.

Council Member Bales asked about there being 10 more parking spaces than required and what if one of the parking spaces is eliminated and everything shifted down then as cars pull in there is a longer gap before they encounter cars backing out. Mr. Wisniewski said we have to look at ADA requirements, because based on the grading we need to ensure a flat surface, but they could look at that.

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Council Member Bales read “I move, for the purpose of taking administrative action, approval of a Major Modification to PUD 541, McDonald’s, on the basis that City Council finds the facts submitted with the application and accompanying materials satisfy the standards and criteria set forth in section 158.070 Modifications to Approved Specific Site Plans of the Beavercreek Zoning Code. I further move that this motion with all conditions be fully recorded in the minutes of this Council meeting.”

1. All conditions contained in PUD 541, SSP #1 and all subsequent modifications to PUD 541 are incorporated herein by reference to the extent they are not specifically amended or altered by any plans and conditions with this Major Modification.
2. The approved site, grading and utility plans shall be those plans dated “Received November 24, 2025” except as modified herein.
3. The approved architectural elevations and signage plans shall be those plans dated “Received November 24, 2025” except as modified herein.
4. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls) on the building. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
5. A PUD Agreement must be signed by the owner/occupant and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City’s landscaping and screening regulations.
6. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted within three months, weather permitting.
7. All trash collection containers shall be enclosed within the building or screened from view and enclosed within a permanent dumpster enclosure. All dumpster enclosures shall be constructed with the same materials used to construct the building, the final design of which shall be

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reviewed and approved by the Planning Department prior to the release of a zoning permit.

8. The dumpster enclosure's gate shall be constructed of a vinyl or composite material, or other material, to be approved by the Planning Department. The gate shall be painted to match the adjacent material.
9. Temporary signs shall not be permitted within this development.
10. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit.
11. All man doors and service doors shall be painted to match the color of the building as to blend in with the proposed facade.
12. No portion of the building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
13. The façade shall not be painted or altered without the express permission of the Planning Department and/or the Planning Commission.
14. A final landscape plan and final photometric plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit for the building.
15. All wall signs shall be consistent with size and location of the proposed signs shown on the approved architectural elevations.
16. The ground sign shall be situated on a brick base, and have brick sides, the material of which shall match the principal building. The final design shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the sign.

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17. The ground sign shall have no more than 50% electronic copy on each of the two faces.
18. All wall signs shall be individually mounted channel letters, the use of raceways or painting of letters on the wall shall be prohibited.
19. Downspouts shall be internally mounted and shall not be visible on the exterior of the structure or on any structure within this development except as specifically approved by the Planning Commission and/or Planning Department.
20. EIFS parapet walls must extend 3 feet above the roofline.

Seconded by Council Member Curran. Voice vote Motion PASSED by majority voice vote.

#### **ORDINANCE, RESOLUTIONS AND PUDS**

##### **Resolution 26-01 Authorizing the Finance Department to Request the Greene County Auditor for Advance of Real Estate of Public Utility Taxes.**

Clerk Haines read Ordinance 26-01 A resolution authorizing the City Manager or his designee the Finance Director to request advance draws upon the amounts collected by the Greene County Auditor for the City of Beavercreek 2025 Real Estate and Personal Property Taxes collected during the calendar year 2026.

#### **STAFF INPUT**

Mr. Graham said that although the County Auditor collects property taxes throughout the year, revenues are only distributed in March and August of each year. By passing this Resolution, the City is able to receive money in advance of these semi-annual distributions and beginning earning interest for the city. During 2025, the City received five advance draws from the Greene County Auditor totaling \$17.6 million dollars which was used for cash flow purposes and to earn additional interest income.

#### **COUNCIL INPUT**

There was no Council input.

Council Member Curran MOVED to Resolution 26-01, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

##### **Resolution 26-02 Authorizing the Submission of an Application with GCCOA Senior Services**

Clerk Haines read Resolution 26-02 a resolution authorizing the submission of an application for the Greene County Council on Aging Transportation & Senior Center Services Grant Funding

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STAFF INPUT

Mr. Wike said each year, the Board of the Greene County Council on Aging (GCCOA) allocates funding to the City of Beavercreek and Beavercreek Township to support senior services operations. These communities account for approximately 33% of the senior population in Greene County. As part of the Senior Center Operation Agreement, Beavercreek Township directs its portion of the GCCOA Senior Services Levy to the City of Beavercreek. For the year 2026, GCCOA has designated \$311,303 in funding to the Beavercreek Senior Center, with \$169,596 for senior center services and \$141,707 for transportation. The total allocation represents approximately 48% of the revenue needed to sustain the Beavercreek Senior Center's annual operations, covering costs for operations, maintenance, personnel, and programming.

He added that these funds were coming from property taxes and with the movement to abolish property taxes if passed these funds will go away, as well as Council on Aging funding.

Staff recommends approval of Resolution 26-02.

COUNCIL INPUT

Mayor Adams asked if this grant went toward transportation needs or actual vehicles. Mr. Wike said transportation needs or operations and there would be a separate grant application for vehicles in the future.

Council Member Curran asked how much has been raised in donations for a vehicle. Mr. Wike said since July a little over \$100,000. Council thought that was fantastic.

There was no further Council input.

Council Member Duerr MOVED to approve Resolution 26-02, seconded by Council Member Bales. Motion PASSED by majority voice vote.

**Resolution 26-04 123911 Stedman Lane Agreement**

Clerk Haines read Resolution 26-04 a resolution authorizing the City Manager to enter into an LPA Federal Project Agreement with the Ohio Department of Transportation for the project known as GRE-MR679-0.00 (Stedman Lane Sidewalks) Project, PID No. 123911.

STAFF INPUT

Mr. Smith gave an overview of the history and governing agencies of the grants that included Congestion Mitigation/Air Quality (CMAQ), Surface Transportation Program (STP), Transportation Alternatives (TA), Carbon Reduction (CR) and MVRPC or Miami Valley Regional Planning Commission and showed a map with the locations for Resolutions 26-04 through 26-09.

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He said in early 2025, the Engineering Division received notice that the City's application for Federal funding to construct a new eight (8) foot wide sidewalk, curb, gutter, and storm sewer along the west side of Stedman Lane between Dayton-Xenia Road and the Summerfield subdivision had been approved by MVRPC. Since this approval, the Engineering Division has programmed this project with ODOT and it is now appropriate to enter into an agreement with ODOT for the administration of this improvement.

He gave an overview the component, timeframe, estimated cost with local and federal shares.

Staff recommends approval of Resolution 26-04.

#### COUNCIL INPUT

There was no Council input.

Vice Mayor Upton MOVED to approve Resolution 26-04, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

#### **Resolution 26-05 121218 Grange Hall Road Pedestrian Improvement Agreement**

Clerk Haines read Resolution 26-05 a resolution authorizing the City Manager to enter into an LPA Federal Project Agreement with the Ohio Department of Transportation for the project known as GRE-CR25-1.19 (Grange Hall Pedestrian Improvements Project), PID No. 121218.

#### STAFF INPUT

Mr. Smith said in early 2024, the Engineering Division received notice that the City's application for Federal funding to construct a new sidewalk along Grange Hall Road and multiuse path in Spring House Park had been approved by MVRPC. Since this approval, the Engineering Division has programmed this project with ODOT and it is now appropriate to enter into an agreement with ODOT for the administration of this improvement.

This project will consist of the construction of an eight (8) foot wide sidewalk along the west side of Grange Hall Road between Kensington Glen and Shakertown Road, a twelve (12) foot multiuse path along the east side of Spring House Park from Shakertown Road to Rockfield Drive, and an eight (8) foot wide sidewalk along the west side of Grange Hall Road between Rockfield Drive and SR 835. This project will also provide for a new pedestrian bridge over the Little Beaver Creek along the west side of Grange Hall Road, as well as limited curb and drainage improvements along Grange Hall Road near intersections.

He gave an overview of the component, timeframe, estimated cost local and federal shares.

Staff recommends approval of Resolution 26-05.



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COUNCIL INPUT

Council Member Duerr asked if on pages 141 and 142 of the packet, it looks like a duplication at Rockfield on two different maps. Mr. Smith said these are the maps used for the applications and he was able to combine the Rockfield connection into one project.

Vice Mayor Upton asked if this would be going past Shakertown to connect with Lofino Park and asked if they were expecting some type of crossover. Mr. Smith said they would be restriping the crosswalk at the north entrance and adding a rapid flashing beacon to activate when crossing the street for visibility.

Council Member Duerr asked at the north or south entrance. Mr. Smith said across from Nettleton. Mr. Landrum added this was the first sidewalk connection for that neighborhood and the school. Council Member Duerr asked if his memory served him correctly that there was a striped laned on the west side of the roadway that goes into some of the smaller cul-de-sacs. Mr. Smith said there is and there is a sidewalk along the west side of the roadway between Margate and Clint.

There was no further Council input.

Council Member Curran MOVED to approve Resolution 26-05, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

**Resolution 26-06 119969 Pentagon Blvd. Resurfacing Agreement**

Clerk Haines read Resolution 26-06 a resolution authorizing the City Manager to enter into an LPA Federal Project Agreement with the Ohio Department of Transportation for the project known as GRE-CR51-0.00 (Pentagon Blvd. resurfacing Project), PID No. 119969.

STAFF INPUT

Mr. Smith said in early 2023, the Engineering Division received notice that the City's application for Federal funding to resurface Pentagon Blvd from Grange Hall Road to N Fairfield Road had been approved by MVRPC. Since this approval, the Engineering Division has programmed this project with ODOT and it is now appropriate to enter into an agreement with ODOT for the administration of this improvement.

This project will consist of the mill and overlay of Pentagon Blvd from Grange Hall Road to N Fairfield Road. The project will also consist of curb ramp replacement for non-ADA compliant curb ramps, curb repair, inlet repair, and sidewalk repair/resurfacing along the project.

He gave an overview of the component, timeframe, estimated cost local and federal shares.

Staff recommends approval of Resolution 26-06.

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COUNCIL INPUT

Mr. Landrum said grants allowing resurfacing just came to be over the last couple of years and weren't covered prior to that. That meant previously resurfacing projects had to be covered out of city funds and this is good to take advantage of.

Council Member Bales asked about if this resurfacing would take place in the fall. Mr. Smith said he would anticipate late summer/early fall as they were getting ready to bid this project.

Mayor Adams asked if this would be milled down and resurfaced. Mr. Smith said it would be.

There was no further Council input.

Council Member Bales MOVED to approve Resolution 26-06, seconded by Council Member Curran. Motion PASSED by majority voice vote.

**Resolution 26-07 119969 Pentagon Blvd. Resurfacing Agreement**

Clerk Haines read Resolution 26-07 a resolution authorizing the City Manager to enter into an LPA Federal Project Agreement with the Ohio Department of Transportation for the project known as GRE-CR71-2.66 (Shakertown Road Widening Project), PID No. 119964.

STAFF INPUT

Mr. Smith said in early 2024, the Engineering Division received notice that the City's application for Federal funding to widen Shakertown Road from Carthage Drive to Southern Belle Blvd. had been approved by MVRPC. Since this approval, the Engineering Division has programmed this project with ODOT and it is now appropriate to enter into an agreement with ODOT for the administration of this improvement.

This project will consist of the widening of Shakertown Road from Carthage Drive to Southern Belle Blvd. The existing two-lane section of Shakertown Road will widen to three (3) lane section. This will include one through lane in each direction and a two way left turn lane. Along with this widening, a five (5) foot sidewalk and a ten (10) foot sidewalk will be included with the project. This roadway will also be improved with curb and gutter and storm sewer throughout the project.

He gave an overview of the component, timeframe, estimated cost local and federal shares.

Staff recommends approval of Resolution 26-07.

COUNCIL INPUT

Council Member Duerr thanked staff for these resurfacing projects that made the drive nicer.

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Council Member Bills asked if there would be a crosswalk anywhere along this stretch. Mr. Smith said they were looking at two, one at the Merrick intersection and at the east end of the project at Southern Bell with both having rapid flashing beacons.

There was no further Council input.

Council Member Duerr MOVED to approve Resolution 26-07, seconded by Council Member Bills. Motion PASSED by majority voice vote.

**Resolution 26-08 Lantz Road Sidewalks Agreement**

Clerk Haines read Resolution 26-08 a resolution authorizing the City Manager to enter into an LPA Federal Project Agreement with the Ohio Department of Transportation for the project known as GRE-MR419-1.50 (Lantz Road Sidewalks Project), PID No. 123910.

**STAFF INPUT**

Mr. Smith said in early 2025, the Engineering Division received notice that the City's application for Federal funding to install an eight (8) foot wide sidewalk, curb, gutter, and storm sewer along Lantz Road from Shoreham Drive to Virgallito Park had been approved by MVRPC. Since this approval, the Engineering Division has programmed this project with ODOT and it is now appropriate to enter into an agreement with ODOT for the administration of this improvement.

He gave an overview of the component, timeframe, estimated cost local and federal shares.

Staff recommends approval of Resolution 26-08.

**COUNCIL INPUT**

There was no Council input.

Council Member Litteral MOVED to approve Resolution 26-08, seconded by Council Member Curran. Motion PASSED by majority voice vote.

**Resolution 26-09 123909 Kemp Road Widening Agreement**

Clerk Haines read Resolution 26-09 a resolution authorizing the City Manager to enter into an LPA Federal Project Agreement with the Ohio Department of Transportation for the project known as GRE-CR40-0.49 (Kemp Road Widening Project), PID No. 123909.

**STAFF INPUT**

Mr. Smith said in early 2025, the Engineering Division received notice that the City's application for Federal funding to widen Kemp Road from Interstate 675 to Grange Hall Road had been approved by MVRPC. Since this approval, the Engineering Division has programmed this project with ODOT and it is now appropriate to enter into an agreement with ODOT for the administration of this improvement.

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This project will consist of the widening of Kemp Road from I-675 to Grange Hall Road. This will include widening to 3 lanes for a two-way left turn lane, an 8 ft wide sidewalk on the north side of the road and a 5-foot wide sidewalk on the south side of the road. The project will include curb and gutter, storm sewer, and horizontal and vertical profile adjustments as needed to meet current sight distance requirements.

He gave an overview of the component, timeframe, estimated cost local and federal shares.

Staff recommends approval of Resolution 26-09.

**COUNCIL INPUT**

Council Member Upton asked about lighting in the area. Mr. Smith said they were definitely looking into lighting.

There was no further Council input.

Council Member Bales MOVED to approve Resolution 26-09, seconded by Council Member Curran. Motion PASSED by majority voice vote.

**LIQUOR LICENSE**

**New Liquor Permit for Regal Cinemas**

Chief Lindsey said the Ohio Department of Commerce, Division of Liquor Control sent notification of a request for a new liquor permit for Regal Cinema, 2651 Fairfield Commons Blvd., Beavercreek. He said there were no required checks on the applicant and staff does not have any objections or concerns to the permit request.

He said staff recommends approval

**COUNCIL INPUT**

There was no Council Input.

Council Member Bales made a motion to accept without comment the New Liquor Permit for Regal Cinema, seconded by Council Member Curran. Motion PASSED by majority voice vote.

**Liquor License Transfer from Mahaganapati, LLC, to Kubera Drive Thru, LLC dba Beverage Express**

Chief Lindsey said the Ohio Department of Commerce, Division of Liquor Control sent notification of a request for a liquor permit transfer for 3850 Kemp Road., Beavercreek from Mahaganapati LLC, to Kubera Drive Thru, LLC dba Beverage Express, He said the required checks were completed on the applicant and staff does not have any objections to the permit request.

He said staff recommends approval.

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**COUNCIL INPUT**

There was no Council Input.

Council Member Bales made a motion to accept without comment the Liquor License Transfer from Mahagnapati to Kubera Drive Thru to Beverage Express, seconded by Council Member Curran. Motion PASSED by majority voice vote.

**DECISION ITEM**

**A. Approval of DC Fly-In May 11-13, 2026 for Council Members**

Council Member Curran encouraged any that would like to go to attend, it's fantastic for experience. Council Member Bales agreed and appreciated Council appropriating the funds during the budgetary process and he would like to attend. Council Member Duerr said he would like to attend. Vice Mayor Upton said he will not be able to attend. Council Member Bills said she trusted those going to advocate for our city appropriately and would pass. Council Member Litteral said he did not plan to attend. Mayor Adams said he would be attending.

Mayor Adams said they have Council Member Bales, Council Member Duerr and himself wanting to attend. Council Member Curran MOVED to approve all three attending, seconded by Council Member Bales. Motion PASSED by majority voice vote.

**B. Motion to Appoint Clerk of Council as Designee for Public Records Training**

Council Member Curran MOVED to Clerk of Council as Designee for Public Records Training, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

**C. Decorative Bench Relocation**

Mayor Adams said issues had been brought up about this bench being moved and he thought they should discuss this.

Council Member Litteral said he has been given some feedback and from what he has read didn't see that moving this bench will change anything in the area. I spoke with Mrs. Brislawn and there was a financial donation from them for the bench and they would like to see the bench stay. I don't see a bench contributing to vagrancy or vandalism in that area and I can't support moving it. He said Roger Brislawn worked hard to get the bridge to be and he didn't think moving the bench would make the area worse or better.

Council Member Bills said she was in agreement and I have not seen anything that would lead me to believe removing the bench would change the situation greatly. She said it seems the increased patrols have helped and it seems moving the bench will cause distress to the family, and she didn't want to see that happen to those that put their time and energy into our city.

Council Member Duerr said he resides close and jogs frequently in the area and homeless people sleep in the area on the bench and in the RTA shelter. He said there are broad issues there and wondered whether some form of additional

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metallic separator would limit issues of vagrancy in terms of viability so that it's two separate seats without disturbing the wording. I'd like to see the bench remain, with modifications. Mr. Landrum said he had looked into it and there is nothing that could modify it with no middle support without ruining the integrity of the bench. He added that another bench made like that with the wording could be done at the expense of the city. Council Member Duerr said we do have exceptional staff that could add a support structure rather than buying a brand new bench. Mr. Wike said they reached out to the manufacturer and could work on that and talk to the doner as well to make certain they would be okay with it. He said when they were selecting that bench it was not the style of the current park benches and suggested those to have consistency, but they wanted this specific bench. He would want to let them know if they were going to try to make these types of changes, and appease them, as well and let them know if we can add on the bench slats. Council Member Curran asked about welding a strap. Mr. Wike said it would obscure the engraving. Council Member Duerr said with Council's approval he would like to see modification looked into.

Council Member Curran said if we can do something that might handle both sides, but not be comfortable for somebody to sleep on it.

Council Member Bales said for history he had worked with Roger Brislawn on the project in bringing that bridge to fruition and Roger was extremely instrumental in bringing the bridge to fruition and he was grateful for his family's work. He advocated with Mrs. Brislawn for that bench that's a wonderful tribute to what he's done for the community. He said on the flipside he had heard from the business community about the homelessness, littering and some interaction between those sleeping there and workers in adjacent businesses with some saying they are scared to go from the business to their car. He said this is not the bench's fault, but the business owner approached him and he thought the bench was great, but that's when the issues surfaced, and thought they should consider relocation, but knew Mr. and Mrs. Brislawn want it at the foot of the bridge. I respect and understand that, but certainly there is a more appropriate spot along the bikeway for example that it should go. He said it was a matter of protecting the business community. His thought was to try to work with Mrs. Brislawn and the family to let them know we are going to relocate it. I mean this with all due respect, I'm not certain that she should be dictating to us where the bench goes or for that matter what the bench style is. If it is a wait and see about the modification working and if they continue to get complaints they should look at relocating the bench.

Vice Mayor Upton said he was on Council 10 years ago when the ribbon cutting was done for the bridge along with the Brislawn's. He didn't want to underscore their commitment, efforts and contributions to the community, but that bridge has some unintended consequences along with the benefits. He thought they had to look at modification, but also consider relocation. He felt doing nothing or leaving it as is was not the right answer.

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Mayor Adams said he talked to many of the local businesses in that area and actually got no negatives from the people he talked to and was told some use it themselves. What they were concerned with was if the bench isn't there the homeless are going to find a place closer to their building to sleep. He said we did this bench to recognize what someone did for our community and Mr. Bales I think you were part of that decision. In his opinion if you do something to honor someone and come back and take it away that is kind of a slap in the face. He said maybe modification was an answer, but he didn't see moving the bench as eliminating the problem. It's up to us to police that and in my mind I don't see where moving it is the right thing to do.

Council Member Litteral said there had been mitigation efforts in that area like clearing brush out that saw many homeless leave the area. He asked if there was a light there that might discourage sleeping there. Mayor Adams said the police have doubled their efforts out there and there were fewer issues. I know we did have an issue behind Walmart and Sam's and the police had addressed that.

Council Member Curran MOVED to keep the bench with modifications, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

D. Appointment of one Additional Member of Council to the Zoning Code Steering Committee

Council Member Curran MOVED to appoint Council Member Sarah Bills to the Zoning Code Steering Committee, seconded by Council Member Bales. Motion PASSED by majority voice vote.

**CITIZEN COMMENTS**

Jim Fountain, 1888 Rich Court, asked if Council would consider linking the Age Friendly report to the Plan Beavercreek report we're going to get finalized in a few months. He said this would give a similar cohort that we studied and have gotten demographic, home and safety data from Elizabeth to aid the planning commission that gives you a cohort on the age and living situation of citizens of Beavercreek. Why not link these documents together to better aid staff, planning commission and BZA in making decisions. He asked that an additional analysis be done to bring the two together.

Bob Trout, 2187 Bassett Court, said he wanted to discuss item G in Resolution 26-08, the Lantz Road sidewalk agreement. He ran the numbers and was shocked as basically you were talking about a 7,700 foot road between Beaver Valley and Hanes and you're only going to be putting an 800 foot length of sidewalk in at a total of \$686,000, which equates to \$857.50 per lineal foot. That is ridiculous and astounding with residents being responsible for up to \$454 that is basically benefitting a very exclusive area to access a park. That's a lot.

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#### COUNCIL TIME

Council Member Bills said she was grateful for the warmth she had received from everybody. I appreciate the support that I've gotten from the community to be here at all. I went to Beaver Creek Women's League and if you're a woman in the community or man it's a fabulous organization that does amazing work.

She said another thing I've done as a citizen and would like to continue to do as a Council Member, officially or unofficially. The Greene County Public Health has a food council that I've been attending for months as a citizen. She wanted to continue to do it as a citizen unless Council wanted to look at it as a Council to support our county and citizens.

Council Member Duerr said he hoped everybody had a joyous Christmas and great New Year. I attended Kirkmont's live nativity that was a great event and he thanked the volunteers that moved it from outside to inside due to the cold. He gave a shout out to the Dayton Flyer's men's basketball team and coaches that came to Kirkmont preschool and read and interacted with the children and helped them find a love of learning and reading. He was very impressed with the way they interacted so well with children and he thanked them for that.

Council Member Bales said it's been a long break and I look forward to the challenges that lie ahead of us this year. He welcomed the new Council Members. I attended the boards and commission dinner and without those volunteers he wasn't sure where we would be. I look forward to the upcoming work session and Happy New Year.

Council Member Curran echoed the board and commission dinner was great recognizing all the citizens that put so much time into making the community a good place. He said certainly the Wartinger Park holiday event and all the service clubs that put time and effort in to make it a neat spot. He gave a special welcome to Council Members Upton and Bills and looked forward to working with both of them.

Council Member Litteral welcomed Vice Mayor Upton and Council Member Bills and said he looked forward to working with them. He wished everyone a Happy New Year and thanked the staff for the great job you do.

Vice Mayor Upton thanked staff and fellow Council Members for the warm welcome and the community for the trust to serve in this role. I listened to Council Members Schwartz and Garcia and I hope I can fill their shoes well. I thank you for the welcome and look forward to getting to work.

#### MAYOR'S REPORT

Mayor Adams said first and foremost, I want to welcome our re-elected Councilman Glen Duerr, and our two new Council Members, Councilwoman Sarah Bills, and Vice Mayor Zach Upton. I look forward to working with all of you for next couple of years.

Attended the Ohio Mayors Alliance in person meeting in Columbus.



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I attended the CFD Research Midwest R&D Center, Open House, celebrating their growth and getting a glimpse of all of the different things they do.

I was invited to attend the Christmas Celebration for Dayton Women in Christian Leadership.

I attended the Winter Welcome at Wartinger Park that was hosted by our Parks and Recreation Department, for another great turnout of citizens from the community. I would like to thank all who were involved.

I also attended the Fairborn Chamber of Commerce Holiday Program.

I attended the Christmas Luncheon at the Beavercreek Senior Center, another event with a large participation.

I attended the Violence Free Futures Holiday event for their residents and was able to take photos of the kids with Santa Claus. I always enjoy being a part of helping those who are not as fortunate as most, to give them some semblance of normalcy.

I was able to attend the Beavercreek Boards and Commissions thank you Diner at the Golf Club. This is a time we can thank those who have stepped up and volunteered to serve our community.

I attended the 122nd Anniversary of Powered Flight held at the Wright Brothers Memorial at Wright Patterson Air Force Base.

We also had an opportunity to thank our staff from all departments at the City Wide Christmas Lunch.

I attended the ribbon cutting for Jeff Wyler Hyundai as they totally remodeled the facility right near Phillips Sand and Gravel Company.

I helped with the Christmas baskets and gifts delivery for the Rotary Club of Beavercreek. We were able to assist with 60 food baskets and wrapped gifts for the families.

I attended the Annual Bears 4 Children's event at Build-a-Bear at the Mall. This program provides teddy bears and other stuffed animals for the Children who are stuck in Children's Hospital over the holidays.

I was also part of Operation Santa's Sleigh 2025. This is a program that many First Responders, Fire, Police, Medics, etc. travel a route around the area with their lights and sirens on. This year we went through several cities and townships in the area and finished at Children's Medical Center, where Route 4 was blocked off and all of the Emergency Vehicles lined up three and four across so that the kids in the hospital could see them and wave. I have always wanted to be a part of this and this year I was able to do so. It was an incredible experience.

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I was invited to attend the Open House of the new Kindergarten through 6th grade building for The Dayton Regional Stem School. They did a great job laying it out and providing an opportunity for them to have K-12 at the same location.

Today I attended a Coffee with Blue Star Families to kick off the new year for them as the organization continues to support our military and their families. Especially those who are deployed. They make sure the family members left at home are cared for.

Council Member Curran read employee anniversaries.

#### **CITY MANAGER COMMENTS**

Mr. Landrum stated that Veteran Banner applications will open January 13<sup>th</sup> and are due March 31<sup>st</sup> or until all available spots have been filled. He said information and applications about the program can be found on the city's website at [beavercreekohio.gov/veteran](http://beavercreekohio.gov/veteran). He said there are a limited number of poles designed so reservations for space will be offered on a first-come, first-serve basis. He said banners will be displayed annually from Memorial Day through Veterans Day and applicants will receive the banners once taken down.

He said it was time to Cram the Cruiser on Saturday, January 17<sup>th</sup> from 10 a.m. to 2 p.m., at the Beavercreek Kroger. He said officers will be accepting non-perishable food items to donate to Feed the Creek, helping families in need in Beavercreek.

He said the N. Fairfield Road Project Open House will be Thursday, January 22<sup>nd</sup> from 5 to 7 p.m. in Beavercreek Council Chambers. He said the City of Beavercreek in partnership with the Ohio Department of Transportation, is proposing improvements to N. Fairfield Road between Kemp Road and Fairwood Drive. He said this open house is to provide information about the project, discuss and answer questions, and gather feedback.

He said it was time to Build a Snowman and take a picture and email it to [parks@beavercreekohio.gov](mailto:parks@beavercreekohio.gov) by February 28<sup>th</sup>. He said the pictures will be shared on the city's Facebook. He said the family who submits the photo with the most reactions will win a prize for the family.

He said city offices will be closed Monday, January 19<sup>th</sup> in observation of Martin Luther King Jr. holiday. He said for non-emergencies, contact Beavercreek Police Department at 937-426-1225. He reminded everyone to be safe while traveling.

Mr. Landrum clarified the cost to the Lantz Road project. He said in the packet on page 184 in the summary it shows that this is more than an eight-foot sidewalk project, but also includes curb, gutter and storm sewer that currently doesn't exist. He said the storm sewer would be the most expensive portion of that project. He said the city engineer would be more than glad to go through the estimated costs associated with the project.

January 12, 2026

**ADJOURNMENT**

Council Member Curran MOVED to adjourn the meeting at 8:14 p.m., seconded by Council Member Litteral. Motion PASSED by majority voice vote.

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Don Adams, Mayor

ATTEST:

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Debbie Haines  
Clerk of Council  
Cmim01122026

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

Meeting Date: January 26, 2026 Agenda Reference No.: VII	Reference Topic: Fairfield Place PUD 97-1 PUD Amendment 1-26
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**ACTION REQUESTED**

<input checked="" type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

**RESPONSIBLE DEPARTMENT OR AGENCY**

<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other

**OVERVIEW:**

The applicant requests approval to amend PUD 97-1 to incorporate multiple court (United States District Court for the Southern District of Ohio Western Division) - approved changes to the judicially approved PUD for the property located north of Kemp Road, approximately 500 feet east of the intersection of Kemp Road and North Fairfield Road.

**STAFF RECOMMENDATION:**

Staff recommends City Council approve the attached Ordinance with the 3 conditions contained therein.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to move the Ordinance to a second reading, or it dies for a lack of action.

Burkett

## CITY OF BEAVERCREEK STAFF REPORT



January 22, 2026

**PROJECT:** Hampton Inn/Homewood Suites

**CASE NO.:** PUD 97-1 Amend 1/26

**APPLICANT:** HiFive Development Services  
202 W Main Street  
Mason, OH 45040

### REQUEST

The applicant requests approval to amend PUD 97-1 to incorporate multiple court (United States District Court for the Southern District of Ohio Western Division) -approved changes to the judicially approved PUD for the property located north of Kemp Road, approximately 500 feet east of the intersection of Kemp Road and North Fairfield Road.

### BACKGROUND

The subject property consists of approximately 25.986 acres located at the corner of North Fairfield Road and Kemp Road. On May 27, 1997, City Council adopted Ordinance No. 97-27, which rezoned the property from A-1 (Agricultural), B-2 (General Business), and B-3 (Service Business) zoning districts to a Commercial Planned Unit Development (C-PUD). That action was subsequently placed on the ballot through a referendum in November 1997, at which time the voters overturned Ordinance No. 97-27, resulting in the property retaining its original A-1, B-2, and B-3 zoning classifications.

On October 16, 1998, Michael D. Lofino, Trustee of the Charles J. Lofino Grandchildren's Trust and owner of the subject property, filed a federal lawsuit seeking reinstatement of the Commercial PUD zoning. The lawsuit was mediated on April 28, 2000, culminating in an Agreed Order Upon Settlement filed on May 17, 2000. Under the terms of the Order, the City was required to amend its Zoning Map, as adopted by Ordinance No. 80-19, to rezone the 25.986-acre property from A-1, B-2, and B-3 to Commercial PUD, and to approve a new concept plan for the property subject to specific requirements. Paragraph 6 of the Order further provided that the parties would take all reasonable actions and execute all necessary documents to effectuate the terms and intent of the Agreement. City Council subsequently adopted Ordinance No. 00-27 on July 10, 2000, formally incorporating the requirements of the Agreed Order.

On March 6, 2015, the Granger Group proposed development of an assisted living facility on approximately 19.47 acres of the subject property and requested rezoning from C-PUD 97-1 to C-PUD 15-2. On April 1, 2015, the Planning Commission recommended approval of the request with conditions, including limiting permitted uses on the 18.46-acre portion to assisted living (excluding skilled nursing facilities and independent senior living units), permitting B-2 district uses on a 1.01-acre outparcel, and requiring Planning Commission review of any conditional uses. The recommendation also stated that approval was contingent upon acceptance of mutually agreeable modifications to the conditions of the prior federal court settlement; however, the proposed assisted living development did not proceed, and no application was made to the federal court to amend the 2000 Order. City Council nevertheless adopted Ordinance No. 15-10 on April 27, 2015, approving the rezoning with the Planning Commission's recommended conditions.

<b>Fairfield Place 97-1</b>	
Multi-Tenant Building	15,679
5th/3rd Bank	4,079
Graeter's ice cream/City BBQ	5,808
Chic Fil A	4,408
<b>Total Outlots</b>	<b>29,974</b>
Premier Health Building	60,363
<b>Total Square Current footage</b>	<b>90,337</b>
<i>Hotel (Proposed)</i>	<i>94,502</i>
<b>Anticipated Square total footage</b>	<b>184,839</b>

In 2018, Al Neyer proposed a Major Modification to the site plan to allow construction of a 46,000-square-foot office building. The Planning Commission adopted a Resolution recommending approval of the modification on September 5, 2018, and City Council approved the request on October 8, 2018. Thereafter, a Joint Motion was filed by Barbara Gigante, Successor Trustee of the Charles J. Lofino Grandchildren's Trust, and the City, stating that a change in circumstances warranted modification of the 2000 Agreed Order Upon Settlement. A Motion Modifying the Terms of the 2000 Agreed Order Upon Settlement was filed in federal court on November 6, 2018, and approved by the court on November 8, 2018.

In 2021, a 14,650 square foot Emergency Room was approved as a major modification, that when built totaled 14,363 square feet, bringing the total of the Premier Health (formerly Neyer Office Building) building to 60,363 square feet.

In mid-2025, the owners of one of the remnant properties (outlined in blue to the right) discussed the possibility of expanding the permitted outlot square-footage allotment, as the existing allotment had been fully utilized. Following discussions between the Law Director and the property owners, the parties agreed to file a joint motion with the court to increase the allotment from 30,000 square feet to 45,000 square feet. The court subsequently notified the City's legal team that the motion was approved on January 7, 2026.

Condition #3 of the attached Ordinance reflects the terms set forth in the court approved joint motion in 2026. While City Council is not legally obligated to incorporate these changes as part of this Amendment case, declining to do so at this point would likely trigger a new/separate Amendment case. Denying approval of that Amendment case could prompt further court action, resulting in



additional legal fees and court costs and likely leading to the same outcome. Given that the remnant area of the PUD encompasses approximately 2.8 acres, and that prohibiting development on such a large and valuable property could expose the City to legal risk, staff recommends that City Council accept Condition #3 as proposed.

## ANALYSIS

The purpose of this request is to satisfy Condition #14 of the 2018 Order, which states: "The parties agree to take any and all reasonable actions and to execute all necessary documents to effectuate the terms of this Agreement." The 2018 Order acknowledged the City has fully complied with and satisfied its obligations under paragraphs one (1), three (3), and four (4) of the May 17, 2000 Agreed Order Upon Settlement. Paragraph two (2) of the 2000 Order was vacated in its entirety, except as it pertains to outlot development, which remains regulated by Ordinance No. 00-27 and the associated PUD 97-1 site plans. The modified Order further establishes that future development within the PUD shall generally conform to the approved 2018 Major Modification plan and applicable specific site plans, with final review and approval of access, setbacks, building design, architectural materials, landscaping, and other development standards occurring at the

Specific Site Plan stage. This amendment is administrative in nature and is intended to align the City's zoning records and PUD text with the controlling federal court order, ensuring consistency, clarity, and enforceability moving forward.

## **RECOMMENDATION**

Based on the analysis, Planning Commission and staff recommend approval of the applicant's request, subject to the conditions in the attached Ordinance.



July 10, 2000

ORDINANCE NO. 00-27  
CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER Stone ON THE  
10 TH DAY OF July, 2000.

AN ORDINANCE AMENDING ORDINANCE NO. 80-19, THE ZONING MAP, IMPLEMENTING THE FEDERAL COURT ORDER OF THE JUDGMENT ENTRY FOR CASE NO. C-3-98-250, BY REZONING APPROXIMATELY 25.986 ACRES SITUATED AT THE NORTHEAST CORNER OF NORTH FAIRFIELD ROAD AND KEMP ROAD FURTHER DESCRIBED AS BOOK 4, PAGE 6, PARCELS (PART) 57, 58 AND 59 ON THE PROPERTY TAX MAPS OF GREENE COUNTY FROM A-1, B-2 AND B-3 TO COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD) AND TO DECLARE AN EMERGENCY.

Whereas, Michael D. Lofino, Trustee, has requested the rezoning; and

Whereas, the City Council, on behalf of the City of Beavercreek, entered into an Agreed Order Upon Settlement, Case No. C-3-98-250, Michael D. Lofino, Trustee vs The City of Beavercreek, Ohio; and

Whereas, one of the terms of this Settlement was the rezoning of this land;

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

SECTION I

That the zoning map attached to Ordinance 80-19 passed on the 18th day of February, 1980, as subsequently amended, is hereby further amended to change approximately 25.986 acres located at the northeast corner of North Fairfield Road and Kemp Road, from A-1, B-2 and B-3 to C-PUD Commercial Planned Unit Development and further described in Exhibit "A" attached hereto and incorporated herein.

SECTION II

The concept plan for the Commercial PUD zoning dated "Received July 7, 2000" shall be the approved concept plan for this development, except as modified by the following conditions.

SECTION III

The following conditions and requirements shall apply:

1. The total square footage of buildings and structures allowed to be constructed in the development shall not exceed 185,000 square feet.
2. The maximum square footage of the anchor store of any shopping center building shall not exceed 65,000 square feet. The anchor store of any shopping center building shall be constructed on the northernmost portion of the Property and shall be the building abutting Lakeview Drive.
3. Each individual tenant space, whether or not connected to the anchor store, shall contain less square footage than the anchor store. The average square footage of all buildings and/or tenant spaces, excluding the anchor store, shall not exceed 25,000 square feet.
4. Setbacks of structures shall be as shown on the concept plan, except that the setback of buildings from the eastern lot line shall be at least 175 feet and a permanent open space of 145 feet in width shall be provided along the entire eastern edge of the property line.
5. A permanent landscape earthen mound as described herein shall be built by the Developer at Developer's sole expense along the entire eastern edge of

the property within the required open space area described in condition (4) above. It shall also extend at its southern end westward parallel to Kemp Road a distance of at least 330 feet from the C-PUD eastern boundary. The landscape mound shall be at least 15 feet in height constructed at a maximum 3:1 slope ratio. A 10-foot high wooden privacy style fence supplemented by a 5-foot high chain link fence shall be placed on top of the mound, and the mound shall be landscaped with appropriate trees in sufficient number and placement so as to result in a screening effect from the neighboring residential properties.

6. The total square footage of all outlot structures shall not exceed 30,000 square feet. No structure on any individual outlot shall exceed 14,500 square feet.
7. The minimum open space contained within each outlot in the C-PUD district shall be twenty-five percent (25%) of the total area of the outlot.
8. All parking lots shall comply with the City of Beavercreek's parking landscape requirements and set aside not less than four percent (4%) green space within the parking lot.
9. The truck loading dock for the anchor store shall be positioned at the northeast corner "notched" into the store building with the loading docks facing north and a wall of the same height and material as the east wall of the building designed to project sound upwards from the loading dock area and away from the adjacent neighborhood extended a sufficient depth to conceal from view from the east trucks parked at the loading docks. Trash and recycling containers for the anchor store will be directly accessible from inside the building and may be located outside of the building along the east wall.
10. Approved access points to the property shall be from future Lakeview Drive as shown on the concept plan. Approval of the additional accesses from North Fairfield Road and Kemp Road shall be subject to final review and consideration for approval at the specific site plan stage of development.
11. Uses permitted in this C-PUD district shall be those permitted and conditional uses allowed in B-1, B-2 and O-1 districts, provided however, that conditional uses shall be subject to the approval process set forth in City of Beavercreek's zoning code.
12. Maximum height of the one tenant space or building allowed to have a floor area of up to 65,000 square feet (the anchor store) shall not exceed 33 feet including parapet walls. No building or structure (other than the anchor store) shall exceed the maximum height limitation of 27 feet. The collective average height of all buildings and structures on the C-PUD parcel (other than the anchor store) shall not exceed 25 feet, and such average shall be computed by multiplying the square footage of each building or structure by its height. Ceiling and roof heights of all structures shall be designed so that the height of any mechanical equipment, HVAC units, and antennae will not exceed the permitted height of the structures and will be completely screened by building walls and parapets.
13. No external speakers or sound equipment may be located outside any structure, provided however, that two-way speakers may be installed in connection with bank, pharmacy and similar drive-thru operations.
14. Minimum open space for the C-PUD district, excluding the outlots, shall be twenty-five percent (25%), however, parking spaces shall be restricted to the minimum number of spaces required by Ordinance.

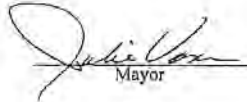
#### SECTION IV

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

SECTION V

This ordinance is hereby declared to be an emergency measure and as such shall take effect immediately on the basis that it is implementing the federal court order of the judgment entry for Case No. C-3-98-250.

PASSED this 10<sup>th</sup> day of July, 2000.

  
Mayor

ATTEST:

  
Clerk of Council

SUMMARY

This Ordinance adopts the federal court order of the judgment entry for Case No. C-3-98-250 to rezone approximately 25.986 acres of land located at the northeast corner of North Fairfield Road and Kemp Road from A-1, B-2 and B-3 districts to C-PUD Commercial Planned Unit Development.

This is an emergency ordinance and will become effective immediately upon passage.

7/7/00  
C:\...\pc00\pud-97-1.ord2000

CITY OF BEAVERCREEK  
RESOLUTION NO. 00-76

SPONSORED BY COUNCIL MEMBER Tiehn  
ON THE 8<sup>th</sup> TH DAY OF May, 2000.

A RESOLUTION APPROVING AND AUTHORIZING  
EXECUTION OF AN AGREED ORDER UPON SETTLEMENT  
OF LITIGATION IN THE MATTER OF MICHAEL D. LOFINO,  
TRUSTEE

WHEREAS, Michael D. Lofino, Trustee, filed a declaratory judgment and injunction action against the City of Beavercreek regarding rezoning of property located at the northeast corner of North Fairfield Road and Kemp Road; and

WHEREAS, representatives of the Lofino Trust, the City and neighboring property owners met to conduct a mediation of the dispute before retired Judge Jack Meagher; and

WHEREAS, as a result of this mediation process, a recommended agreement was reached between parties to settle the legal dispute; and

WHEREAS, the terms of this agreement are set forth in the accompanying Agreed Order Upon Settlement identified as Exhibit A and attached hereto.

THEREFORE, BE IT RESOLVED THAT:

SECTION I.

The City Council of the City of Beavercreek does hereby approve and accept this AGREED ORDER as settlement of the legal proceedings.

SECTION II.

The City Attorney is hereby authorized to execute this AGREED ORDER on behalf of the City and take or cause to be taken all other action necessary and proper to affect this AGREED ORDER.

SECTION III.

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to section 121.22 of the Ohio Revised Code.


SECTION IV.

This Resolution shall become effective immediately upon its passage.

ADOPTED by the Council of the City of Beavercreek, Ohio this  
8<sup>th</sup> day of May, 2000.

  
Mayor

ATTEST:

  
Clerk of Council

5/8/00  
Version

IN THE UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION

MICHAEL D. LOFINO, TRUSTEE : CASE NO. C-3-98-250  
Plaintiff, : (Judge Algenon L. Marbley)  
-vs- : (Magistrate Judge Merz)  
THE CITY OF BEAVERCREEK, OH : AGREED ORDER UPON  
Defendant. : SETTLEMENT

\*\*\*\*\*

Plaintiff herein Michael D. Lofino, as Trustee of the Charles J. Lofino Grandchildren's Trust (the "Plaintiff") has filed a declaratory judgment and injunction action herein seeking relief in regard to Plaintiff's efforts to rezone certain property located at the northeast corner of North Fairfield Road and Kemp Road in the City of Beavercreek, Ohio (the "Property").

The City of Beavercreek, Ohio (the "Defendant") filed a motion for summary judgment, which was sustained in part and denied in part.

The Plaintiff and Defendant in an effort to seek a resolution to the zoning dispute which gave rise to this litigation, agreed to mediation which included representatives of the adjacent Neighborhood. The representatives of the Neighborhood and the parties engaged in extensive and lengthy mediation on Friday, April 28, 2000. The mediation was held before Judge Meagher, who assisted the parties in the mediation process. Through the concerted efforts of all individuals at the mediation, the Plaintiff and Defendant reached an agreement that the parties agree to enter into. The parties submit to this Court an agreed upon Order settling all disputes between them arising out of the property which is the subject of this lawsuit. The parties desire the Court to adopt said agreement as the Order of the Court, and further order the parties to carry out the respective covenants and agreements as follows:

1. Defendant, the City of Beavercreek, shall by administrative or other appropriate action cause the zoning map attached to Ordinance 80-19, passed on the 18<sup>th</sup> day of February 1980, as subsequently amended, to be further amended to change

the 25.986+/- acres located at the northeast corner of North Fairfield Road and Kemp Road, from A-1, B-2 and B-3 to C-PUD, Commercial Planned Unit Development, and further described in Exhibit "A" attached hereto and incorporated by reference herein. The Defendant shall finalize said zoning change no later than thirty (30) days after the filing of this Agreed Order Upon Settlement.

2. Defendant, the City of Beavercreek, shall by administrative or other appropriate action approve, not later than thirty (30) days after the filing of this Agreed Order Upon Settlement, a new concept plan for the commercial PUD zoning, which shall be the concept plan for the development of the 25.986+/- acres which concept plan shall comply with the following conditions and requirements:

(a) The total square footage of the buildings and structures allowed to be constructed in the development shall not exceed 185,000 square feet.

(b) The maximum square footage of the anchor store of any shopping center building shall not exceed 65,000 square feet. The anchor store of any shopping center building shall be constructed on the northernmost portion of the Property and shall be the building abutting Lakeview Drive.

(c) Each individual tenant space, whether or not connected to the anchor store, shall contain less square footage than the anchor store. The average square footage of all buildings and/or tenant spaces, excluding the anchor store, shall not exceed 25,000 square feet.

(d) Setbacks of structures shall be shown on the concept plan, except that the setback of buildings from the eastern lot line shall be at least 175 feet and a permanent open space of 145 feet in width shall be provided along the entire eastern edge of the property line.

(e) A permanent landscape earthen mound as described herein shall be built by the Plaintiff at Plaintiff's sole expense along the entire eastern edge of the property within the required open space area described in condition (d) above. It shall also extend at its southern end westward parallel to Kemp Road a distance of at least 330 feet from the C-PUD eastern boundary. The landscape mound shall be at least 15 feet in height constructed at a maximum 3:1 slope ratio. A 10-foot high wooden privacy style fence supplemented by a 5-foot high chain link fence shall be placed on top of the mound, and the mound shall be landscaped with appropriate trees in sufficient number and placement so as to result in a screening effect from the neighboring residential properties.

**AC**  
ALTICK  
&  
COWEN  
CO., L.P.A.  
1700 ONE DAYTON CENTER  
ONE SOUTH MAIN STREET  
DAYTON, OHIO 45402-2911

(f) The total square footage of all out-lot structures shall not exceed 30,000 square feet. No structure on any individual out-lot shall exceed 14,500 square feet.

(g) The minimum open space contained within each out-lot in the C-PUD district shall be twenty-five percent (25%) of the total area of the out-lot.

(h) All parking lots shall comply with the Defendant's parking landscape requirements and set aside not less than four percent (4%) green space within the parking lot.

(i) The truck loading dock for the anchor store shall be positioned at the northeast corner "notched" into the store building with the loading docks facing north and a wall of the same height and material as the east wall of the building designed to project sound upwards from the loading dock area and away from the adjacent neighborhood extended a sufficient depth to conceal from view from the east trucks parked at the loading docks. Trash and recycling containers for the anchor store will be directly accessible from inside the building and may be located outside of the building along the east wall.

(j) Approved access points to the property shall be from future Lakeview Drive as shown on the concept plan. Approval of additional accesses from North Fairfield Road and Kemp Road shall be subject to final review and consideration for approval at the specific site plan stage of development.

(k) Uses permitted in this C-PUD district shall be those permitted and conditional uses allowed in B-1, B-2 and O-1 districts, provided however, that conditional uses shall be subject to the approval process set forth in Defendant's zoning code.

(l) Maximum height of the one tenant space or building allowed to have a floor area of up to 65,000 square feet (the anchor store) shall not exceed 33 feet including parapet walls. No building or structure (other than the anchor store) shall exceed the maximum height limitation of 27 feet. The collective average height of all buildings and structures on the C-PUD parcel (other than the anchor store) shall not exceed 25 feet, and such average shall be computed by multiplying the square footage of each building or structure by its height. Ceiling and roof heights of all structures shall be designed so that the height of any mechanical equipment, HVAC units, and antennae will not exceed the



permitted height of the structures and will be completely screened by building walls and parapets.

(m) No external speakers or sound equipment may be located outside any structure, provided however, that two-way speakers may be installed in connection with bank, pharmacy and similar drive-thru operations.

(n) Minimum open space for the C-PUD district, excluding the out-lots, shall be twenty-five percent (25%), however, parking spaces shall be restricted to the minimum number of spaces required by Ordinance.

3. Plaintiff shall convey to Defendant the 6.572 acre R-PUD parcel further described as parcels (part) 56, and (part) 57 on the property tax maps of Greene County, Ohio, subject to a retained easement in favor of Plaintiff for access, maintenance and detention use on the southern portion of the R-PUD parcel. Said conveyance deed shall contain a restrictive covenant, running with said property, that said property shall not be used for residential, business and/or commercial purposes and shall be treated by both parties as an "qualified conservation contribution" within the meaning of Section 170(F)(3)(B)(iii) of the Internal Revenue Code. Said conveyance shall be completed no later than thirty (30) days after the filing of this Agreed Order Upon Settlement. The Defendant agrees the Plaintiff may use the southern portion of the R-PUD parcel to comply with Defendant's detention requirements on Plaintiff's C-PUD parcel, but Plaintiff may not use the R-PUD parcel for green space compliance requirements.

4. The Defendant shall undertake extensive planting of trees and other vegetation on the parcel deeded to Defendant. The purpose of the plantings is to minimize sound, sight and smell from the Plaintiff's development for the property owners to the east. The minimum height of the trees shall be six (6) feet. The trees and other plantings will be planted in conjunction with the development of the C-PUD development and the planting season.

5. By execution of this Agreement and acceptance by this Court, the parties signify that it is their desire that all causes of action whether brought in this Court or in any other court, shall be deemed dismissed with prejudice, and this Order shall be a full and final release of all parties to this action or any action that could have been filed.

6. The parties agree to take all reasonable action and execute all necessary documents to effectuate the terms and intent of this Agreement.



The parties herein are ORDERED to abide by the terms of this Agreed Order Upon Settlement and shall be responsible for their respective costs related to this action.

IT IS SO ORDERED.

Magistrate Judge Michael R. Merz

Stipulated and Agreed To  
This \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Michael D. Lofino, Trustee

Roger J. Makley (#0018702)  
Trial Attorney  
33 West First Street, Suite 600  
Dayton, OH 45402  
(937) 223-8177  
Attorney for Plaintiff, Michael D. Lofino, Trustee

OF COUNSEL  
Merle F. Wilberding (#0018695)  
David W. Reid (#0064261)  
Coolidge, Wall, Womsley &  
Lombard Co., L.P.A.  
33 West First Street, Suite 600  
Dayton, OH 45402  
(937) 223-8177



1700 ONE DAYTON CENTER  
ONE SOUTH MAIN STREET  
DAYTON, OH 45402-2014

City of Beavercreek  
Resolution No. \_\_\_\_\_, passed  
\_\_\_\_\_, 2000

Stephen M. McHugh (#0018788)  
Trial Attorney  
1700 One Dayton Centre  
One South Main Street  
Dayton, OH 45402  
(937) 223-1201

ATTORNEYS FOR DEFENDANT,  
CITY OF BEAVERCREEK, OHIO

OF COUNSEL  
Philip B. Herron (#0022657)  
Altick & Corwin Co., L.P.A.  
1700 One Dayton Centre  
One South Main Street  
Dayton, OH 45402  
(937) 223-1201

ATTORNEYS FOR DEFENDANT,  
CITY OF BEAVERCREEK, OHIO



1700 ONE DAYTON CENTRE  
ONE SOUTH MAIN STREET  
DAYTON, OH 45402-2014

## ORDINANCE NO. 26-03

### CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

AN ORDINANCE AMENDING ORDINANCE #00-27 (PUD 97-1, FAIRFIELD PLACE TO ACCEPT CHANGES TO THE PUD AGREED UPON BY THE FEDERAL COURTS

**WHEREAS**, City Council, on behalf of the City of Beavercreek, entered into an Agreed Upon Settlement, Case C-98-250 Michael D. Lofino Trustee v. City of Beavercreek in 2000; and

**WHEREAS**, in 2018, as a condition of approval of a specific site plan, a Joint Motion (ECF No. 54) requested an amendment and modification of the 2000 Agreed Order was filed with United States District Court for the Southern District of Ohio Western Division and subsequently approved by Judge Michael R. Merz on November 8, 2018 (See Exhibit A); and

**WHEREAS**, in 2026, A Joint Motion to Modify Terms of Agreed Order Upon Settlement filed May 17, 2000 and as modified by the Agreed Order Upon Settlement Approved and filed November 8, 2018 was filed, and federal court sent notice with the notation that the motion was approved (See Exhibit B); and

**WHEREAS**, the City of Beavercreek Planning Commission has recommended approval of the amendment with conditions and requirements; and

**WHEREAS**, the City Council finds that the facts submitted with the application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for Planned Unit Development approval as per §158.065 of the Zoning Code; and

**WHEREAS**, Beavercreek City Council has voted to adopt the recommendation of the Planning Commission with modifications, this being a decision that requires approval by four members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK  
HEREBY ORDAINS:

#### SECTION I

The following conditions and requirements shall apply:

1. All other conditions of PUD 97-1 and subsequent applicable modifications and amendments shall remain in full force and effect, except as modified herein.
2. All conditions set forth in Case No. 3:98-cv-250 under the 2018 Order shall be incorporated into PUD 97-1, except as modified (by subsequent court action, and outlined in Condition #3.
3. Paragraph Two (2)(a) of the original Agreed Order Modifying Terms, filed November 8, 2018, is hereby reinstated and amended to increase the total square footage of all buildings and structures allowed in the development from 185,000 square feet to 200,000 square feet. The increase is required to allow an increase in the total square footage out-lot structures. This amendment shall control over and provisions to the contrary in the Agreed Order Modifying Terms filed November 8, 2018, (Doc #55).
  - a. (A) Paragraph 2 (a) as modified shall read as follows:  
*2(a). The total square footage of the buildings and structures allowed to be constructed in the development shall not exceed 200,000 square feet.*
  - b. (B) Paragraph 2 (f) as modified shall read as follows:  
*2(f). The total square footage of all out-lot structures shall not exceed 45,000 square feet. No structure on any individual out-lot shall exceed 14,500 square feet.*

### SECTION III

This Ordinance shall take effect from and after the earliest period allowed by law.

### SECTION III

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

Mayor

ATTEST:

\_\_\_\_\_  
Clerk of Council

#### SUMMARY

This Ordinance adopts a recommendation to rezone approximately 8.916 acres of land from A1 to C-PUD Commercial Planned Unit Development.

This is not an emergency ordinance and will become effective 30 days after passage.

\_\_\_\_\_

## Exhibit A

### *2018 Amended Settlement*

Case: 3:98-cv-00250-MRM-MRM Doc #: 55 Filed: 11/08/18 Page: 1 of 4 PAGEID #: 6

**IN THE UNITED STATES DISTRICT COURT  
FOR THE SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION AT DAYTON**

MICHAEL D. LOFINO, TRUSTEE,	:	CASE NO. 3:98-cv-250
	:	
PLAINTIFF,	:	
	:	Magistrate Judge Michael R. Merz
VS.	:	
	:	
CITY OF BEAVERCREEK, OHIO	:	AGREED ORDER MODIFYING
	:	TERMS OF AGREED ORDER UPON
DEFENDANT.	:	SETTLEMENT

---

The parties to this action, Barbara Gigante, as Successor Trustee of the Charles J. Lofino Grandchildren's Trust (the "Plaintiff") and the City of Beavercreek, Ohio (the "Defendant") having by Joint Motion (ECF No. 54) requested an amendment and modification of the Agreed Order upon Settlement filed with this Court on May 17, 2000 (Doc. No. 53), and this Court having hereby found for the reasons set forth in the Joint Motion to Amend and Modify the Agreed Order upon Settlement filed May 17, 2000, that there exist reasons for which this Court's earlier order of settlement should now be amended and modified.

The parties have unanimously consented to plenary Magistrate Judge jurisdiction under 28 U.S.C. § 636(c) and District Judge Marbley has referred the case on that basis (ECF No. 13). In the Conditional Dismissal Order (ECF No. 52), the Court retained jurisdiction to enforce or modify the Agreed Order Upon Settlement.

The parties agree, and it is therefore ordered, as follows:

## Exhibit A (pg. 2)

Case: 3:98-cv-00250-MRM-MRM Doc #: 55 Filed: 11/08/18 Page: 2 of 4 PAGEID #: 7

1. Defendant has fully complied with and satisfied its obligations under paragraphs one (1), three (3) and four (4) of the Agreed Order upon Settlement filed May 17, 2000.
2. Paragraph two (2) of the Agreed Order upon Settlement filed May 17, 2000, is hereby vacated in its entirety except as Paragraph two (2) pertains to the outlot development. More specifically Paragraph two (2) sections (f), (k), and (m). The outlot development shall continue to be regulated by the conditions in Ordinance 00-27 associated with PUD 97-1 and PUD 97-1 Specific Site Plan #1.
3. This development shall generally conform to the PUD 97-1 Major Modification 08-18 plan dated "Received August 15, 2018," and the PUD 97-1 Specific Site Plan #2 plans dated "Received October 14, 2008" except as modified by the City of Beavercreek.
4. The minimum building setbacks will be established at the Specific Site Plan stage but shall generally conform to the setbacks indicated on the approved concept plan.
5. Points of access shown on the concept plan and any necessary cross-access easements are subject to City of Beavercreek final review and approval at Specific Site Plan stage.
6. Building plans, designs, and elevations shall be subject to final review and approval by the Beavercreek Planning Commission and Beavercreek City Council at the Specific Site Plan stage.
7. The majority of the exterior construction materials must consist of wood, stone, hardy plank, and/or brick or other similar composite or natural minerals acceptable to the Beavercreek Planning Commission and Beavercreek City Council at the

## Exhibit A (pg. 3)

Case: 3:98-cv-00250-MRM-MRM Doc #: 55 Filed: 11/08/18 Page: 3 of 4 PAGEID #: 8

Specific Site Plan stage for all buildings within this PUD, including the future outparcel. Exterior colors shall be a mixture of earth tones and subdued colors such as browns, tans, dusty greens, warm grays, and rusty reds. White may only be used as an accent color and shall not be used as the primary color of any structure.

8. All architectural materials and treatments shall be incorporated on all four sides of any and all buildings within the development and shall be subject to approval at the Specific Site Plan stage.
9. The maximum height of the buildings within this PUD, excluding the decorative architectural features, shall be 40 feet.
10. The landscape mound along Kemp Road shall be reviewed at the Specific Site Plan stage and is not part of this approval. Should the mound be considered as part of the Specific Site Plan, it shall not exceed 6 feet in height.
11. The existing 15-foot earthen mound along the eastern edge of the property shall remain in place in perpetuity.
12. The 6.572 acre tract of land conveyed to the City of Beavercreek shall not be considered as part of this or any future application when considering green space compliance requirements.
13. The property owners within this development, through a Reciprocal Easement Agreement (REA), will be responsible for the upkeep and maintenance of the detention pond on the City of Beavercreek's parkland, as it serves the sole purpose of stormwater detention for the adjacent private development.
14. The parties agree to take any and all reasonable action and to execute all necessary documents to effectuate the terms of this Agreement.



Exhibit A (pg. 4)

Case: 3:98-cv-00250-MRM-MRM Doc #: 55 Filed: 11/08/18 Page: 4 of 4 PAGEID #: 9

15. All provisions of the Agreed Order upon Settlement not specifically modified or referenced herein shall remain in full force and effect.
16. The parties hereto shall abide by the terms of this Agreed Order Modifying Terms of Agreed Order upon Settlement.
17. Each party shall be responsible for its/his own attorney fees and expenses incurred herein. Any court costs due in connection with the filing of this Agreed Order Modifying Terms of Agreed Order upon Settlement shall be paid by Defendant upon filing.

IT IS SO ORDERED.

November 8, 2018.

s/ **Michael R. Merz**  
United States Magistrate Judge

Stipulated and agreed to this 6th day of November, 2018.

Agreed to by:

PICKREL, SCHAEFFER & EBELING  
CO., L.P.A.

/s/ **Jon M. Rosemeyer**

Jon M. Rosemeyer (0018797)  
40 N. Main Street, Suite 2700  
Dayton, Ohio 45423  
Tel: 937/223-1130 Fax: 937/223-0339  
E-Mail: jrosemeyer@pselaw.com

*Counsel for Plaintiff Barbara Gigante,  
Successor Trustee of the Charles J. Lofino  
Grandchildren's Trust*

00980446.docx

COOLIDGE WALL CO., L.P.A.

/s/ **Stephen M. McHugh**

Stephen M. McHugh (0018788)  
Amelia N. Blankenship (0082254)  
33 West First Street, Suite 600  
Dayton, Ohio 45402  
Tel: 937/223-8177 Fax: 937/223-6705  
E-Mail: mchugh@coollaw.com

*Counsel for Defendant  
City of Beavercreek, Ohio*

COOLIDGE WALL CO., L.P.A.

Exhibit B

2026 Motion

Case: 3:98-cv-00250-MRM-MRM Doc #: 56 Filed: 01/05/26 Page: 1 of 3 PAGEID #: 10

IN THE UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION

MICHAEL D. LOFINO, TRUSTEE,	:	CASE NO. 3:98-cv-250
	:	
PLAINTIFF,	:	JUDGE ALGENON L. MARBLEY
	:	MAGISTRATE MICHAEL R. MERZ
VS.	:	
	:	
CITY OF BEAVERCREEK, OHIO	:	<b>JOINT MOTION TO MODIFY</b>
	:	<b>TERMS OF AGREED ORDER UPON</b>
DEFENDANT.	:	<b>SETTLEMENT FILED MAY 17, 2000</b>
	:	<b>AND AS MODIFIED BY THE</b>
	:	<b>AGREED ORDER UPON</b>
	:	<b>SETTLEMENT APPROVED AND</b>
	:	<b>FILED NOVEMBER 8, 2018</b>

---

Now come the parties, by and through counsel, Barbara Gigante, as Successor Trustee of the Charles J. Lofino Grandchildren's Trust (Plaintiff) and the City of Beavercreek, Ohio (Defendant) and respectfully request the Court approve the proposed Agreed Order Modifying Terms of the November 8, 2018, Agreed Order upon Settlement. A memorandum in support of this motion is attached and incorporated herein by reference.

Exhibit B (pg. 2)

Case: 3:98-cv-00250-MRM-MRM Doc #: 56 Filed: 01/05/26 Page: 2 of 3 PAGEID #: 11

Respectfully submitted,

BENESCH FRIEDLANDER COPLAN  
& ARONOFF LLP

COOLIDGE WALL CO., L.P.A.

*/s/ James J. Walsh (per email auth. 11/20/25)*

*/s/ Stephen M. McHugh*

James J. Walsh (0096660)  
127 Public Square, Suite 4900  
Cleveland, Ohio 44114  
Tel: 216-363-6237 Fax: 216-363-4588  
E-Mail: jwalsh@beneschlaw.com

*Counsel for Plaintiff Barbara Gigante,  
Successor Trustee of the Charles J. Lofino  
Grandchildren's Trust*

Stephen M. McHugh (0018788)  
Joshua R. Lounsbury (0078175)  
33 West First Street, Suite 200  
Dayton, Ohio 45402  
Tel: 937/223-8177 Fax: 937/223-6705  
E-Mail: mchugh@coollaw.com  
E-Mail: lounsbury@coollaw.com  
*Counsel for Defendant  
City of Beavercreek, Ohio*

**MEMORANDUM**

On May 17, 2000, an Agreed Order upon Settlement (Document No. 53) was filed, which specified the terms of the agreement reached between the parties to resolve the litigation pending at the time. On November 18, 2018, the Court approved the modification of the May 17, 2000 Settlement (Document No. 55).

Circumstances again warrant modification of the two Orders. The parties are seeking permission to allow the Plaintiff the right to seek approval from the Defendant to construct on the last remaining out lot.

The parties are seeking to increase the out-lot allowed square footage provided in Section 2 (f) of the two Orders from 30,000 square feet to 45,000 square feet. This increase will also require an increase of the total square footage of the buildings and structures allowed to be constructed in Section 2 (a). The 2000 Agreed Order upon Settlement (Doc #53) set the total at 185,000 square feet. The out-lot increase will require the allowed square footage be increased to 200,000 square feet. Excluding these two changes in all other aspects the May 17, 2000, Order

Exhibit B (pg. 3)

Case: 3:98-cv-00250-MRM-MRM Doc #: 56 Filed: 01/05/26 Page: 3 of 3 PAGEID #: 12

(Document No. 53) and the November 18, 2018, Order (Document No. 55) shall remain in full force and effect.

Accordingly, the parties respectfully request that the Court approve the Agreed Order Modifying Terms of the two prior Orders.

Respectfully submitted,

BENESCH FRIEDLANDER COPLAN  
& ARONOFF LLP

*/s/ James J. Walsh (per email auth. 11/20/25)*

James J. Walsh (0096660)  
127 Public Square, Suite 4900  
Cleveland, Ohio 44114  
Tel: 216-363-6237 Fax: 216-363-4588  
E-Mail: jwalsh@beneschlaw.com

*Counsel for Plaintiff Barbara Gigante,  
Successor Trustee of the Charles J. Lofino  
Grandchildren's Trust*

COOLIDGE WALL CO., L.P.A.

*/s/ Stephen M. McHugh*

Stephen M. McHugh (0018788)  
Joshua R. Lounsbury (0078175)  
33 West First Street, Suite 200  
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Tel: 937/223-8177 Fax: 937/223-6705  
E-Mail: mchugh@coollaw.com  
E-Mail: lounsbury@coollaw.com

*Counsel for Defendant  
City of Beavercreek, Ohio*

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that on the 5<sup>th</sup> day of January 2026, a copy of the foregoing was filed electronically. Notice of this filing will be sent to all parties by operation of the Court's E-filing system and copies will be mailed via U.S. Mail to those parties to whom electronic notice has not been sent. Parties may access the filing through the Court's system.

*/s/ Stephen M. McHugh*

Stephen M. McHugh (0018788)

RESOLUTION

CITY OF BEAVERCREEK  
PLANNING COMMISSION  
January 7, 2026

Re: PUD 97-1 Amend 1/26

WHEREAS, HiFive Development Services, 202 W. Main Street, Mason, OH, 45040, requests approval to amend PUD 97-1 to incorporate multiple court-approved changes to the judicially approved PUD. The property located north of Kemp Road, approximately 500 feet east of the intersection of Kemp Road and North Fairfield Road, further described as Book 4, Page 6, Parcel 123 on the Greene County Property Tax Atlas.

WHEREAS, public hearing was held on January 7, 2026 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Beavercreek Planning Commission finds that the facts submitted with this PUD amendment application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for PUD rezoning approval as per §158.065; and

NOW, THEREFORE BE IT RESOLVED THAT, that the Beavercreek Planning Commission recommends to the Beavercreek City Council:

1. All other conditions of PUD 97-1 and subsequent applicable modifications and amendments shall remain in full force and effect, except as modified herein.
2. All conditions set forth in Case No. 3:98-cv-250 under the 2018 Order shall be incorporated into PUD 97-1.
3. Paragraph Two (2)(a) of the original Agreed Order Modifying Terms, filed November 8, 2018, is hereby amended to increase the total square footage of all buildings and structures allowed in the development from 185,000 square feet to 200,000 square feet. The increase required to allow the increase in the total square footage out-lot structured. This amendment shall control over and provisions to the contrary in the Agreed Order Modifying Terms filed November 8, 2018, (Doc #55).

(A) Paragraph 2(a) as modified shall read as follows:

*2(a). The total square footage of the buildings and structures allowed to be constructed in the development shall not exceed 200,000 square feet.*

(B) Paragraph 2(f) as modified shall read as follows:

*2(f). The total square footage of all out-lot structures shall not exceed 45,000 square feet. No structure on any individual out-lot shall exceed 14,500 square feet.*

ADOPTED:

January 7, 2026

**PLANNING COMMISSION RESOLUTION**

VOTING FOR ADOPTION: James Fountain  
Jacob Jones  
Johnathon Meyer  
Laura Palumbo  
Michael Self

ABSENT: None

Attest

---

Chairman

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

Meeting Date: January 26, 2026 Agenda Reference No.: VIII	Reference Topic: Fairfield Place PUD 97-1 MOD 1-16 (Major)
--	---

**ACTION REQUESTED**

<input type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input checked="" type="checkbox"/> Adopt Motion

**RESPONSIBLE DEPARTMENT OR AGENCY**

<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other

**OVERVIEW:**

The applicant has requested modification of the specific site plan, to allow for the construction of a 3-story, 160 room hotel on 5.068 acres. The proposed hotel will be located just north of Kemp Road approximately 500 feet east of the intersection of Kemp Road and North Fairfield Road.

**STAFF RECOMMENDATION:**

Staff recommends City Council approve the attached Motion with the 25 conditions contained therein.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to approve, approve with conditions, disapprove or tabling their decision for additional information.

Burkett



# CITY OF BEAVERCREEK

## STAFF REPORT



January 12, 2026

**PROJECT:** Hampton Inn/Homewood Suites

**CASE NUMBER:** PUD 97-1

**APPLICANT:** HiFive Development Services  
202 West Main Street  
Mason OH, 45040

### REQUEST

The applicant has requested modification of the specific site plan, to allow for the construction of a 3-story, 160 room hotel on 5.068 acres. The proposed hotel will be located just north of Kemp Road approximately 500 feet east of the intersection of Kemp Road and north Fairfield Road.

### EXISTING CONDITIONS

The subject property, located within PUD 97-1, is a vacant 5.068-acre parcel that abuts a storm water detention pond and ultimately the El Cid subdivision to the east and Kemp Road along its southern boundary. The site is currently undeveloped; however, under the proposed development, impervious surfaces will total approximately 2.53



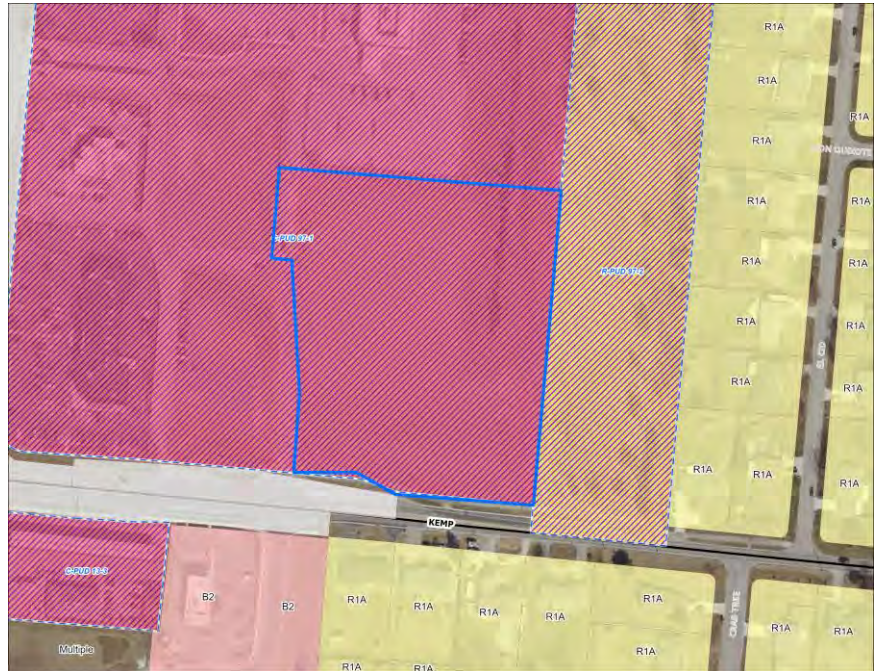
acres, leaving 2.54 acres as pervious area. For Commercial PUDs, the maximum permitted building coverage is 35 percent, and the maximum combined coverage of buildings and impervious surfaces is 75 percent. The



proposed building coverage for this parcel is approximately 17 percent. Additionally, when accounting for the remaining undeveloped outlots within PUD 97-1, the overall impervious coverage for the PUD remains well below the 75 percent maximum.

## Zoning

The zoning history and proposed amendments are highlighted in a companion staff report and amendment case that is running concurrently with this specific site plan.



Direction	Zoning	Land Use
North	C-PUD 97-1	Premier Health
South	B-2/R1A	Freddy's/Single-Family Homes
East	R-PUD 97-2	Vacant land owned by City
West	C-PUD 97-1	Various Retail

## ANALYSIS

### Access

The applicant proposes two access points from the private drive north of Kemp Road. The northernmost access point will align with an existing private drive that provides direct access to the Fairfield Place Shopping Center, which includes Milano's, Crumbl, and other businesses. This private drive is already equipped with both left and right-turn lanes connecting to Kemp Road to the south, and it also provides multiple connections to North Fairfield Road to the west for patrons traveling north. In addition, a sidewalk will be installed at the southwestern corner of the hotel to connect with the

existing sidewalk along Kemp Road.

## Building Design

Again, the applicant is proposing a 3-story, 160-room hotel. The building will be 37 feet and 6 inches tall, which is under



the 40 foot limit outlined in the 2018 Order. The proposed building elevations show a modern, multi-story building. The exterior uses a mix of brick in several colors, fiber-cement panels, and wood-look siding to add variety and break up the building's size. Cast stone accents and trim are used to highlight different sections of the building and provide a solid base at ground level. Windows are framed in aluminum, giving the building a consistent appearance. Large windows, entry canopies, and recessed entrances help define main entry points and add depth to the front façade. Overall, the design uses durable materials and simple architectural features to create a contemporary look that fits well with commercial development standards.

## Parking

Off-street parking standards for hotels include one off-street parking space for every guest room, one off-street parking space for every 20 guest rooms (to accommodate for staff) plus one off-street parking space per 250 square feet of public meeting area and/or restaurant space. Based on information provided by the applicant, 168 off-street parking spaces are required. The proposed 5.068-acre area associated with the site plan includes 168 off-street spaces, six of which are designated as handicap accessible. Staff has no





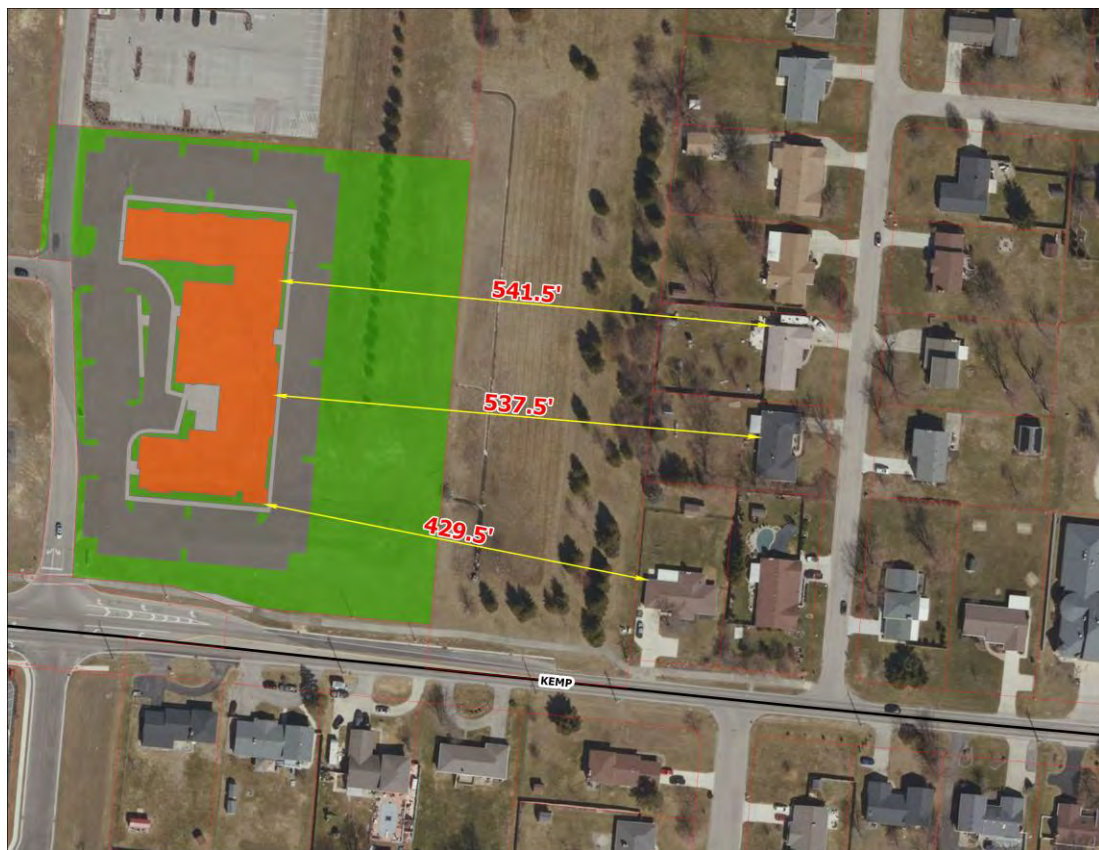
concerns with the parking as proposed.

### Screening, Landscaping and Open Space

A preliminary landscape plan has been submitted that includes a mix of canopy trees, ornamental trees, and shrubs. The plan provides adequate screening around the dumpster enclosure located in the southeastern portion of the site. In addition, a row of evergreen trees will be planted along the top of the existing 15-foot berm, which will be extended south toward Kemp Road. The existing mound along Kemp Road will be reconstructed and will taper in height from approximately six feet to three feet. These berm improvements will enhance both visual screening and sound deflection.

Staff has added a condition requiring the final, detailed landscape plan to be reviewed and approved by the Planning Department prior to issuance of a zoning permit. The plan also includes extensive use of mulch beds.

The distance between the back of the proposed hotel and the existing homes to the east is approximately 450 to 550 feet.



## **Lighting**

The applicant is proposing 14-foot light poles on two-foot bases throughout the site and full cut off wall packs on the building. The mound to east of the property as well as additional landscaping will prevent any light pollution from permeating the existing residential neighborhood. All future lights at any of the adjacent developments within this PUD will be required to match the height and style of these lights. Planning Commission added a condition the precludes decorative lighting on the east elevation of the building.

## **Signage**

Signage shall be limited to 350 square feet total, with no signage permitted on the eastern elevation. The ground sign shall be no taller than 6 feet and no larger than 30 square feet per side with a brick wrap that matches the materials of the building.

## **RECOMMENDATION**

Based on this analysis, Planning Commission and Staff recommend approval of this request subject to the conditions outlined in the attached Motion, presuming Conditions 1 and 2 of the companion PUD Amendment are approved.

January 21, 2026

MOTION TO APPROVE  
Hampton Inn/Homewood Suites  
PUD 97-1 MOD 1-16 (Major)

"I move, for the purpose of taking administrative action, approval of PUD 97-1 Mod 1-26 (major), on the basis that City Council finds the facts submitted with the application and accompanying materials satisfy the standards and criteria set forth in section 158.070 Modifications to Approved Specific Site Plans of the Beavercreek Zoning Code. I further move that this motion with all of the following conditions (there are 23), be fully recorded in the minutes of this Council meeting."

1. All conditions and Court Orders contained within PUD 97-1 and all subsequent modifications to PUD 97-1 are incorporated herein by reference to the extent they are not specifically amended or altered by any plans and conditions with this Major Modification.
2. The approved site plan, architectural elevations, and landscape plan for this development shall be the plans stamped "Received December 22, 2025", except as modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning and Development Department prior to the execution of the required PUD Agreement and the release of any zoning permit for this project
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
6. A PUD agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to the release of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.

7. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any future dumpster enclosure shall be constructed of materials consistent with the principal building. The final design of the enclosure shall be located on the western side and shall be reviewed and approved by the Planning and Development Department prior to the issuance of any zoning permits
8. A maximum of one ground sign shall be permitted that can be up to 6 feet tall with 40 square feet per sign face. The design of the ground sign shall include a masonry base and sides that shall be constructed of similar material to those on the proposed building.
9. Wall signage shall be limited to 350 square feet per elevation. Sign height shall be no taller than 7 feet. No signage shall be permitted on the east elevation.
10. Wall signs shall be individually mounted channel letters. The use of raceways or painting of letters on the wall shall be prohibited.
11. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. No pole mounted fixtures shall be located in the paved area of the parking field. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
12. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Development Department or, if required, by the City Council and/or Planning Commission.
13. No portion of the building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning and Development Department shall be addressed prior to the issuance of a permit for the project.
15. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be

screened with landscaping and/or masonry walls and shall not be visible to the public.

16. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project. The City reserves the right to require more frequent collection as necessary.
17. Downspouts shall be internally mounted and shall not be visible on the exterior of the building.
18. Temporary signs shall not be permitted within this development with the exception of a construction sign that will be allowed during construction of the project.
19. A final landscape plan including 8-foot tall evergreens on the top of the mound shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit for the building. The landscape plan for the mound shall be reviewed and approved by the Planning Department prior to the release of a zoning permit. The applicant shall be responsible for their portion of the mound and shall install the required evergreens at the initiation of building construction.
20. Impact fees shall be paid prior to the release of the Commercial/Industrial Zoning Permit.
21. Within the confines of the proposed property, the mound shall be adequately maintained, free of noxious weeds and tall grass, in perpetuity.
22. An additional sidewalk along the western boundary of the property, adjacent to the private drive, may be required at the discretion of the Planning Director.
23. Hours of construction for any grading or exterior work associated with this development shall be limited to Monday through Saturday from 7 a.m. to 7 p.m.
24. No decorative lighting shall be installed on the east side of the building.
25. Approval of this site plan is contingent on the approval of Conditions #1 and #2 of PUD 97-1 Amendment 1-26. Should either of those conditions not be approved, this approval is null and void.

RESOLUTION

CITY OF BEAVERCREEK  
PLANNING COMMISSION  
January 7, 2026

RE: PUD 97-1 MOD 1-26  
Hampton Inn/Homewood Suites

WHEREAS, HiFive Design Group, Inc. 202 West Main Street, Mason OH 45040, agent for the property owner, has filed an application requesting major modification for 5.068 acres of land for the construction of a 160-room, 3-story hotel located on north side of Kemp Road approximately 500 feet east of the intersection of Kemp Road and North Fairfield Road, further described as Book 4, Page 6, Parcel 123 on the tax maps of Greene County, Ohio; and

WHEREAS, public hearing was held on January 7, 2026 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Beavercreek Planning Commission finds that the facts submitted with this PUD Major Modification application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for PUD Major Modification approval as per §158.070 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in recommending approval of this PUD Major Modification.

NOW, THEREFORE BE IT RESOLVED,

SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this Major Modification to the Specific Site Plan for the construction of a 94,502 square foot hotel, with the following conditions and requirements.

SECTION II

1. All conditions and Court Orders contained within PUD 97-1 and all subsequent modifications to PUD 97-1 are incorporated herein by reference to the extent they are not specifically amended or altered by any plans and conditions with this Major Modification.



## PLANNING COMMISSION RESOLUTION

2. The approved site plan, architectural elevations, and landscape plan for this development shall be the plans stamped "Received December 22, 2025", except as modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning and Development Department prior to the execution of the required PUD Agreement and the release of any zoning permit for this project
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
6. A PUD agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to the release of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
7. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any future dumpster enclosure shall be constructed of materials consistent with the principal building. The final design of the enclosure shall be located on the western side and shall be reviewed and approved by the Planning and Development Department prior to the issuance of any zoning permits
8. A maximum of one ground sign shall be permitted that can be up to 6 feet tall with 40 square feet per sign face. The design of the ground sign shall include a masonry base and sides that shall be constructed of similar material to those on the proposed building.
9. Wall signage shall be limited to 350 square feet per elevation. Sign height shall be no taller than 7 feet. No signage shall be permitted on the east elevation.

## PLANNING COMMISSION RESOLUTION

10. Wall signs shall be individually mounted channel letters. The use of raceways or painting of letters on the wall shall be prohibited.
11. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. No pole mounted fixtures shall be located in the paved area of the parking field. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
12. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Development Department or, if required, by the City Council and/or Planning Commission.
13. No portion of the building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning and Development Department shall be addressed prior to the issuance of a permit for the project.
15. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
16. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project. The City reserves the right to require more frequent collection as necessary.
17. Downspouts shall be internally mounted and shall not be visible on the exterior of the building.
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## PLANNING COMMISSION RESOLUTION

at the initiation of building construction.

20. Impact fees shall be paid prior to the release of the commercial/industrial zoning permit.
21. Within the confines of the proposed property, the mound shall be adequately maintained, free of noxious weeds and tall grass, in perpetuity.
22. An additional sidewalk along the western boundary of the property, adjacent to the private drive, may be required at the discretion of the Planning Director.
23. Hours of construction for any grading or exterior work associated with this development shall be limited to Monday through Saturday from 7 a.m. to 7 p.m.
24. No decorative lighting shall be installed on the east side of the building.

### SECTION III

These plans and all papers relating to the approved plan shall be submitted with this Resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED: January 7, 2026

VOTING FOR ADOPTION: Jacob Jones  
Jim Fountain  
Johnathon Meyer  
Laura Palumbo  
Michael Self

VOTING AGAINST: None

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Chairman

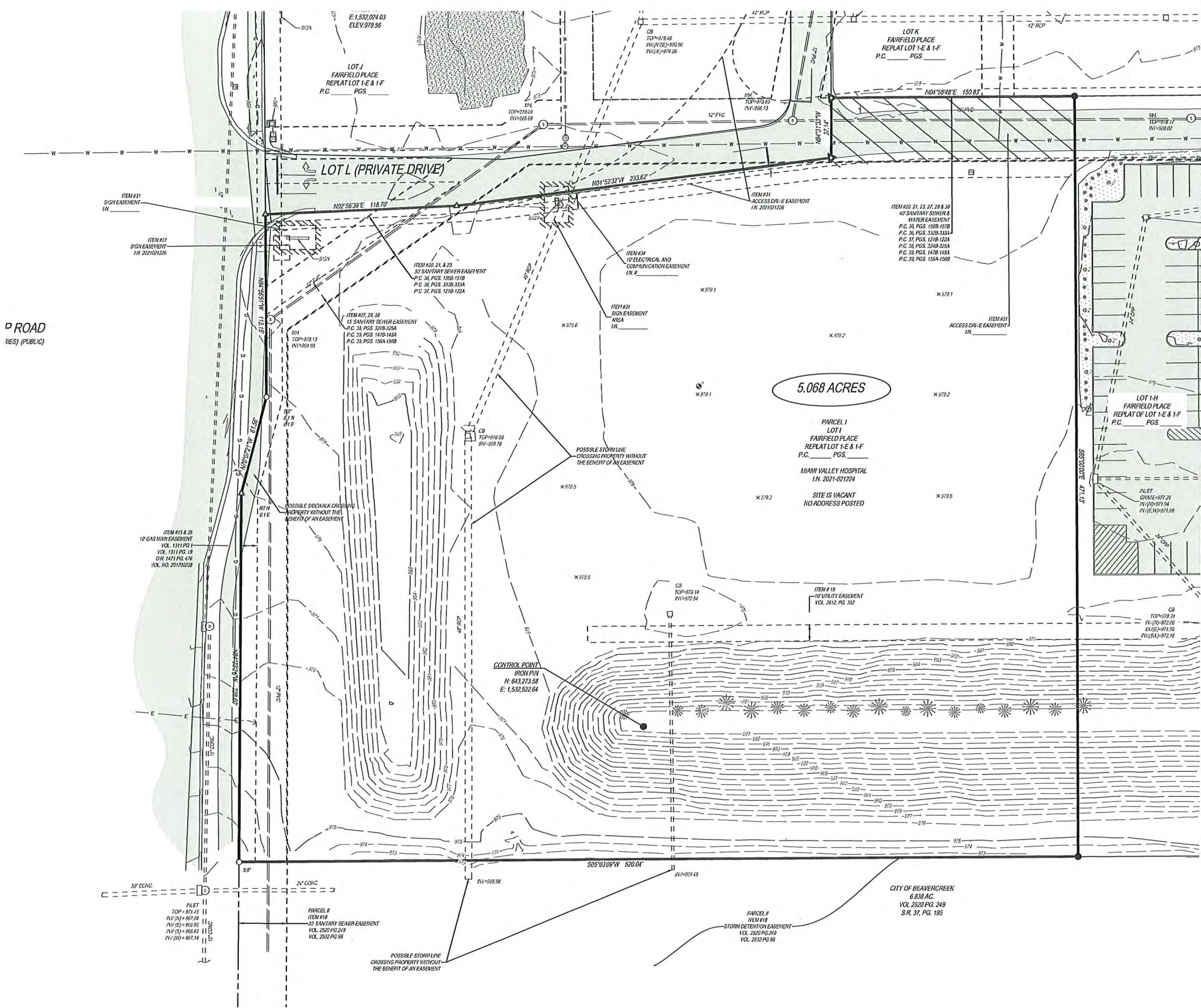
Attest:

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NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILED OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



LEGEND:

- BENCHMARK
- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET (KLEINGERS GROUP)
- MAG NAIL FOUND
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- PULL BOX
- CABLE TELEVISION
- TELEPHONE BOX
- GROUND LIGHT
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- SOIL BORING
- SINGLE POST SIGN
- DOUBLE POST SIGN
- WATER LINE
- GAS LINE
- STORM SEWER
- SANITARY SEWER
- CONIFEROUS TREE
- BUSH
- ASPHALT
- CONCRETE
- GRAVEL
- LANDSCAPE

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
- HORIZONTAL AND VERTICAL DATUMS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS) (NAD83) (NAVD88).
- SITE BENCHMARK AS SHOWN HEREON.
- SUBJECT SITE IS LOCATED IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP, PANEL NO. 33057C001E WITH AN EFFECTIVE DATE OF MARCH 03, 2022.
- SUBJECT SITE CONTAINS 0 PARKING SPACES.
- AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
- SURVEYED PROPERTY HAS INDIRECT ACCESS TO LAKEVIEW DRIVE, KEMP ROAD AND NORTH FAIRFIELD ROAD, ALL PUBLICLY DEDICATED ROADWAYS VIA PRIVATE DRIVE ACCESS EASEMENTS AS SHOWN IN I.N. 2021-021226 (ITEM #31-PARCEL IV).
- VISIBLE ENCROACHMENTS, AND/OR ENCROACHMENTS THAT HAVE BEEN MADE KNOWN TO THE SURVEYOR, ARE SHOWN HEREON.
- PARCEL I IS CONTIGUOUS WITH PARCEL II

RECEIVED

DEC 22 2025

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT



SEAL:

NO. DATE DESCRIPTION

BEAVERCREEK  
HOTEL  
BEAVERCREEK, OHIO

PROJECT NO: 200507.009

DATE: 2025-12-22

SCALE:



SHEET NAME:

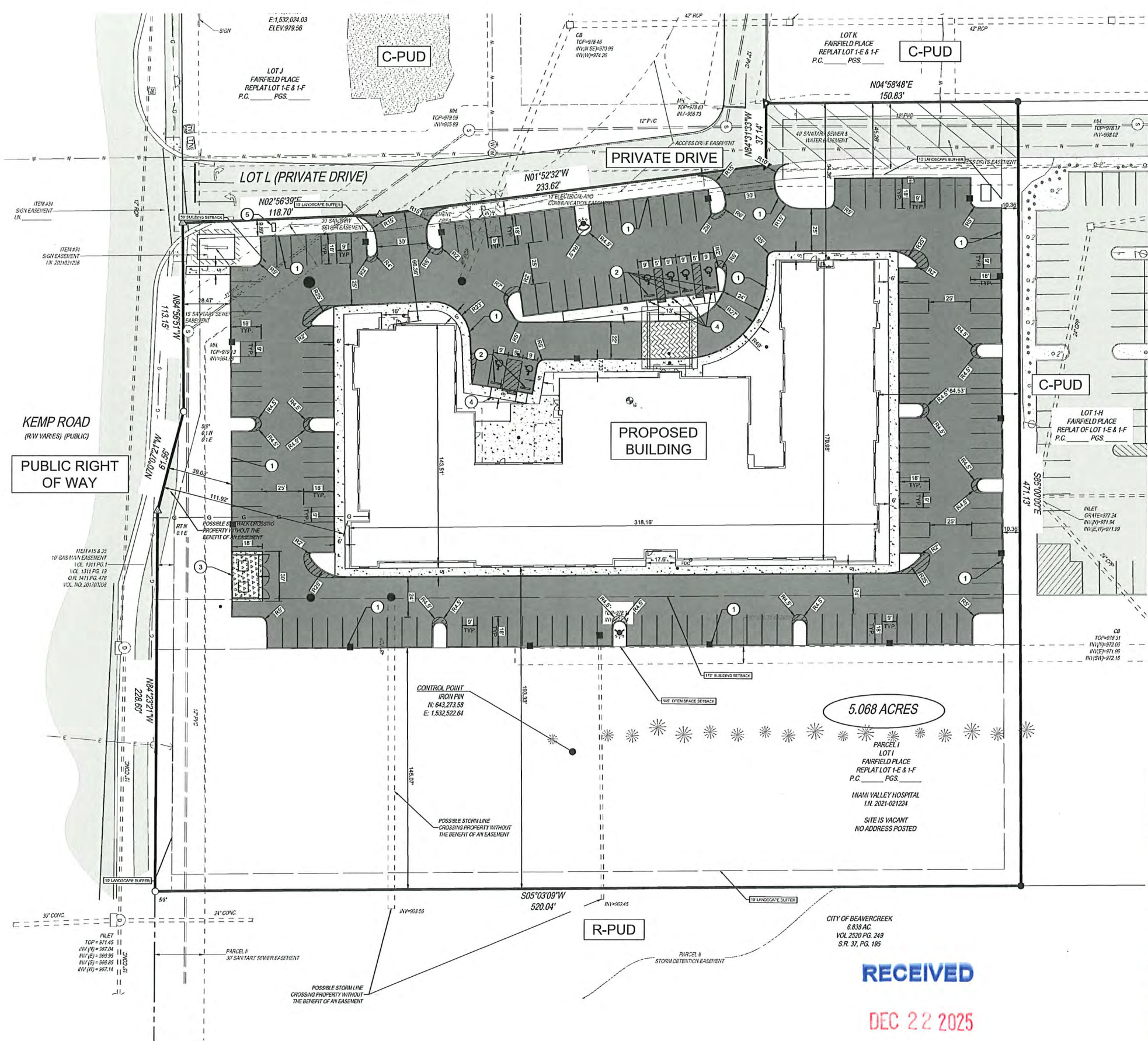
SURVEY BASEMAP

SHEET NO.

C200







PROPOSED LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- PATTERNED PAVEMENT
- EXTERIOR CONCRETE WALK

CODED NOTES

- BARRIER CURB
- CONCRETE WHEEL STOP
- BRICK DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- ACCESSIBLE PARKING SIGN
- MONUMENT SIGN

ZONING INFORMATION:

LAND USE:	HOTEL
TYPE OF DEVELOPMENT:	COMMERCIAL
CURRENT ZONING:	C-PUD
PARKING REQUIREMENTS:	1 SPACE FOR 160 ROOMS + 1 PER 20 ROOMS = 160 + 8 = 168 REQUIRED 168 TOTAL SPACES (PROVIDED) 162 REGULAR SPACES 6 ADA SPACES REQUIRED 6 ADA SPACES PROVIDED
FLOOR AREA:	MAX ALLOWABLE = 94,663 SF PROVIDED = 94,502 SF
BUILDING HEIGHT:	MAX ALLOWABLE = 40' PROVIDED = 37.5'
BUILDING COVERAGE:	17%
OPEN SPACE:	2.54 ACRES / 110,642 SF 51% OF PROPERTY
VEHICULAR USE AREA:	65,652 SF
INTERIOR LANDSCAPING:	4% OF VEHICULAR USE AREA REQUIRED = 2,626 SF PROVIDED = 3,069 SF

NOTES

- THIS PROJECT IS PART OF AN OVERALL DEVELOPMENT AND IS INCLUDED IN A MASTER STORM WATER FACILITY REPORT. THE REPORT WAS PROVIDED BY THE CITY OF BEAVERCREEK PUBLIC SERVICES DEPARTMENT AND WAS PREPARED BY WOOLPERT DATED AUGUST 19, 2005. THE REPORT REQUIRED THAT THIS SITE HAVE A CURVE NUMBER EQUAL TO OR LESS THAN 90 TO BE WITHIN THE SPEC OF THE MASTER HYDROLOGY DESIGN. SEE TABLE BELOW FOR IMPERVIOUS AREA AND CURVE NUMBER CALCULATIONS DEMONSTRATING THE SITE'S CURVE NUMBER IS LESS THAN 90. REFER TO MASTER STORM WATER FACILITY REPORT FOR DETENTION AND WATER QUALITY CALCULATIONS AND REQUIREMENTS.

CURVE NUMBER TABLE

TOTAL SITE AREA:	220,849 SQUARE FEET OR 5.07 ACRES	CN=86
IMPERVIOUS AREA:	110,207 SQUARE FEET OR 2.53 ACRES	CN=98
PERVIOUS AREA:	110,642 SQUARE FEET OR 2.54 ACRES	CN=74



VICINITY MAP  
1" = 1000'

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CITY OF BEAVERCREEK  
PLANNING DEPARTMENT



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UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILED LIST OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



CIVIL ENGINEERING  
SURVEYING  
LANDSCAPE  
ARCHITECTURE

www.kleingers.com  
6219 Centre Park Dr.  
West Chester, OH 45069  
513.779.7851

BEAVERCREEK  
HOTEL  
BEAVERCREEK, OHIO

PROJECT NO: 200507.009  
DATE: 2025-12-22

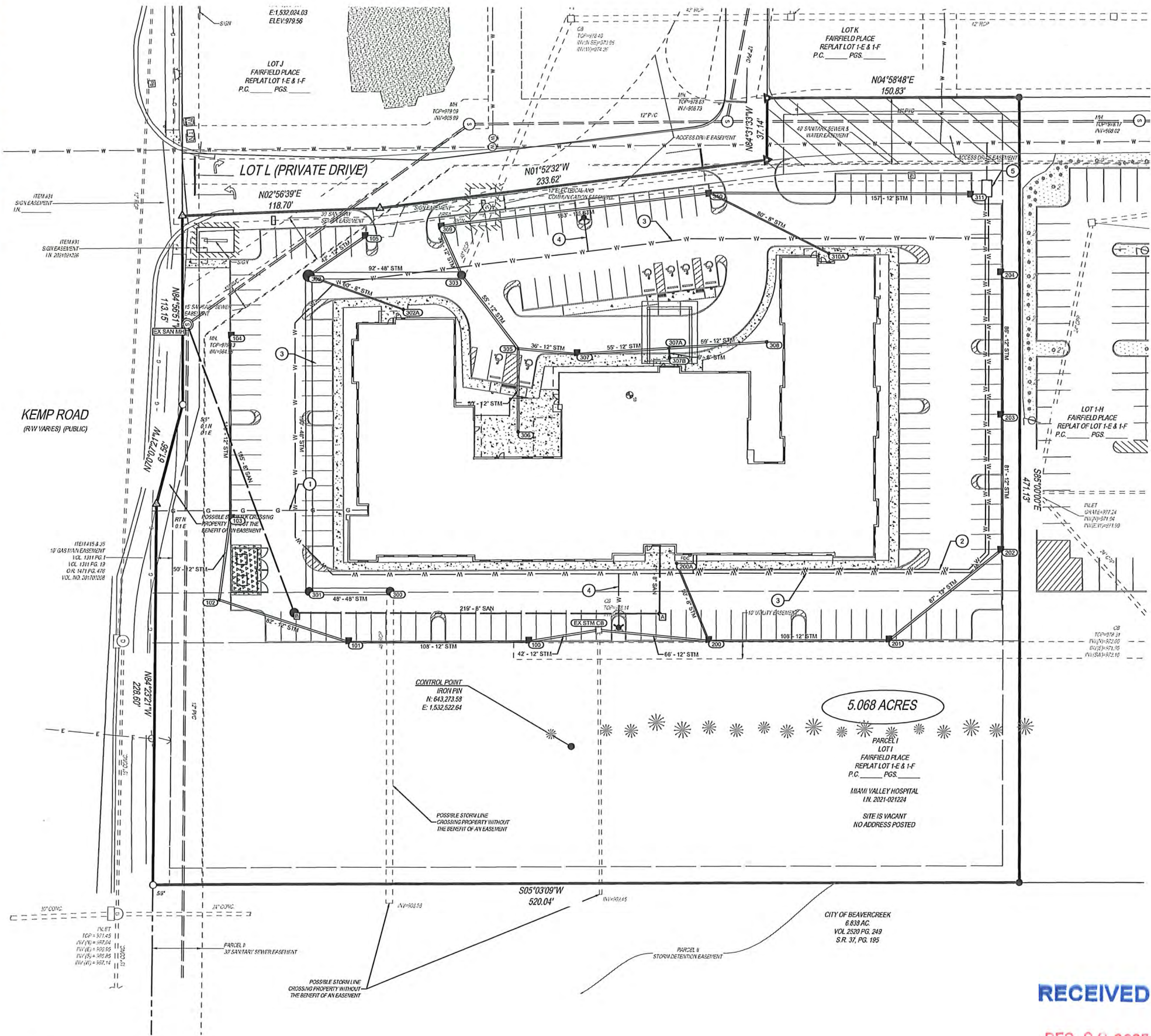
SCALE:  
0 15 30 60

SHEET NAME:

LOCATION PLAN

SHEET NO.  
C400





UTILITY LEGEND

- STM STORM SEWER PIPE
- 100 CATCH BASIN
- 100 CURB INLET
- 100 YARD DRAIN
- 100 HEADWALL
- 100 MANHOLE
- CS STORM SEWER CLEANOUT
- DS DOWNSPOUT
- SAN SANITARY SEWER PIPE
- A SANITARY SEWER MANHOLE
- CC SANITARY SEWER CLEANOUT
- W WATERLINE PIPE
- FH FIRE HYDRANT
- WV WATER VALVE
- PV POST INDICATOR VALVE
- FC FIRE DEPARTMENT CONNECTION

CODED NOTES

- 1 PROPOSED GAS CONNECTION
- 2 2" DOMESTIC WATER LINE
- 3 8" FIRE LINE
- 4 6" FIRE LINE TO HYDRANT
- 5 PROPOSED WATER METER PIT



SEAL:

NO. DATE DESCRIPTION

BEAVERCREEK  
HOTEL  
BEAVERCREEK, OHIO

PROJECT NO: 200507.009

DATE: 2025-12-22

SCALE:



SHEET NAME:

UTILITY PLAN

SHEET NO.

C500



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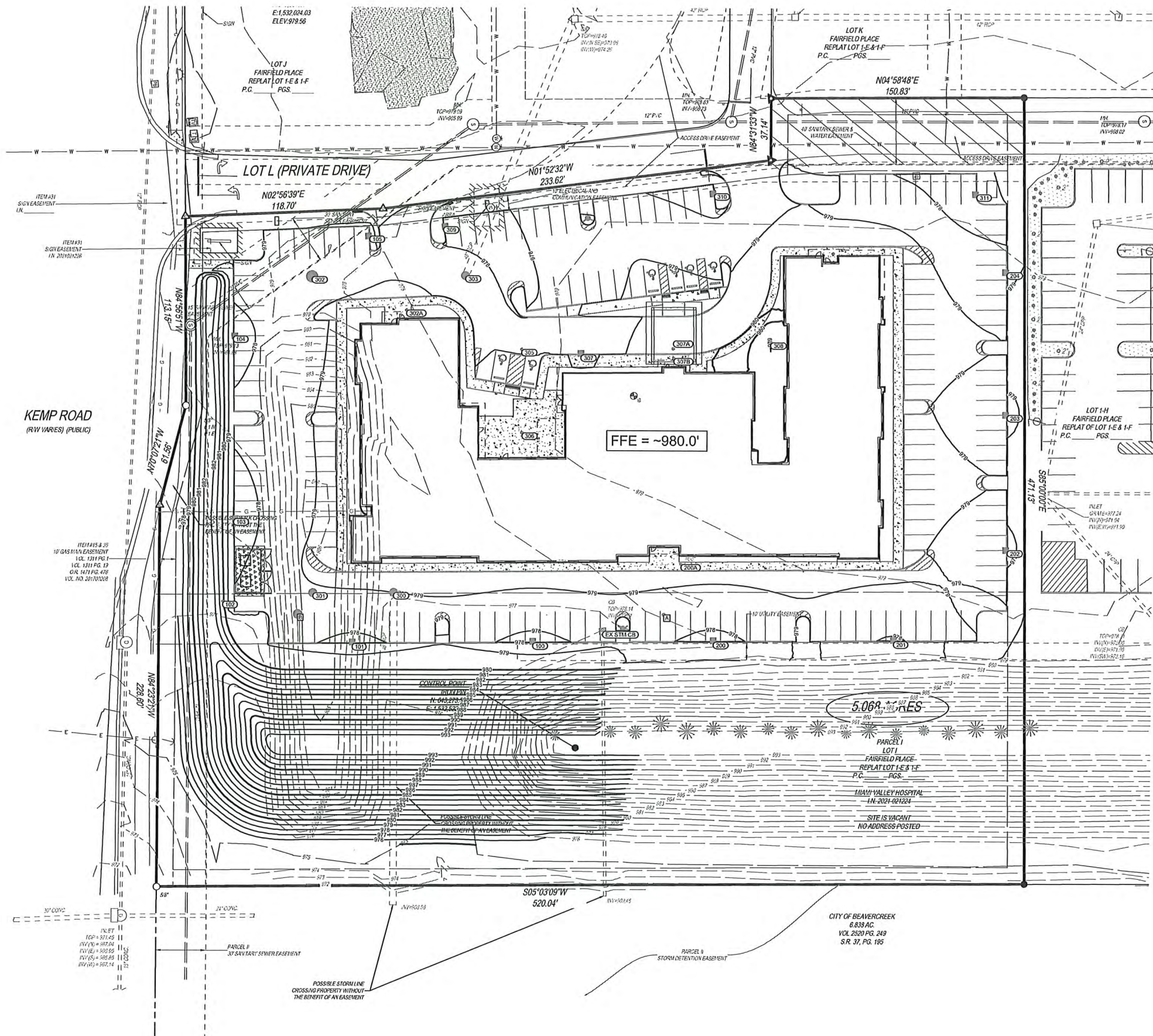
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DEC 22 2025

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT







GRADING LEGEND

- 1215 — EXISTING MAJOR CONTOUR
- 1216 — EXISTING MINOR CONTOUR
- 1215 — PROPOSED MAJOR CONTOUR
- 1216 — PROPOSED MINOR CONTOUR

**THE KLEINGERS GROUP**

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr. West Chester, OH 45399 513.779.7891

SEAL:

NO. DATE DESCRIPTION

**BEAVERCREEK HOTEL**  
BEAVERCREEK, OHIO

PROJECT NO: 200507.009

DATE: 2025-12-22

SCALE:



SHEET NAME:

**GRADING PLAN**

SHEET NO.

**C600**



NOTE:  
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CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

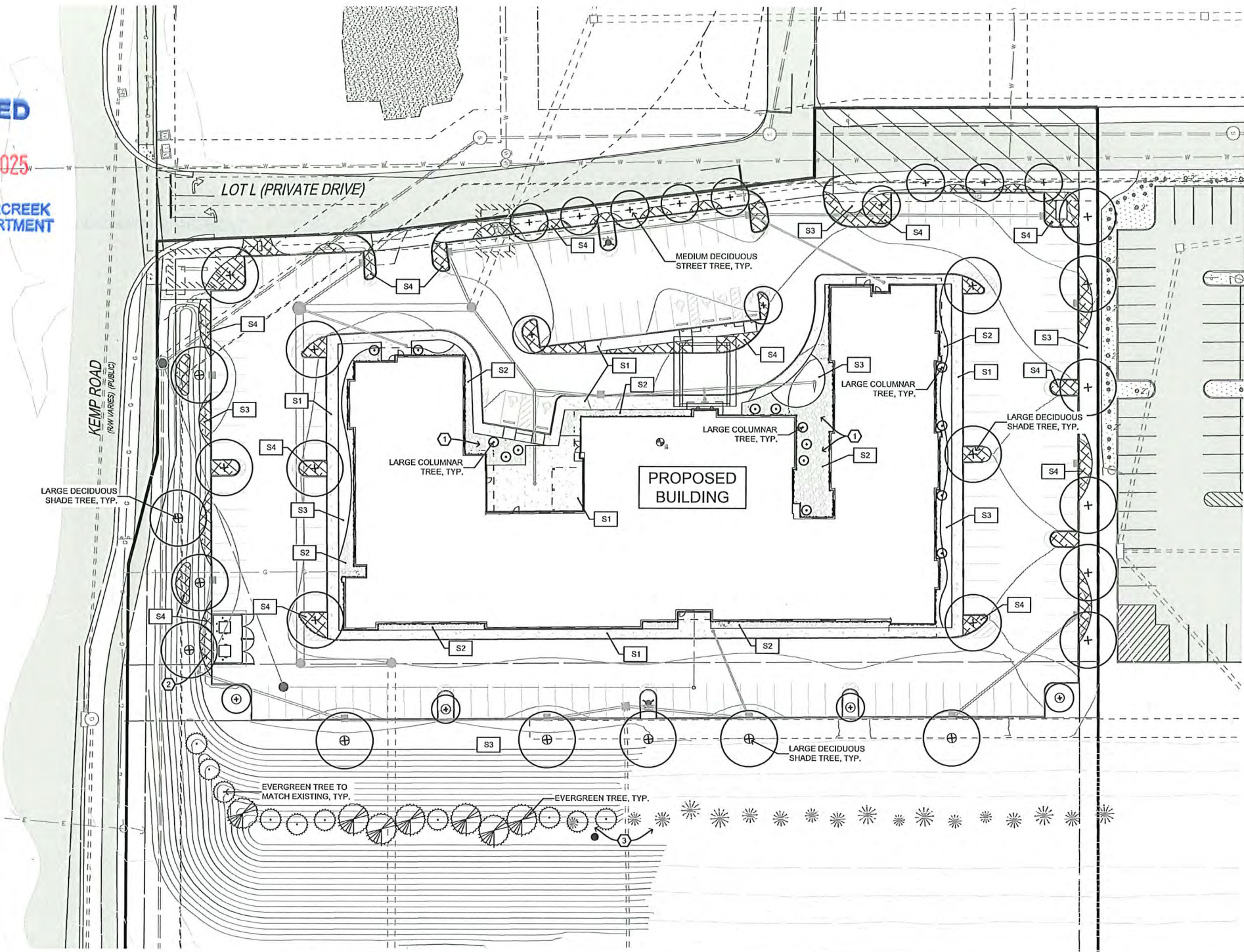




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CITY OF BEAVERCREEK  
PLANNING DEPARTMENT



CONSTRUCTION NOTES:

- 1 TWO-TONE DECORATIVE GRAVEL DESIGN
- 2 EVERGREEN SHRUB SCREEN
- 3 EVERGREEN TREE SPECIES TO MATCH EXISTING SCREEN

NOTE:  
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PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
GLE SKY	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL. MIN.	B&B	SPACE PER PLAN
NYS SYL	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2" CAL. MIN.	B&B	SPACE PER PLAN
COR COL	CORYLUS COLURNA	TURKISH FILBERT	2.5" CAL.	B&B	SPACE PER PLAN
PAR PER	PARROTIA PERSICA 'RED OCTOBER'	RED OCTOBER PERSIAN IRONWOOD	2" CAL. MIN.	B&B	SPACE PER PLAN
ULM FRO	ULMUS 'FRONTIER'	FRONTIER ELM	2" CAL. MIN.	B&B	SPACE PER PLAN
EVERGREEN TREES:					
PIC ABI	PICEA ABIES	NORWAY SPRUCE	8' HT. MIN.	B&B	SPACE PER PLAN
PIN VAN	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	6' HT. MIN.	B&B	SPACE PER PLAN
PIN STR	PINUS STROBUS	WHITE PINE	6' HT. MIN.	B&B	SPACE PER PLAN
THU GRO	THUJA PLICATA 'GROVEPL'	SPRING GROVE ARBORVITAE	8' HT. MIN.	B&B	SPACE PER PLAN
ORNAMENTAL TREES:					
COR CHE	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL. MIN.	B&B	
MAG VIR	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7' HT. MIN.	B&B	MULTI-STEM

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHRUBS:					
HYD PAN	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE PANICLE HYDRANGEA	24" HT. MIN.	CONT.	PLANT 4' O.C.
JUN CHI	JUNIPERUS CHINENSIS 'GREY OWL'	GREY OWL JUNIPER	24" HT. MIN.	B&B	PLANT 6' O.C.
JUN SCO	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW ROCKY MOUNTAIN JUNIPER	24" HT. MIN.	B&B	PLANT 5' O.C.
PHY OPU	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	24" HT. MIN.	CONT.	PLANT 6' O.C.
THU OCC	THUJA OCCIDENTALIS 'CONGABE'	ARBORVITAE FIRE CHIEF	12" HT. MIN.	CONT.	PLANT 3' O.C.
VIB CAR	VIBURNUM CARLESII 'SPICE BABY'	SPICE BABY VIBURNUM	12" HT. MIN.	CONT.	PLANT 5' O.C.
PERENNIALS AND ORNAMENTAL GRASSES:					
BOU GRA	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	#2	CONT.	PLANT 18" O.C.
CAL ACU	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2	CONT.	PLANT 30" O.C.
ECH PUR	ECHINACEA 'AMAZING DREAM'	AMAZING DREAM CONEFLOWER	#2	CONT.	PLANT 24" O.C.
LIR MUS	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	#2	CONT.	PLANT 24" O.C.
MON DID	MONARDA DIDYMA 'RASPBERRY WINE'	RASPBERRY WINE BEE BALM	#2	CONT.	PLANT 24" O.C.
PAN VIR	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	#2	CONT.	PLANT 30" O.C.
RUD FUL	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#2	CONT.	PLANT 24" O.C.
SAL YAN	SALVIA YANGII 'LACEY BLUE'	LACEY BLUE RUSSIAN SAGE	#2	CONT.	PLANT 30" O.C.
SCH SCO	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	#2	CONT.	PLANT 18" O.C.
TURFGRASS SEED: SEE SPECIFICATIONS					

LEGEND

PROPERTY LINE

SURFACE ITEMS

- S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS
- S2 PLANTING BED WITH DECORATIVE AGGREGATE, TYP.
- S3 TURFGRASS SEED, TYP.
- S4 PLANTING BED, TYP.

PLANT MATERIAL

- DECIDUOUS TREE, TYP.
- EVERGREEN TREE, TYP.
- EXISTING TREES TO REMAIN, PROTECT IN PLACE

GENERAL NOTES

1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
3. ALL CONCRETE FORMS SHALL BE FIELD STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONCRETE INSTALLATION.
4. ALL HORIZONTAL AND VERTICAL LAYOUT SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE TO ENSURE GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. PROVIDE AN ISOLATION JOINT WHERE CONCRETE PAVING ABUTS BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY COLOR OF SEALANT WITH OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND PLANS FOR LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
8. CONTRACTOR TO REPORT TO ENGINEER ANY ADDITIONAL UTILITY LINES FOUND DURING CONSTRUCTION.

PLANTING NOTES

1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
3. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
4. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
6. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
7. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
8. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT.
9. PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
www.kleingers.com  
6219 Centre Park Dr.  
West Chester, OH 45399  
513.779.7851

BEAVERCREEK  
HOTEL  
BEAVERCREEK, OHIO

PROJECT NO: 200507.009  
DATE: 2025-12-22  
SCALE:

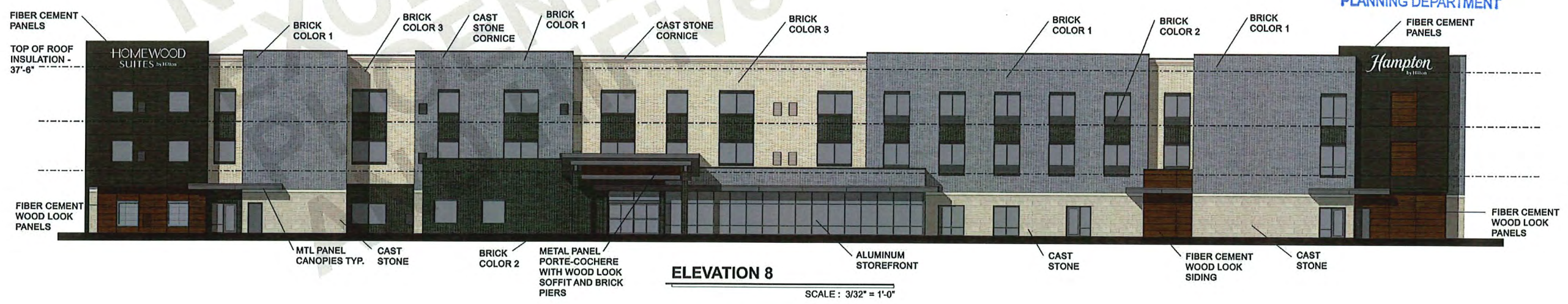
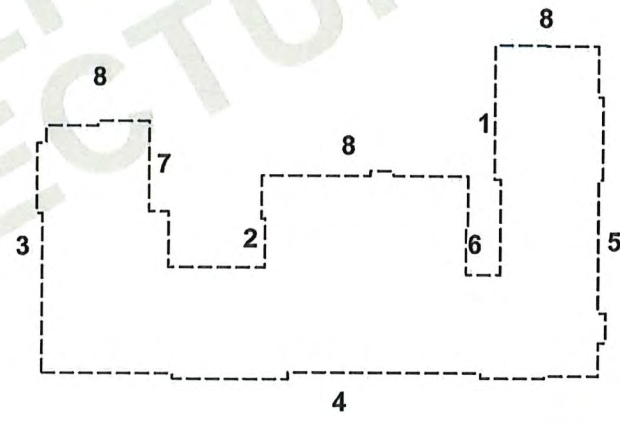
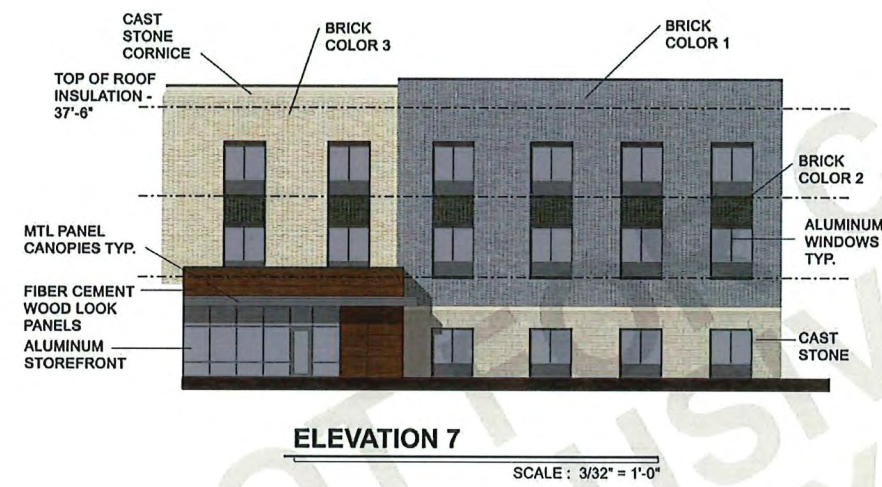
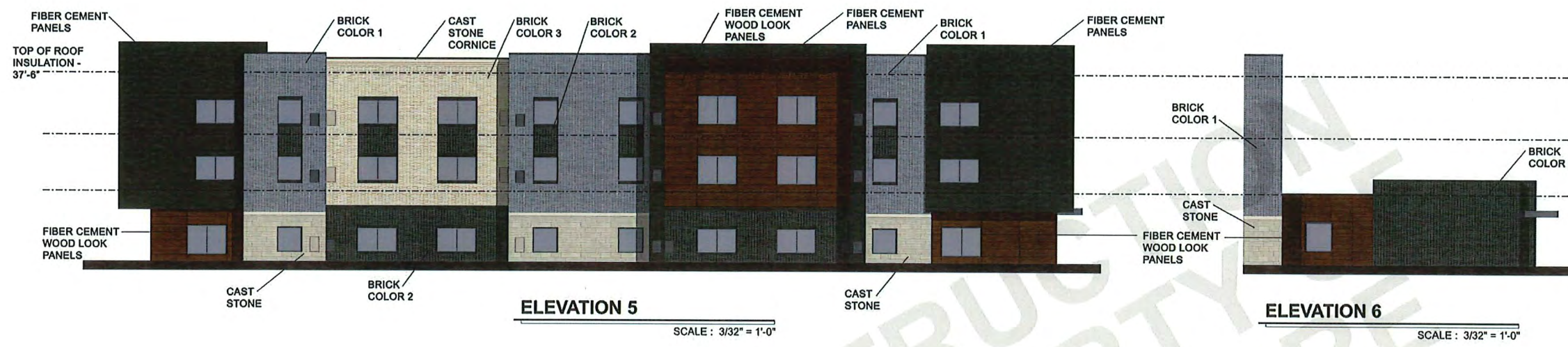
SHEET NAME:

PLANTING PLAN

SHEET NO:

L100





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**PROPOSES DUAL BRAND HOTEL**  
**HAMPTON INN /**  
**HOMWOOD SUITES**  
LOT 1 FAIRFIELD PLACE  
BEAVERCREEK, OHIO

ISSUE DATE	07/21/2025
ZONING SUBMITTAL	12/04/2025
ZONING REVISION	12/22/2025

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HAMPTON INN /  
HOMEWOOD SUITES  
LOT 1 FAIRFIELD PLACE  
BEAVERCREEK, OHIO

ISSUE DATE	DATE
ISSUE DATE	07/21/2025
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BEAVERCREEK, OHIO

ISSUE DATE	07/21/2025
ZONING SUBMITTAL	12/24/2025
ZONING REVISION	12/22/2025












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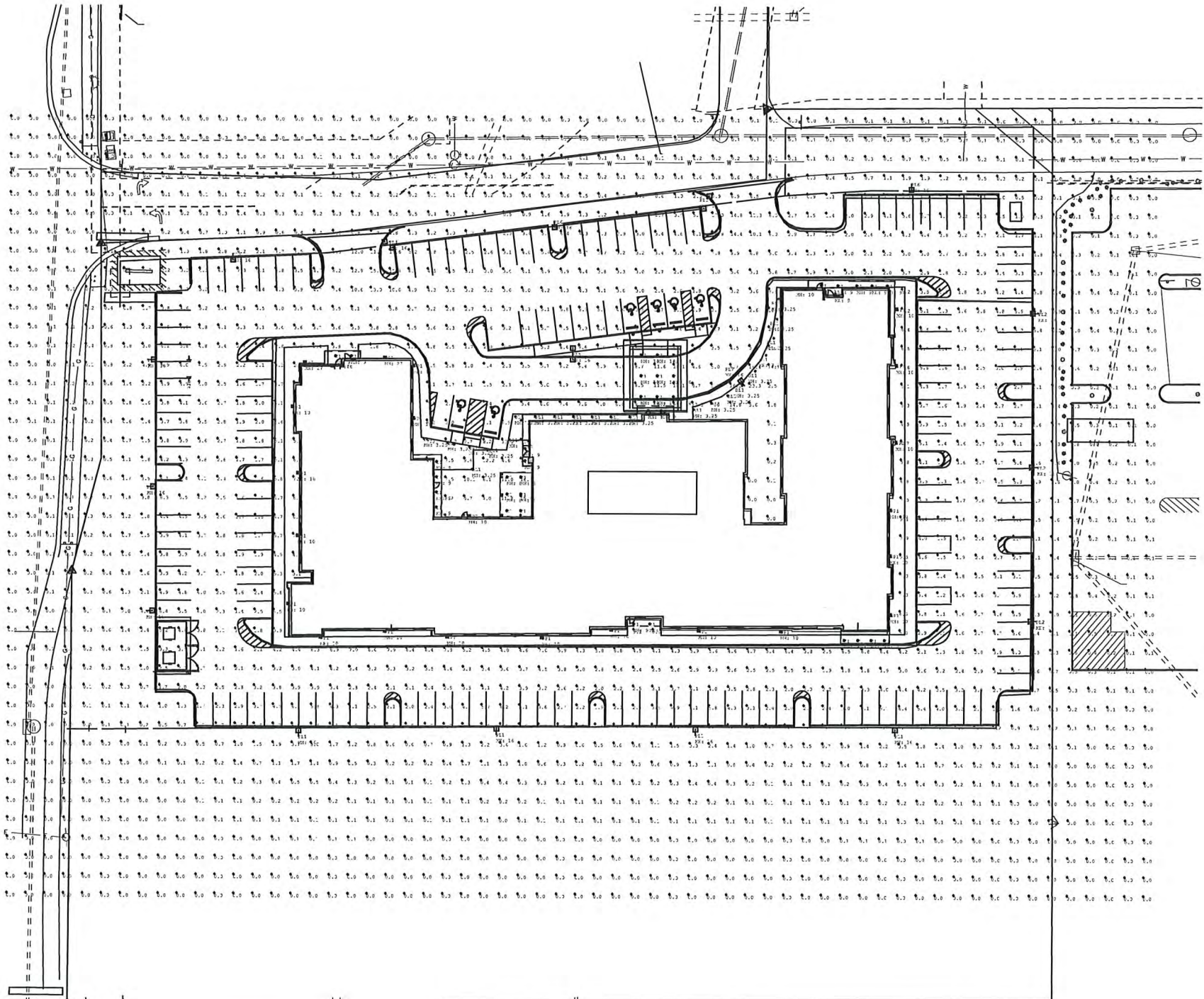




Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	22	BL1	Single	0.900	KBR8 LED TEC 700 40K SYM MVOLT	39	858	2022
	37	C1	Single	0.900	LB8RNGH AL01 (750LM) SYW1 (4000K) AR L8S MYD 80CRI	9	333	930
	4	PL1	Single	0.900	DSX1 LED P5 40K 70CRI T3M	138.16	552.64	17629
	6	PL2	Single	0.900	DSX1 LED P5 40K 70CRI T4M	138.16	828.96	17622
	1	PL3	GROUP	0.900	1 x DSX1 LED P5 40K 70CRI T3M HS & 1 x DSX1 LED P5 40K 70CRI LCCO	N/A	276.325	N/A
	1	PL4	GROUP	0.900	1 x DSX1 LED P5 40K 70CRI T3M HS & 1 x DSX1 LED P5 40K 70CRI LCCO	N/A	276.325	N/A
	1	PL5	GROUP	0.900	2 x DSX1 LED P5 40K 70CRI T3M	138.16	276.32	17629
	3	PL6	Single	0.900	DSX1 LED P5 40K 70CRI T4M HS	138.1649	414.495	15391
	1	PL7	Single	0.900	DSX1 LED P5 40K 70CRI TFTM	138.16	138.16	15015
	22	VP1	Single	0.900	WDE2 LED P4 40K 70CRI T2M	46.6559	1026.496	4815
	1	VP2	Single	0.900	WDE2 LED P4 40K 70CRI TFTM	46.6559	46.659	4742

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Site	Illuminance	Fc	1.88	23.3	0.0	N/A	N/A	
Parking	Illuminance	Fc	3.78	19.5	1.0	3.78	15.50	

Note: PL1, PL2, PL3, PL4, PL5, PL6, PL7 on 14ft pole on 2ft base.



Disclaimer:  
All and Genlyte has made great efforts to ensure the accuracy of their program, however All, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by All or GENLYTE for a number of reasons including, but not limited to, electrical supply, equipment tolerances, installation details, lamp/basket interaction, thermal factors and obstructions from within the space.

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Design Criteria					
DESIGN FILE: Hampton Inn Beaver Creek			FIXTURE LAYOUT IS BASED ON A 0.9 LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.		
MINIMUM: MAXIMUM: AVERAGE:	AVE/AVG: MAX/AVE: MAX/MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT UNLESS NOTED OTHERWISE	A.F.F.	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.F. UNLESS NOTED OTHERWISE	
 King Lighting, Inc. 330 James Bohanan Dr. Fondatia, IL 65377 (837) 223-0303 Fax (837) 223-3322 www.king-lighting.com					
Lighting Calculation Hampton Inn Beaver Creek Site					
Lighting Site Plan	SCALE 1/32"=1'	DESIGNER JG	CHECKED JG	DATE 12/22/2025	SHEET S1

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> January 26, 2026 <b>Agenda Reference No.:</b> IX	<b>Reference Topic:</b> Creekwood Preserve PUD 25-1 SSP #1
--	---

**ACTION REQUESTED**

<input type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input checked="" type="checkbox"/> Adopt Motion

**RESPONSIBLE DEPARTMENT OR AGENCY**

<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other

**OVERVIEW:**

The applicant is requesting approval of a specific site plan, in order to construct 53 single-family residential homes on 25.195 acres.

**STAFF RECOMMENDATION:**

All conditions in the Ordinance establishing the PUD (Ordinance 24-1) have been met with this application, therefore, Staff is recommending approval of the request, subject to the conditions in attached Motion.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to approve, approve with conditions, disapprove or tabling their decision for additional information.

Burkett



# CITY OF BEAVERCREEK

## STAFF REPORT



January 22, 2026

PROJECT: Creekwood Preserve

CASE NO.: PUD 25-1 SSP#1

APPLICANT: Maronda Homes  
Brian Hoesl  
4710T Interstate Drive  
Cincinnati, OH 45246

### REQUEST

The applicant is requesting approval of a specific site plan, in order to construct 53 single-family residential homes on 25.195 acres.

### EXISTING CONDITIONS

The property is located south of Rushton Road, with access from Vayview Drive and Graham Drive, approximately 1,200 feet west of Grange Hall Road. The site currently contains one primary residence, multiple outbuildings, and a tree line along nearly all of the property boundaries. A cell tower is also located on the property and will remain in place under an existing lease with the cell tower provider. The primary residence and outbuildings will be demolished.

#### Current Zoning

The 25.195-acre property was rezoned to PUD 25-1 in April of 2025 by the applicant, for the express permission to do what is being proposed with the site plan included in your packet (see attached Ordinance 25-02). This request is permitted within the property's current zoning.

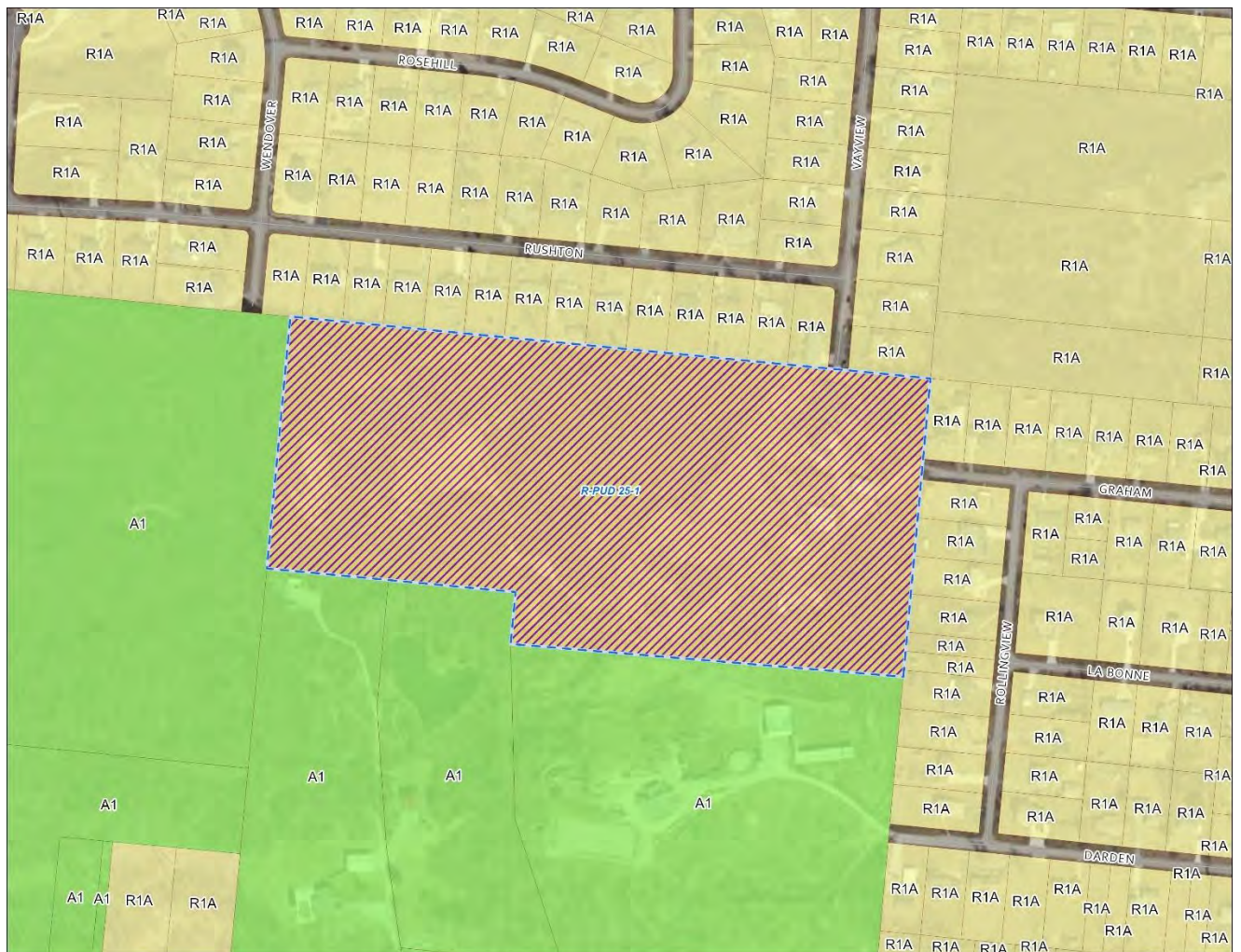




## Surrounding Zoning and Land Usage

The surrounding Zoning and Land Uses are as follows:

Direction	Zoning	Land Use
North	R-1A	Single Family Residential
South	A1 - Agriculture	Large Lot Residential-Agriculture
East	R-1A	Single-Family Residential
West	A1 - Agriculture	Vacant



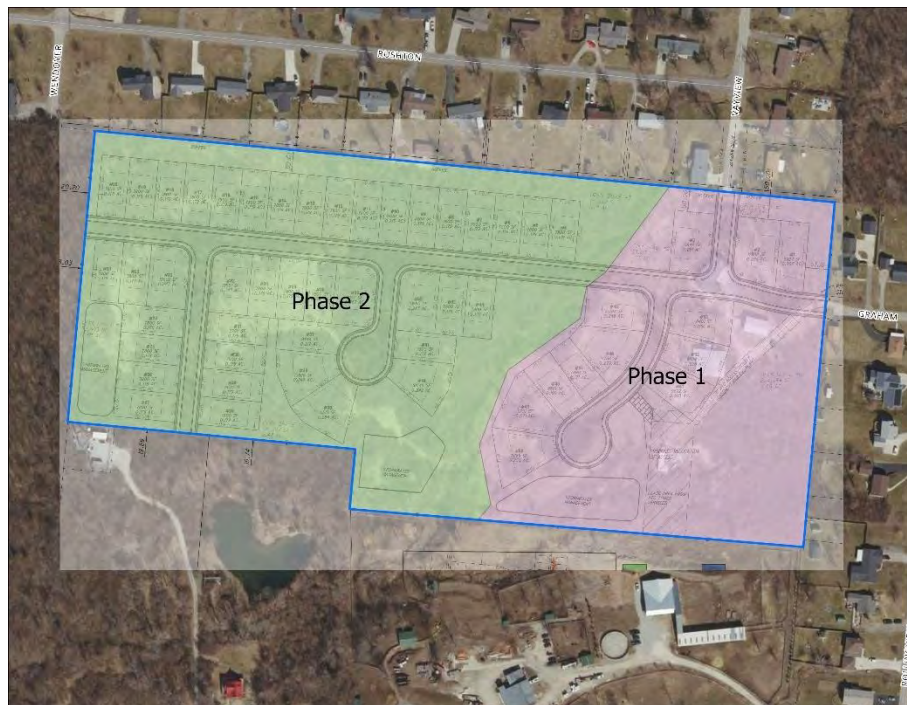
## ANALYSIS

### Density and Open Space

As part of the rezoning application, there was a condition in the Ordinance that limits the overall development to 2.25 dwelling units per acre. With this request, the applicant is proposing to create 53 single-family residential lots on 25.195 acres of land, which yields an overall a density of 2.10 dwelling units per acre, well within the guidelines. Of the 25.195 acres, approximately 9.5 acres will be common area land owned and maintained by the Homeowner's Association, and 1.4 acres will be ponds owned and maintained by the same. The proposal in this application meets the density permitted in the proposed rezoning case.

### Phasing Plan

The applicant plans to complete the project in two phases. Phase 1, anticipated to begin in mid to late 2026, will include the grading of the entire 25.195 acres, the construction of 12 single family home sites, construction of the project's one of three retention ponds (so long as the City's Engineering Department determines that one pond is sufficient to meet the obligations of Chapter 154 Storm Water Management, of the Beaver Creek Code of Ordinances for the first phase), and two access points (the construction of the access point connections to Vayview Drive and Graham Drive). Phase 2, which is anticipated to begin in 2027, will include the construction of 41 single family home sites and the remaining two retention ponds.



### Lot Sizes

Proposed single family residential lots included with this plan range from 7,460 square feet (0.171 acres) to 12,388 square feet (0.284 acres). The average lot size for the project is 8,821 square feet or about 0.203 acres.

As part of the rezoning case, a condition was imposed requiring that all lots directly adjacent to R-1A zoning be a minimum of 20,000 square feet, or that a minimum 50-foot-wide strip of land, owned and maintained by a homeowner's association, be provided to separate the new development from the existing neighborhood. For the R-1A properties to the north and west, a 50-foot buffer strip owned and maintained by the HOA has been provided, thereby satisfying this condition.



## Building Setbacks

The proposed building setbacks requirements were established as part of the proposed rezoning, and are the following: 35-foot minimum rear yard requirement; 5-foot minimum side yard setback and no principle structures shall be closer than 15 feet from each other. All lots are proposed to have a 30-foot front yard setback.

## Building Design

The homes within this development will be constructed by Maronda Homes, with options for one-story and two-story homes. The developer anticipates the base price for the homes in this development to be around \$400,000 with sales price being in the mid to high \$400,000. For comparison, based on County GIS Data, the average sales price of single family homes sold within a half-mile within the last two years, was approximately \$281,548.

Included in the proposed Motion are minimum building footprint sizes, and design standards. Single story ranch homes will be required to have a minimum footprint of 1,250 square feet, excluding garages and porches. Two story homes will be required to have a minimum footprint of 1,750 square feet, excluding garages and porches. All buildings will be required to be constructed of only natural materials such as wood, brick or stone, with the exception of cement fiber board which will be the only manmade material permitted. No aluminum or vinyl siding, metal, or concrete shall be permitted, except on fascia and soffit areas, or as accent features and trim.



## Storm Water Management

All storm water management concerns must be addressed to the satisfaction of the Engineering Department prior to the release of the final subdivision record plan for each phase. The applicant is proposing three large retention ponds along the southern property line. A condition has been included in the Motion that requires fountains or other aeration devices be added to the retention ponds.

## Lift Station

A wastewater lift station was installed in the center of Vayview Drive, blocking access to the northern subdivision. Lift stations play an integral role in moving sewage to a wastewater treatment plant across challenging elevations. This lift station will be removed as part of Phase I of the development, at the developer's sole expense, as part of future infrastructure improvements intended to enhance

wastewater flow in the area; otherwise, access from Vayview Drive would be restricted. The developer will coordinate closely with Greene County Sanitary to determine the timing and method of removal and connection to the new sewer infrastructure, ensuring that impacts to residents are minimized and disruptions are kept to a minimum.

### Park Fees

Park & Impact fees will be due prior to the release of the subdivision record plan for each phase.

### Transportation and Access Points

The primary access point will be located on Graham Drive, approximately 0.23 miles west of Grange Hall Road. Additional access will be provided through connections to the stub street at Vayview Drive. These connections will create secondary access points for emergency services and enhance connectivity between the existing neighborhood and the proposed development. Currently, the subdivision to the north contains approximately 118 homes and is served by only one access point, which is not ideal for emergency situations. Graham Drive will be stubbed to the west, as will Pennycreek Drive to the south, to accommodate potential future development and to continue promoting interconnectivity between neighborhoods.

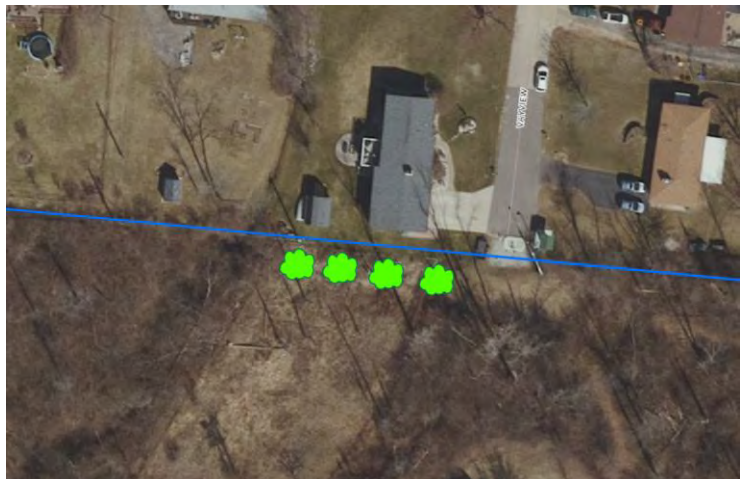
A traffic impact study was completed and submitted to the Beavercreek Engineering Department for review. Following a thorough evaluation, the study determined that the proposed 53-home development does not warrant any roadway improvements along Grange Hall Road. The development is expected to generate fewer than 700 vehicles per day in average daily traffic.

There will be roughly 2,839 linear feet of streets (the streets in this project will be public streets, dedicated to the City after construction and inspection). In addition to public roadways, the plans show the construction of four-foot sidewalks to be constructed along each of the residential roads inside the development.

### Landscaping

Included in your packet is a landscape plan that demonstrates an effort to preserve as much of the existing perimeter landscaping as possible. Additionally, each buildable lot will be required to have one tree, with a minimum caliper of 2.5 inches at the time of planting, located between the sidewalk and the front of the house. These trees must be maintained by the respective property owner and replaced if they become dead or dying. Corner lots are required to have one tree of the

Condition #29 In Motion requires additional trees planted. The area is approximated below.



same minimum caliper on each street frontage. The 50-foot buffer along the north and west property lines will continue to be maintained and preserved.

### Lighting

The street lighting plan will be reviewed and approved by the City Engineer prior to the release of the record plat for recording. The applicant proposes installing two streetlights: one at the intersection of Pennycreek Lane and Graham Drive and another at the corner of Vayview Drive and Graham Drive. These are streetlights only and should not be confused with traffic signals. The streetlights will have full cutoff fixtures.

### Signage

The final size and design of the entryway sign are still to be determined. The proposed sign will be located at the entrance to the new subdivision on Graham Drive, facing east. Staff has added a condition that the final size and design must be approved by the Planning Department prior to the issuance of a permit for the sign, and the sign shall not exceed eight feet in height from the adjacent grade.

## **RECOMMENDATION**

Based on the analysis, Planning Commission and staff are recommending approval of the applicant's request, subject to the conditions in the attached Motion.

# Traffic Impact Study

## Analysis Snapshot

Choice One Engineering Corporation (COEC) was retained by Maronda Homes to analyze the traffic impact of a proposed residential development to be submitted to the Ohio Department of Transportation (ODOT). Thommen Property Development is proposed to be located on the south side of Rushton Drive and on the west side of Rollingview Drive located in Beavercreek, Greene County, Ohio. The proposed development is expected to have 53 single-family detached housing dwelling units. The purpose of this study is to identify the traffic-related impacts of the proposed development during typical weekday AM and PM Peak Hours.



This traffic impact study includes: Existing Conditions, Existing Traffic Volumes, Proposed Access Points, Trip Generation, Directional Distribution, Growth Rate, 2026 Opening Year Build/No-Build Traffic Volumes, 2036 Design Year Build/No-Build Traffic Volumes, Capacity Analysis, Turn Lane Analysis, Signal Warrant Analysis, Conclusion, and Recommendations.

## Study Area

The study intersections for the proposed development are listed below. The numbering notation shown below for the intersections is the numbering notation utilized throughout the study.

1. Grange Hall Road & Gardenview Drive/Lujon Drive
2. Grange Hall Road & Graham Drive/Butterfield Drive



## Existing Conditions

Grange Hall Road is a three-lane roadway segment (one northbound lane, one southbound lane, one shared left turn lane) and is classified as a "Minor Arterial" in ODOT's Functional Classification system. The speed limit on Grange Hall Road is a posted 35 mph, and in 2025, the ADT for Grange Hall Road is 9,589 according to the data TIMS collected

Graham Drive is a two-lane segment (1 westbound lane, 1 eastbound lane) and is classified as a "Local Roadway" in ODOT's Functional Classification system. The speed limit on Graham Drive is a posted 25 mph and there is no available ADT data per TIMS.

Gardenview Drive is a two-lane roadway segment (one westbound lane, one eastbound lane) and is classified as a "Local Roadway" in ODOT's Functional Classification system. The speed limit on Grange Hall Road is a posted 25 mph, and in 2025, the ADT for Gardenview Drive is 317 according to the data TIMS collected.

## Existing Traffic Volumes

Video turning movement counts were collected by Choice One Engineering from 12:00 AM Tuesday, September 9, 2025, to 11:59 PM Wednesday, September 10, 2025, at the study intersections. The 2025 existing traffic volumes are attached in [Appendix A](#). The peak hours for the intersections are summarized below.

Peak Hours

Intersection	Date	AM Peak	PM Peak
Grange Hall Road & Gardenview Drive/Lujon Drive	9/10/2025	7:30-8:30	4:15-5:15
Grange Hall Road & Graham Drive/Butterfield Drive	9/10/2025	7:30-8:30	4:15-5:15

## Proposed Access Points

The proposed site plan has two (2) proposed access points. (1) full access point that will tie into the existing roadway stub along Vayview Drive and one (1) full access point that will tie into the existing roadway stub along Graham Drive. The proposed site plan is attached in [Appendix B](#).

## Trip Generation

Using the average trip-generation rates given in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12<sup>th</sup> Edition*, the inbound and outbound trips for the proposed development were calculated. The site generated trips were estimated using 53 Single-Family Detached Housing units (Land Use Code 210). According to the *ITE Trip Generation Manual, 12<sup>th</sup> Edition*, the proposed development is estimated to generate 693 Vehicular Trips during a typical weekday, 41 Trips during the AM peak hour (11 inbound and 30 outbound) and 54 trips during the PM peak hour (33 inbound and 21 outbound). The forecasted generated trips are attached in [Appendix C](#).

## Directional Distribution

COEC analyzed the existing traffic volumes, population density, and the proposed concept plan to formulate the directional distribution.

Directional Distribution

Route	Approach/Departure Distribution
To/From the North on Grange Hall Road	60% / 40%
To/From the South on Grange Hall Road	40% / 60%
Total	100% / 100%

## Growth Rate

Traffic counts along Grange Hall Road has an annual linear growth factor of 1.30 between 2020 and 2050. This growth factor was obtained from Miami Valley Regional Planning Commission. The growth rate email is attached in [Appendix D](#)

Annual Growth Rate

Roadways	Growth Factor	Growth Rate
Grange Hall Road	1.30	1.0%
Gardenview Drive/Lujon Drive	0	0.0%
Graham Drive/Butterfield Drive	0	0.0%

## 2026 Opening Year Build Traffic Volumes

The 2026 Opening Year Build Traffic Volumes were calculated from the Existing Traffic Volumes increased by an annual growth rate for one years, and then adding the trips generated by the proposed development to each of the entering and exiting movements. The 2026 Opening Year Build Traffic Volumes are attached in [Appendix C](#).

## 2036 Design Year Build Traffic Volumes

The 2036 Design Year Build Traffic Volumes were calculated from the Existing Traffic Volumes increased by an annual growth rate for eleven years, and then adding the trips generated by the proposed development to each of the entering and exiting movements. The 2036 Design Year Build Traffic Volumes are attached in [Appendix C](#).

## Capacity Analysis

Utilizing the AM and PM Peak Traffic Volumes, capacity calculations were performed for the studied intersections. The calculations employed procedures documented in the Highway Capacity Manual (Transportation Research Board, Seventh Edition, Updated 2022). The capacity of an intersection (signalized or un-signalized) can best be described by its corresponding Level of Service (LOS). The LOS of an intersection is a qualitative measure of the various attributes of an intersection. There are six LOS ranging from "ideal" free flow conditions at LOS "A," to forced or "breakdown" conditions at LOS "F." The LOS for un-signalized intersections is based upon total delay. Total delay is defined in the Highway Capacity Manual as the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line; this time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position.

Capacity calculations were performed in Synchro for the studied intersections analyzing the 2036 Design Year No-Build/Build. The table below show a summary of the AM and PM Design Hour Capacity Analysis.



**Summary of 2036 Design Year Capacity Analysis**

Direction	AM Peak Hour		PM Peak Hour	
	No-Build	Build	No-Build	Build
<b>1-Grange Hall Road &amp; Gardenview Drive/Lujon Drive</b>				
Eastbound Approach	D (34)	E (40)	F (50)	F (62)
Westbound Approach	D (28)	D (28)	C (24)	C (24)
Northbound Approach	A (0)	A (0)	A (0)	A (0)
Southbound Approach	A (0)	A (0)	A (0)	A (0)
<b>Total Intersection LOS (Delay)</b>	<b>A (1)</b>	<b>A (2)</b>	<b>A (2)</b>	<b>A (2)</b>
<b>2-Grange Hall Road &amp; Graham Drive/Butterfield Drive</b>				
Eastbound Approach	C (24)	E (36)	E (43)	F (54)
Westbound Approach	C (22)	C (22)	B (13)	B (13)
Northbound Approach	A (0)	A (0)	A (0)	A (0)
Southbound Approach	A (0)	A (0)	A (0)	A (0)
<b>Total Intersection LOS (Delay)</b>	<b>A (1)</b>	<b>A (2)</b>	<b>A (1)</b>	<b>A (1)</b>

Based on the capacity analysis, the eastbound approach at the intersection of Grange Hall Road & Gardenview Drive/Lujon Drive (Intersection 1) is projected to operate at a failing Level of Service (LOS) under both the 2036 Design Year No-Build and Build scenarios. These deficiencies reflect existing operational constraints and are not attributable to the proposed development. Similarly, at the intersection of Grange Hall Road & Graham Drive/Butterfield Drive (Intersection 2), the eastbound approach is expected to operate at a failing LOS under the 2036 Design Year Build scenario. However, the proposed development is anticipated to result in only a marginal increase in delay. Both intersections currently include a two-way left-turn lane (TWLTL) along Grange Hall Road, which allows drivers on the minor street to complete a two-stage left-turn maneuver, turning first into the center TWLTL and then merging into the mainline through lane when gaps permit. This operation can reduce delay for minor street approaches, partially mitigating the observed deficiencies in the LOS results. Therefore, the proposed development is not expected to cause any significant degradation in intersection operations or overall network performance. The 2036 Design Year Build/No-Build Capacity Analysis is attached in [Appendix F](#).

## Turn Lane Analysis

Turn Lane Analysis were completed for the free flow movements along Grange Hall Road, Graham Drive, and Gardenview Drive using the 2036 Design Year Build Traffic Volumes. Turn lane warrants were checked against the 2-Lane Highway Right Turn Lane Warrants figures for a <=40 MPH Roadway in the ODOT Access Management Manual. Existing left turn lanes are present at the studied intersections; therefore, no further analysis was conducted for these movements. As a result of the analysis, no new turn lanes are warranted for the proposed development. The turn lane analyses are attached in [Appendix F](#).

## Signal Warrant Analysis

In accordance with the 2012 OMUTCD, Chapter 4C, using the 2026 Opening Year Build traffic volumes and lane setup, the studied intersections were tested against the following three signal warrants:

Warrant 1 – Eight Hour Vehicular Volume  
Warrant 2 – Four Hour Vehicular Volume  
Warrant 3 – Peak Hour

The Eight Hour Vehicular Volume warrant requires that an intersection has eight separate hours where the volume of vehicles approaching the intersection is above a given threshold determined by the Ohio Department of Transportation (ODOT). The Four-Hour Vehicular Volume and the Peak Hour Vehicular Volume warrants require that an intersection has four separate hours and a single hour, respectively, where the volume of vehicles approaching the intersection is above a given threshold.

As a result of the analysis, the volume of vehicles approaching the studied intersections on the minor street approaches do not meet the required volume to satisfy Warrants 1, 2, or 3. The signal warrant analysis is attached in [Appendix G](#).

## Conclusion

The following points summarize the findings of the capacity, turn lane, and signal warrant analyses:

- Although the eastbound approaches at the studied intersections operate at failing levels of service, the proposed development will contribute a marginal increase in delay.
- No new turn lanes are warranted based on the 2036 Design Year Build Traffic Volumes.
- None of the studied intersections meet the criteria for signal warrants due to low traffic volumes on the minor street approaches.

Based on the results of the analyses, no improvements are recommended at the studied intersections. However, it is recommended that the studied intersections continue to be monitored for potential future improvements as development and traffic volumes continue to increase.

## Recommendations

Based on the results of the analysis, the following recommendations are made for the surrounding roadway network:

### **Grange Hall Road & Gardenvue Drive/Lujon Drive (Intersection 1)**

- No improvements warranted.

### **Grange Hall Road & Graham Drive (Intersection 2)**

- No improvements warranted.

### **Proposed Drive extension off Graham Drive**

- Install the full access drive approximately 1200' west of Grange Hall Road

### **Proposed Drive extension off Vayview Drive**

- Install the full access drive approximately 200' south of Rushton Drive



Maronda Homes – Cincinnati Division  
4710 Interstate Dr  
Cincinnati, OH 45246

Randall F. Burkett - Planning and Development Director  
City of Beavercreek Department of Planning & Development  
1368 Research Park Drive Beavercreek OH 45432

Re: Creekwood Preserve Subdivision Letter of Intent

Dear Mr. Burkett,

We are pleased to submit an R-PUD plan for the 25.195 acre site located at the western stub of Graham Drive. The property is currently used as a single family residence on acreage. The proposed development will consist of approximately 54 residential lots and appurtenant utilities, stormwater sewer and retention basins, streets, curb/gutter, landscaping, and entry monumentation. The overall density on the site will be under 2.25/acre. Over 35% of the site will be open space, which will consist of natural wooded areas, retention basins, and access to the cell tower on the site. There will also be a natural open space buffer around the north and east side of the site that will be at least 30' wide. The typical lot size will be 60'x130' with setbacks of 25' in the front, 25' in the rear, and 5' on each side for a total of 10'.

Maronda Homes will build for sale, single-family detached homes on each building lot where the buyer will own a fee simple lot. The open space will be owned and maintained by a Homeowners Association established during site development. Streets and right-of-way will be dedicated to (and maintained by) the City of Beavercreek.

Land development will commence upon the receipt of all permits-to-install, which we estimate to be the second half of 2026. The goal is to develop the site in 2 phases, beginning at the east entrance from Graham Drive. We would expect land development to begin in the winter of 2026-2027, with the first residents moving in 2027. The project would likely be completely built in 2029.

We look forward to working with you to make Creekwood Preserve a successful residential development for the City of Beavercreek. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Hoesl".

Brian Hoesl, Land Acquisition Manager



@MARONDAHOMES | MARONDAHOMES.COM



January 22, 2026

MOTION TO APPROVE  
Creekwood Preserve  
PUD 25-1 Specific Site Plan #1

"I move, for the purpose of taking administrative action, approval of a Specific Site Plan for PUD 25-1 Specific Site Plan #1 Creeewood Preserve, on the basis that City Council finds the facts submitted with the application and accompanying materials satisfy the standards and criteria set forth in section 158.066 APPROVAL PROCEDURES FOR SPECIFIC SITE PLAN of the Beavercreek Zoning Code. I further move that this motion with all of the follow conditions (*there are 30*), be fully recorded in the minutes of this Council meeting."

1. The approved site shall be the plans dated "Received December 29, 2025" except as modified herein.
2. Hours of construction for any grading and exterior work associated with this development shall be limited to Monday through Saturday from 7 a.m. to 7 p.m. Heavy or tandem vehicles entering or exiting the site shall be prohibited between the hours of 7 a.m. to 9 a.m. and 3 p.m. to 5 p.m.
3. Prior to the commencement of any grading activities, the applicant shall post a street sweeping bond in an amount approved by the City. The applicant shall be responsible for ensuring that all residential streets utilized to access the development remain free of mud, dirt, and construction-related debris for the duration of construction activities.
4. Prior to issuance of any zoning permits for the project, other than the model home, the applicant shall have a subdivision record plan recorded with the Greene County Auditor.
5. Prior to the release of the subdivision record plan for recording, the applicant shall sign a Subdivider's Contract on forms provided by the City and provide a bond or letter of credit for the required public improvements.
6. Prior to the release of the record plan for each section, park and impact fees for that section shall be paid in-lieu of dedication of parkland for said section as determined at the subdivision stage.
7. Final landscape plans are subject to final review and approval by the Planning Department prior to the release of a subdivision record plan for recording. All landscaping (unless otherwise authorized by the City Engineer) shall be kept out of the right-of-way.
8. There shall be one tree, a minimum 2.5" caliper at the time of planting, provided for each individual buildable lot, which shall be planted between

the sidewalk and the front of the house. These trees shall be maintained by the respective property owner, and replaced if dead or dying. Corner lots shall have one minimum 2.5" caliper at the time of planting on each frontage.

9. A PUD Agreement, acceptable to the City, must be signed by the owner and a bond or letter of credit must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the city's landscaping and screening regulations.
10. Perpetual maintenance of landscaping planted in all common areas shall be provided and any dead or diseased materials shall be removed and replaced by the homeowner's associations with similar types, species and sizes, as originally planted, within three months of their removal, weather permitting.
11. Prior to the release of the subdivision, the applicant shall submit a copy of the covenants, restrictions, and homeowner's association documents to the City of Beavercreek for this subdivision, which shall, among other stipulations, provide requirements for maintenance and landscaping of common areas, communal mail facilities and the storm water ponds. The covenants, restrictions and homeowner's association documents, shall be reviewed and approved by the City Attorney and be recorded with Greene County prior to the release of any zoning permit for the site. Said maintenance and landscaping shall be provided by the homeowners association in perpetuity.
12. The homes constructed within this development must consist of brick, stone or cement board siding on all four sides of the building. The use of metal or vinyl sidings, including aluminum siding shall not be permitted except on fascia and soffit areas or as accent features.
13. The approved homes constructed within this development shall be generally consistent with the example homes attached as Exhibit A. If needed, any disagreement between the Planning Department and the home builder as to what is considered "generally consistent" shall be decided by the Planning Commission.
14. Architectural elevations that are comprised completely of cement board siding must have a brick or stone base on the front elevation. Said base shall be at least 2 feet tall from adjacent grade.
15. Should any of the homes have exposed partial subterranean walls (such as a walk-out basement), the same materials used to construct the rest of the house must be extended to within 18" of the adjacent grade on that wall or walls.
16. The same home layout, or color scheme on a house shall not be permitted on either side of a house, or directly across the street from a house.



17. Any home builder other than Maronda Homes must provide the Planning Department with samples of past construction, to ensure consistency with architectural requirements, prior to issuance of a zoning permit. If needed, any disagreement between the Planning Department and the home builder as to what is considered architecturally consistent shall be decided by the Planning Commission.
18. Minimum Building Setbacks for this PUD are as follows:
  - a. 30-foot minimum front yard.
  - b. 35-foot minimum rear yard, except lots that abut existing R-1A lots, which shall have a minimum of 50-foot rear yard setback, and lots that abut existing R-PUD lots which shall have a minimum of 40-foot rear yard setback.
  - c. 5-foot minimum side yard. No principal structures shall be closer than 15 feet to each other.
  - d. On lots that share a side yard with the side yard of an existing R-PUD or R-1A lot, the side yard setback shall be 10 feet on each side.
19. The minimum square footage for residential units shall be as follows:
  - a. One-story principal structures shall be a minimum 1,250 square feet excluding garages and porches.
  - b. Two-story principal structures shall be a minimum 1,750 square feet excluding garages and porches.
20. Final entrance signs and the landscape plans for the entry features shall be approved by the Planning Department staff prior to any zoning permits being issued for the signs. The maximum height of entrance signs, including sign structure shall be 8 feet. In no instance shall the sign or its structure create a line of sight hazard for vehicles and/or pedestrians (including all forms of non-motorized transportation) from any direction.
21. One photoelectric light fixture shall be required for every lot with a residential structure.
22. All concerns of the Beavercreek Fire Department and Sanitary Engineer must be addressed prior to the release of a subdivision record plan. All concerns of the City Engineer including but not limited to road improvements, land dedication, grading, storm water management, and erosion control must be addressed prior to the release of a record plat.
23. Aeration and water circulation devices and/or fountains are required to be installed into any retention pond and shall be maintained by the homeowner's association in perpetuity. The first two feet of embankment above the waterline and two feet below the waterline shall be permanently covered in #2 stone so as to prevent erosion and weeds growing at the waterline.
24. Any existing wells on site that will be closed off, shall be closed under appropriate ODNr methods.

25. The final design and placement of any common mailbox(es) shall be reviewed and approved by the Planning Department prior to their placement.
26. All residential style trash totes shall be stored within or immediately adjacent to a primary structure, and shall be out of ordinary public view on days when trash collection is not occurring (except the night before scheduled pick-up is to occur).
27. Street lights shall be installed at the intersection of Pennycreek Lane and Graham Drive and the intersection of Vayview Drive and Graham Drive.
28. The use of chain-linked fencing shall be prohibited in this development.
29. Additional trees shall be planted within the 50-foot buffer area north of Lot 3, as shown on the proposed landscape plan.
30. The lift station at the end of Vayview Drive must be fully removed so as to allow Vayview Drive as a secondary entrance. This shall be done prior to the commencement of any home construction.















*Optional Brick*



*Optional Stone*











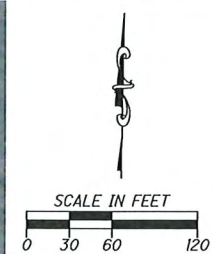
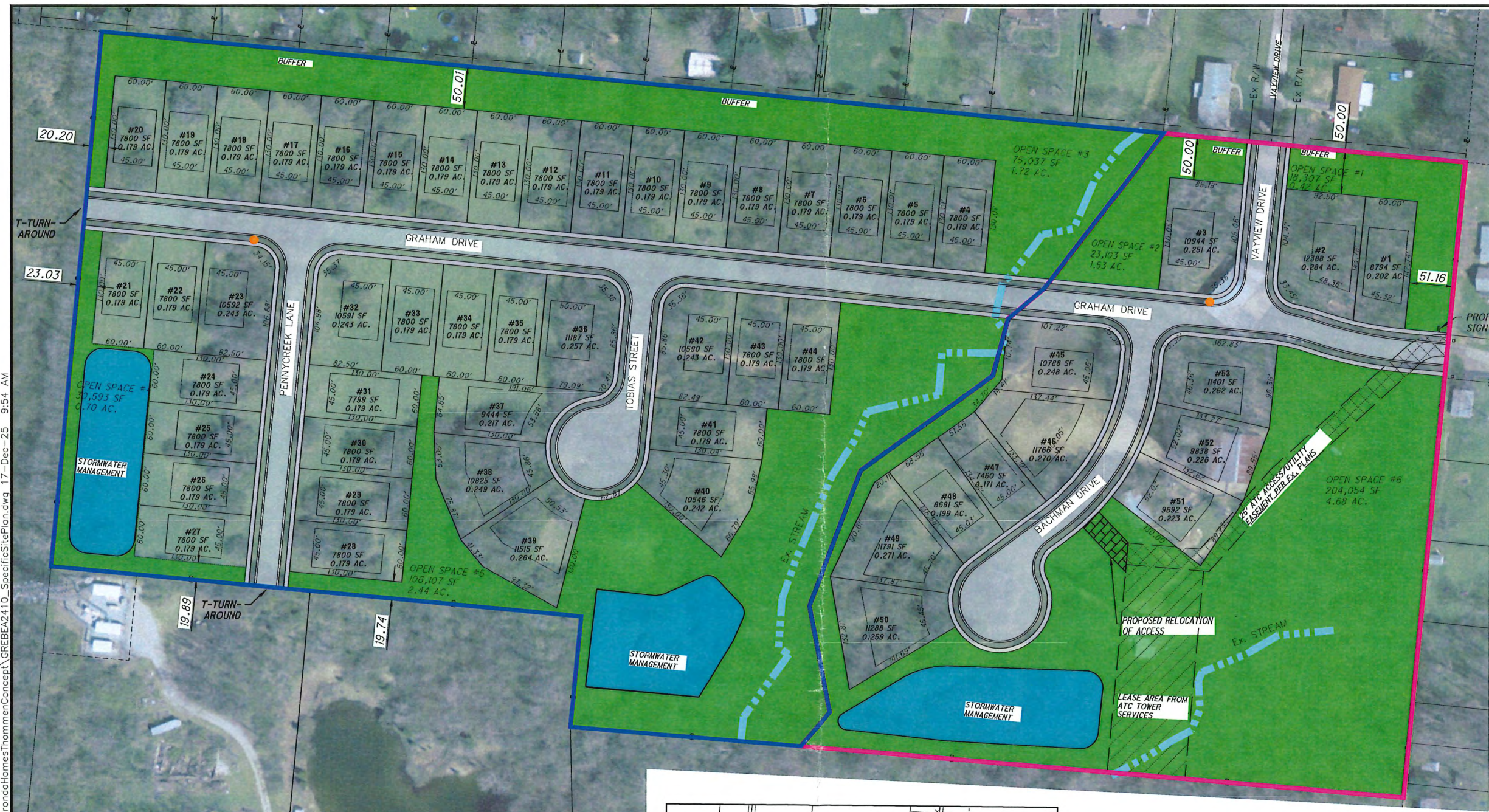




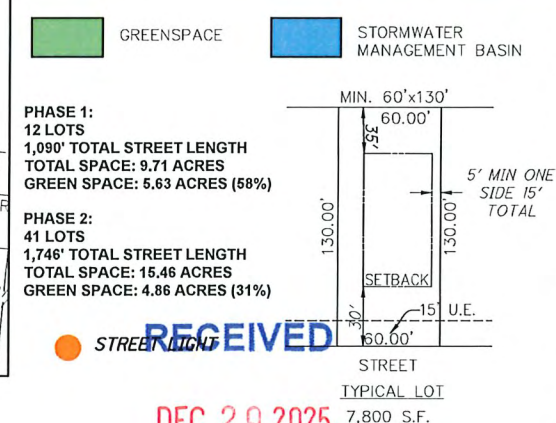




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VICINITY MAP



**PHASE 1:**  
12 LOTS  
1,090' TOTAL STREET LENGTH  
TOTAL SPACE: 9.71 ACRES  
GREEN SPACE: 5.63 ACRES (58%)

**PHASE 2:**  
41 LOTS  
1,746' TOTAL STREET LENGTH  
TOTAL SPACE: 15.46 ACRES  
GREEN SPACE: 4.86 ACRES (31%)

**GENERAL LOT SIZE & SETBACKS**  
(53) 60'x130' LOTS  
FRONT = 30', REAR = 35'  
SIDE = 5' MIN, 15' TOTAL

53 TOTAL LOTS  
5' SIDEWALK  
50' R/W STREETS (27' B/B)  
TOTAL LINEAR FEET OF STREETS: 2,839'

GRAHAM DRIVE: 1,584'  
VALLEY VIEW DRIVE: 205'  
BACHMAN DRIVE: 399'  
TOBIAS STREET: 236'  
PENNYCREEK LANE: 415'

TOTAL DEVELOPMENT SPACE: 25.195 ACRES  
GREEN SPACE: 10.49 ACRES (41.6%)

RECEIVED

DEC 29 2025

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

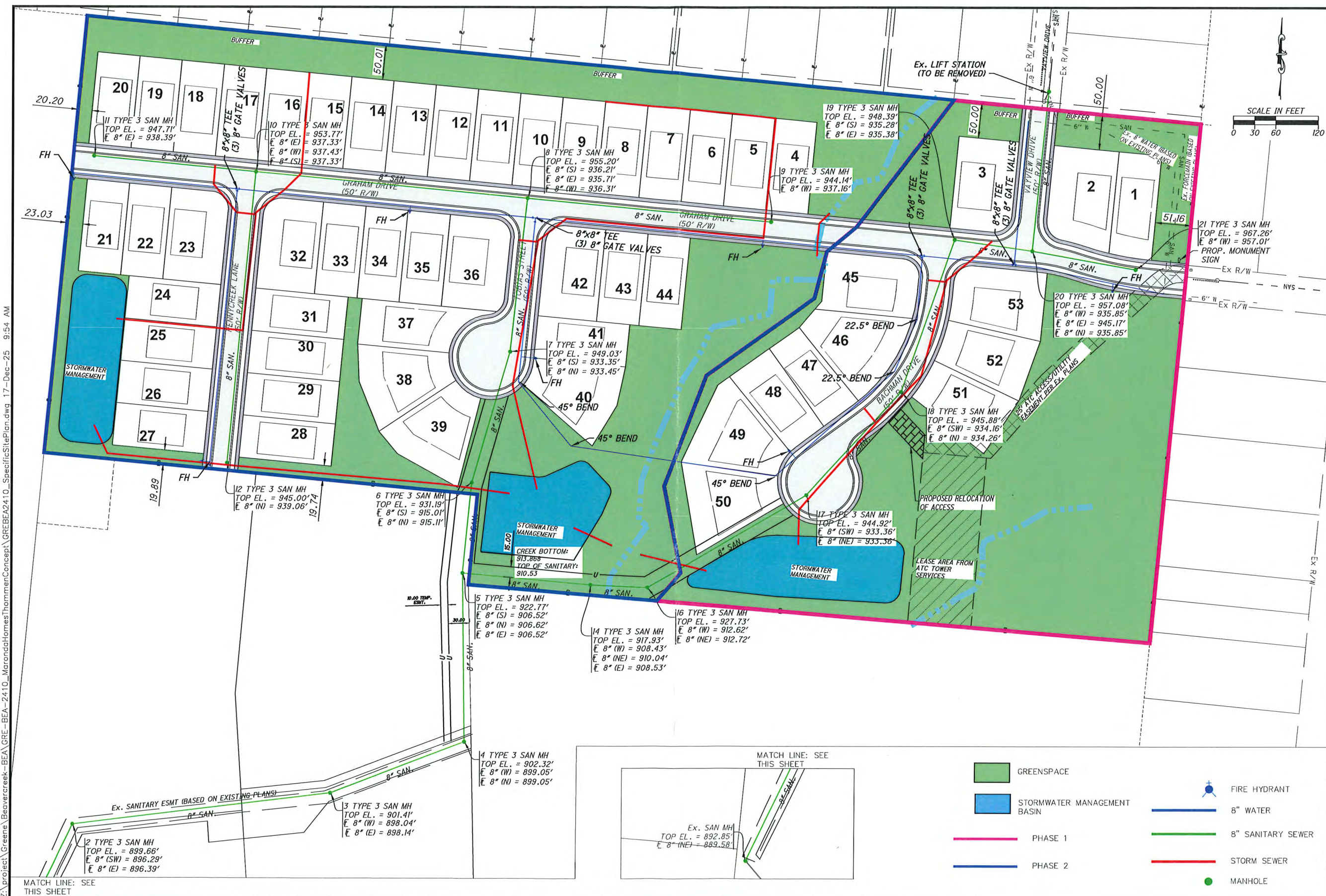
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LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

**CREEKWOOD PRESERVE SUBDIVISION**  
**CITY OF BEAVERCREEK**  
**PRELIMINARY CONCEPT LAYOUT FOR R-PUD**

REVISIONS:

FILE NAME	Speci
DRAWN BY	KMM
CHECKED BY	RLL
PROJECT No.	GREBEA2410
DATE	10-29-2025
SHEET NUMBER	1 OF 4





**CREEKWOOD PRESERVE SUBDIVISION  
CITY OF BEAVERCREEK  
PRELIMINARY UTILITY LAYOUT**

FILE NAME	<i>Speci</i>
DRAWN BY	<i>KMM</i>
CHECKED BY	<i>RJL</i>
PROJECT No.	<i>GREBEA2410</i>
DATE	<i>10-29-2025</i>
SHEET NUMBER	<i>2 OF 4</i>



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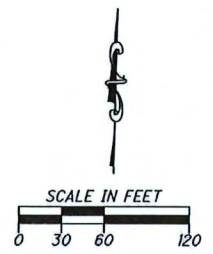


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**CREEKWOOD PRESERVE SUBDIVISION  
CITY OF BEAVERCREEK  
RENDER**

REVISIONS:

FILE NAME	RENDER
DRAWN BY	KMM
CHECKED BY	RJL
PROJECT No.	GREBEA2410
DATE	10-29-2025
SHEET NUMBER	4 OF 4





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**CREEKWOOD PRESERVE SUBDIVISION**  
**CITY OF BEAVERCREEK**  
**PRELIMINARY GRADING LAYOUT FOR R-PUD**

REVISIONS:

FILE NAME	Spec1
DRAWN BY	KMM
CHECKED BY	RJL
PROJECT No.	GREBEA2410
DATE	10-29-2025
SHEET NUMBER	3 OF 4



**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> January 26, 2026	<b>Reference Topic:</b> Raider Row Rezoning PUD 26-1
<b>Agenda Reference No.:</b> X	

**ACTION REQUESTED**

<input checked="" type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

**RESPONSIBLE DEPARTMENT OR AGENCY**

<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other

**OVERVIEW:**

The applicant is requesting the rezoning of approximately 8.916 acres from A-1 Agricultural to C-PUD (Commercial Planned Unit Development) to permit the future development of commercial retail and restaurant uses. The subject property is located at 3676 Colonel Glenn Highway.

**STAFF RECOMMENDATION:**

Staff recommends City Council approve the attached Ordinance with the 3 conditions contained therein.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to move the Ordinance to a second reading, or it dies for a lack of action.

Burkett



# CITY OF BEAVERCREEK

## STAFF REPORT



January 22, 2026

**PROJECT:** Raider Row Rezoning

**CASE NO.:** PUD 26-1

**APPLICANT:** Jason Woodard  
Woodard Development LLC (agent for owner)  
505 S. Jefferson Street  
Dayton, OH 45402

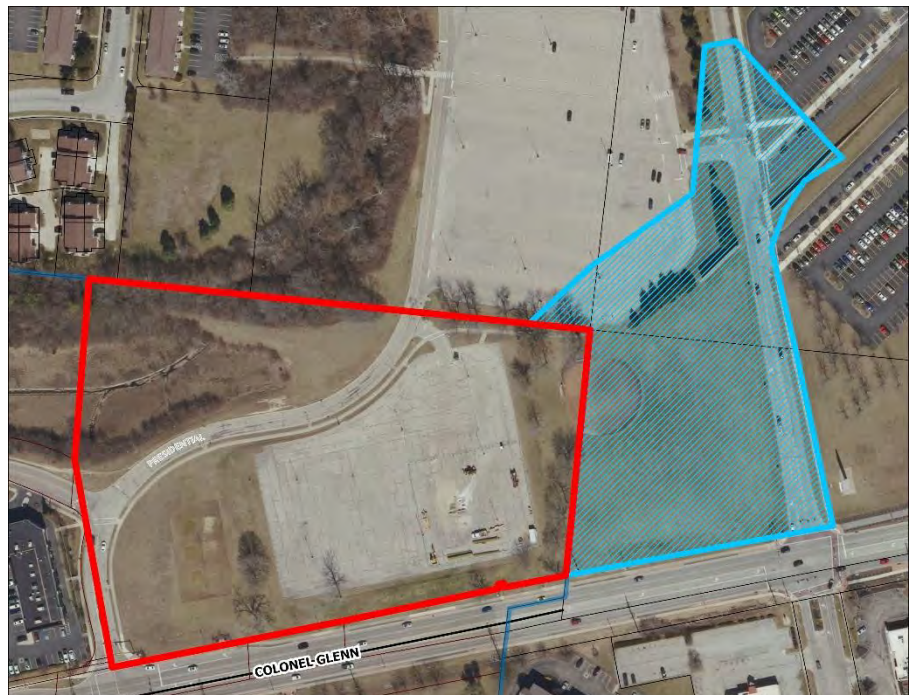
### REQUEST

The applicant is requesting the rezoning of approximately 8.916 acres from A-1 Agricultural to C-PUD (Commercial Planned Unit Development) to permit the future development of commercial retail and restaurant uses. The subject property is located at 3676 Colonel Glenn Highway. Concurrent with this request, a separate rezoning application is (or soon will be) under consideration by the City of Fairborn for approximately 5.25 acres of adjacent property. That application is intended to include conditions substantially similar to those proposed as part of this C-PUD rezoning, in order to facilitate coordinated development across both jurisdictions.

### EXISTING CONDITIONS

The area associated with the proposed PUD is predominantly vacant. The only existing development is an off-street parking lot owned by Wright State University, which is occasionally used for student parking. A small volleyball court is located northeast of the intersection of Presidential Drive and Colonel Glenn Highway.

The area shown in red on the map to the right represents the portion of the site under consideration with this application. The area shown in light blue represents the approximate area associated with the concurrent rezoning application to be considered by the City of Fairborn.

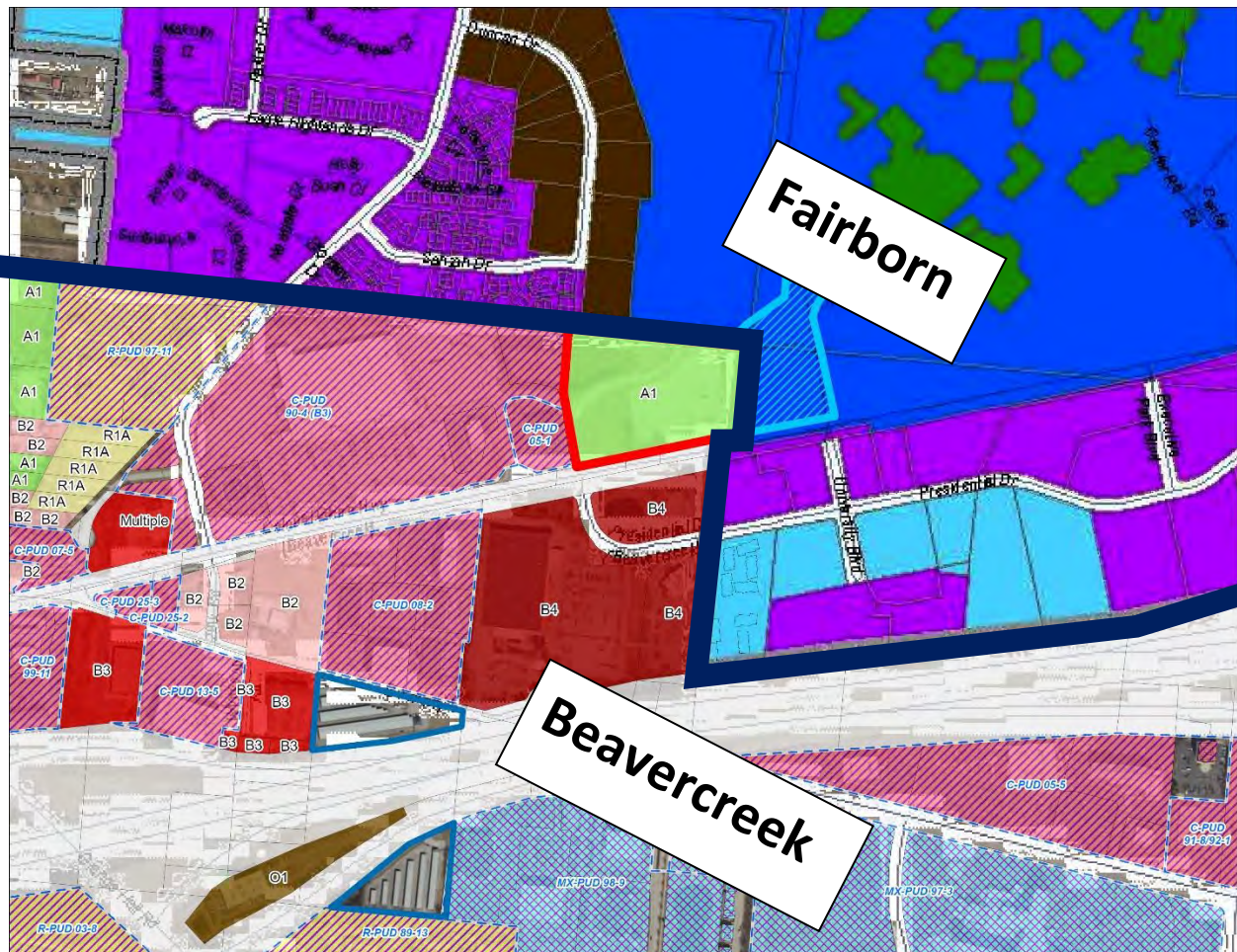


### Current Zoning

As represented on the zoning map below, the property is currently zoned A1, Agricultural. The A-1 Agricultural District is intended to preserve agricultural uses, accommodate very low-intensity development, and provide for areas that may be transitional due to the absence of urban facilities and services, while protecting rural character and environmentally sensitive areas.

### Surrounding Zoning

Direction	Zoning	Land Use
North	(Fairborn - Civic & Institutional), Med Density Residential	Vacant Land - Parking Lot
South	B-4	Tire store and retention pond
East	(Fairborn - Civic & Institutional)	Vacant Land
West	PUD 90-4 (B3) and PUD 05-4	Multi-tenant retail and detention pond



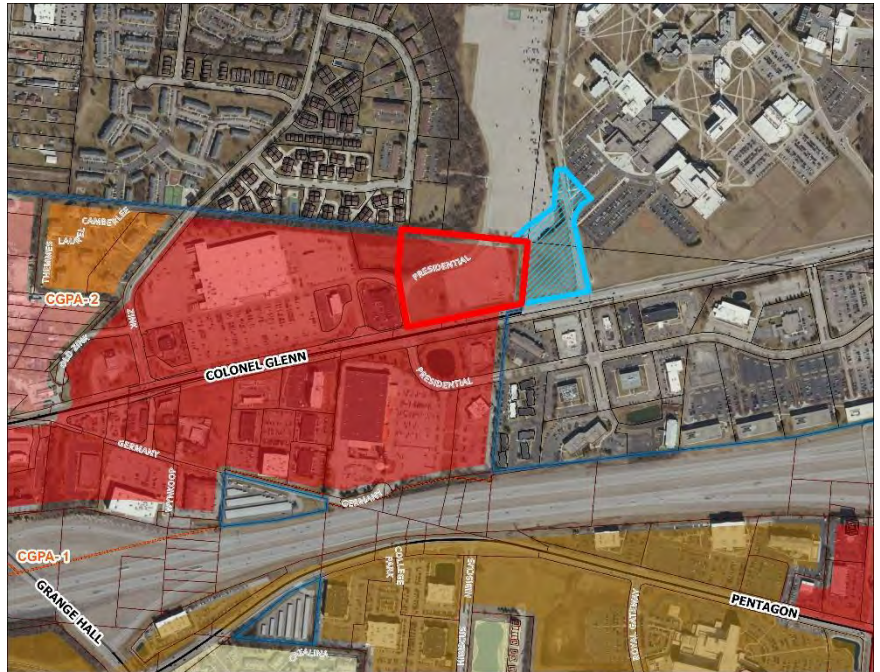


## Land Use Plan

The City of Beavercreek Land Use Plan has the area associated with the proposed rezoning designated as Regional Commercial-Office (as represented in red on the map below). For areas with such designation, the Land Use Plan states:

*“Regional Commercial developments provide a full range and variety of all aspects of commercial activity, oriented around one or more major department stores. These types of developments typically have a market area spanning a multi-county metropolitan region. Regional Commercial developments provide a broad spectrum of shopping goods and services.”*

The proposed rezoning, as described below is compatible with the Land Use Plan.



## Utilities

Water and sewer are available at the site.

## ANALYSIS

### Proposed Zoning

In determining the appropriate uses within the proposed PUD, consideration has been given to the site's high visibility along Colonel Glenn Highway and its proximity to Wright State University, as well as the intent of the adopted Land Use Plan. The proposed PUD permits uses consistent with those allowed as permitted or conditional uses within the B-4 (Highway Business) zoning district.

Due to the site's location and overall lot size, staff recommends excluding certain B-4 uses that are not considered appropriate in this context. These excluded uses are identified by red strikethrough in the attached Resolution.

Any future development within the PUD will be required to incorporate four-sided architectural design elements, subject to approval by Planning Commission and City Council through the PUD Specific Site Plan and Modification processes.



## **Access, Circulation and Transportation Improvements**

Final driveway locations and curb cuts for Raider Row will be determined at the site plan stage. However, due to the high traffic volumes and functional classification of Colonel Glenn Highway, no direct vehicular access will be permitted from Colonel Glenn Highway. Primary vehicular access to the site will be provided from Presidential Drive, which is better suited to accommodate site access while maintaining the safety and efficiency of the surrounding roadway network.

At the site plan stage, The Raider Row area will be designed to function as a walkable, mixed-use district with safe, efficient access for vehicles, pedestrians, cyclists, and transit users. Transportation improvements will focus on improving internal circulation, reducing conflicts between modes, and strengthening connections to the surrounding street network and adjacent campus uses.

## **RECOMMENDATION**

Based on this analysis, Planning Commission and staff recommend approval of this request, subject to the conditions outlined in the attached Ordinance. Council action options include advancing the case to second reading, denial of the request, or tabling the item for further information.

Standards and Criteria for Planned Unit Development (§158.065 (I) of the Zoning Code):

(I) *Standards and criteria for Planned Unit Development zoning approval.* A planned unit development zoning classification shall only be approved when the following standards and criteria are satisfied.

(1) The planned unit development complies with the purpose and intent of this Zoning Code;

(2) The proposed development promotes the health, safety and general welfare of the present and future inhabitants of the city;

(3) The proposed zoning and the conditions and requirements incorporated within the ordinance approving the PUD zoning district provide for minimizing impacts on the surrounding development;

(4) The site will be accessible from current or planned public thoroughfares adequate to carry traffic which will be imposed upon them by the proposed development;

(5) Potential impacts on public services and facilities can be mitigated by site and building design and the benefits which will accrue to the city and the public;

(6) Existing and proposed utility services for the proposed residential population densities and nonresidential uses are or will be available to the project;

(7) The proposed development complies with applicable requirements and conditions of § 158.064;

(8) Each individual section or subarea of the development, as well as the total development, can exist as a functionally independent environment. In the alternative and at the discretion of the city, adequate assurance has been provided by the applicant and to the satisfaction of the city that such objective will be achieved;

(9) Any permitted, conditional, or accessory uses excluded from the specific proposed planned unit development are based upon findings in accordance with §§ 158.071(B), 158.072(B), 158.073(B), and 158.074(B); and

(10) The planned unit development can be substantially completed within the time specified in the schedule of development submitted by the applicant.



RECEIVED

DEC 09 2025

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

December 2, 2025

Mr. Randall Burkett  
Planning & Development Director  
City of Beavercreek  
1368 Research Park Drive  
Lower Level  
Beavercreek, OH 45432

RE: Letter of Intent for Raider Row Commercial Planned Unit Development – Beavercreek, Ohio

Dear Randall,

This letter of intent is an outline of our current plan for proceeding as Developer with Wright State University ("WSU") to jointly develop approximately 8.916 acres located at the intersection of Colonel Glenn Highway and Residential Drive in the City of Beavercreek, Ohio (the "Property"). The proposed project will be known as Raider Row. Current Zoning is A-1 (Agricultural) and current use has been for a student and faculty parking area and sports field..

The Raider Row project on this Property is a Commercial Planned Unit Development (C-PUD) featuring approximately 18,400 square feet of retail and amenity space in three or more commercial buildings (preliminary design: four buildings) for a mix of retail, dining, services, and/or community amenities integrated via pedestrian and vehicular access. This plan will be a phased development and construction over multiple years with the specific configuration and phasing subject to market demand and tenant opportunity.

This development is designed to serve the Wright State University community (students, faculty, staff) by providing retail and amenity services supporting the university mission, enhance the surrounding Beavercreek community, and optimize current and underutilized property.

We look forward to working with you on this project. Please feel free to contact me if you have any questions or concerns.

Best,

Jason Woodard



# ORDINANCE NO. 26-04

## CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE  
DAY OF \_\_\_\_\_, 2026.

AN ORDINANCE REZONING 8.916 ACRES FROM A1 AGRICULTURAL, FURTHER DESCRIBED AS BOOK 1, PAGE 10, PARCEL 1 ON THE PROPERTY TAX MAPS OF GREENE COUNTY, OHIO TO C-PUD 26-1 COMMERCIAL PLANNED UNIT DEVELOPMENT. (PUD 26-1)

**WHEREAS,** Woodard Development LLC (agent for owner) 505 S. Jefferson Street, Dayton, OH 45402 (agent for the owners) requests rezoning and concept plan approval; and

**WHEREAS,** the City of Beavercreek Planning Commission has recommended approval of the rezoning amendment with conditions and requirements; and

**WHEREAS,** Beavercreek City Council finds that the facts submitted with the application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for Planned Unit Development approval as per §158.065 of the Zoning Code; and

**WHEREAS,** Beavercreek City Council has voted to adopt the recommendation of the Planning Commission with modifications, this being a decision that requires approval by four members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

### SECTION I

That the Zoning Map referenced in §158.018 of the Zoning Code is hereby further amended to change approximately 8.916 acres of land, located at the northeast corner of Presidential Drive and Colonel Glenn Highway, Beavercreek, Ohio, further described as Book 1, Page 10, Parcel 1 on the Greene County Property Tax Atlas, be rezoned from A1 to C-PUD Commercial Planned Unit Development.

## SECTION II

The following conditions and requirements shall apply:

1. The concept plan dated "December 9, 2025" shall be adopted as the approved concept plan for this C-PUD, except as modified herein.
2. The permitted and conditionally permitted uses within this PUD shall be those uses that are conditional and permitted in B-4 zoning districts, with the exception of those uses crossed out on Exhibit A.
3. All new buildings shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.
4. All building setbacks shall be established and subject to the approval of the Planning Department, Planning Commission, and City Council at the specific site plan stage.
5. All stormwater and detention issues related to this development shall be reviewed and approved by the City Engineer, Planning Commission and the City Council at the specific site plan stage.
6. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.
  - a. No direct access from Colonel Glen Highway will be permitted.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

---

Mayor

ATTEST:

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Clerk of Council

## SUMMARY

This Ordinance adopts a recommendation to rezone approximately 8.916 acres of land from A1 to C-PUD Commercial Planned Unit Development.

This is not an emergency ordinance and will become effective 30 days after passage.

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## Exhibit A

Uses permitted in B-4 Districts. Uses that are strikethrough shall not be permitted within this PUD.

- ~~Adult Day Care Facilities (overnight stay not permitted) (Conditional)~~
- ~~Adult entertainment facilities in accordance with §158.128 (Conditional)~~
- ~~Agricultural implement sales and service~~
- Amphitheaters/pavilions (Conditional)
- ~~Amusement parks (Conditional)~~
- ~~Animal daycare (Conditional)~~
- Antiques and secondhand merchandise stores
- ~~Appliance repair services~~
- ~~Appliances and supplies—retail~~
- Art galleries
- Artist, sculptor and composer studios
- Arcades, laser tag
- Auction houses (Conditional)
- Auditoriums
- Bakery and donut shops, (retail)
- Banking services (financial)
- Banquet halls, meeting rooms, party rooms (Conditional)
- Bar/tavern/night club
- Barber and beauty service and tanning salons
- Bicycle sales (retail), rental and repair
- Billiard rooms
- Bowling alleys
- Brewery, micro (with retail sales) (Conditional)
- Brewery, micro (Conditional)
- Brew pub
- ~~Builder supply store~~
- ~~Building Entry Systems~~
- ~~Canvas, tent and awning sales and service~~
- Carry outs - beer, wine and party supply
- Catering service
- Contract constructions services office and showroom (no outdoor storage)
- Convenience store
- Convenience store - drive thru (Conditional)
- Crematory service (Conditional)
- Dance halls
- Delicatessen

- Dental laboratory services
- Dental services
- Department stores, including discount stores
- Distillery, micro (Conditional)
- ~~Drive-in movies (Conditional)~~
- ~~Drug and alcohol addiction rehabilitation clinics (no overnight facilities) (Conditional)~~
- Drug stores
- Dry-cleaning and laundry (pick-up stations), seamstresses, dress making and tailoring
- ~~Dry-cleaning operating (retail) utilizing machinery on-site not requiring cooling towers and external venting~~
- ~~Exterminating services~~
- ~~Farm supply, hay, grain and feed stores~~
- Farmer's market
- Fraternal, social and civic associations, including food and beverage services
- ~~Fuel oil sales and distribution~~
- ~~Funeral services and accessory crematory services~~
- ~~Glass window and door repair and sales stores~~
- ~~Go-cart tracks (Conditional)~~
- Golf - miniature (Conditional)
- ~~Golf driving ranges (Conditional)~~
- Grocery stores - including specialty stores such as meat, candy, dairy, and the like
- Handyman do-it yourself centers
- Hardware stores
- Health club, inside activity only
- ~~Heating, air conditioning and plumbing service repair (excluding well drilling) and retail stores~~
- Hobby shops
- Holistic health center
- ~~Home improvement contractors (no outside storage except in I-1 and I-2) (Conditional)~~
- Home improvement and decorating stores and services
- Hookah bar or Shisha bar
- Hospitals
- Hotels, ~~motels, Apartment Hotel~~
- Income tax preparation
- ~~Janitorial services~~
- ~~Kennel or cattery (no closer than 500 feet to residential uses) (Conditional)~~
- ~~Landscape contractor (no outside storage except in I-1 and I-2) (Conditional)~~
- ~~Laundry and dry cleaning self-service~~
- ~~Lawn mower sales, service and repair~~
- Legitimate theater

- ~~Locksmith~~
- ~~Lumber and other building materials - retail~~
- Massage therapy and medical massage or massotherapy
- Medical clinics - outpatient services
- Medical laboratory services
- ~~Manufactured home sales (Conditional)~~
- Motion picture theaters (indoor)
- Museums (Conditional)
- Nursery school/Pre-school/day care centers in accordance with §158.127 (Conditional)
- ~~Nursing or convalescent home/Assisted living facilities/Skilled nursing facilities~~
- Offices are as follows:
  - ~~Call center or telemarketing office (Conditional)~~
    - Corporate insurance carriers, home or regional offices (excluding drive-in claims service)
    - Engineering research and prototype development associated with offices (with limited production indoor only)
  - ~~Labor unions and similar labor organizations (excluding hiring halls)~~
  - ~~Labor unions and similar labor organizations (hiring halls)~~
  - Other professional services NEC
  - Professional and membership organizations
- Office, general
- Office supply stores
- Optical services and sales
- ~~Pawn shops (can't be located within 500 feet of existing similar use) (Conditional)~~
- ~~Payday loan services (can't be located within 500 feet of existing similar use) (Conditional)~~
- Pet grooming
- Physician services
- Place of religious assembly
- Pre-schools (Conditional)
- Printing services
- Public buildings including community center buildings and libraries
- ~~Public utility buildings, telephone exchanges, transformer stations and substations except garage and maintenance buildings (Conditional)~~
- Recreation facilities and customary accessory buildings and gymnasiums
- Research and engineering laboratories (with limited production indoor only)
- Residential cleaning services (Conditional)
- Restaurants - drive-in
- Restaurants - inside and accessory drive thru service only
- Retail, general
- ~~School, commercial truck driving (Conditional)~~



- School, trade
- ~~Shooting range (indoor) (Conditional)~~
- Skating rinks
- ~~Solar farms (private) (Conditional)~~
- Tattoo and piercing parlor
- Tattoo removal center
- ~~Taxicab business (Conditional)~~
- Teen clubs
- Television and radio stations (Conditional)
- ~~Towing Service—outdoor storage in I-1 and I-2 only (Conditional)~~
- Travel bureaus and ticket sales
- Tutoring centers
- Variety stores - retail
- ~~Vehicle paint and body shops~~
- Vehicle parking garages and lots (commercial) (Conditional)
- Vehicle parts and accessories, (retail)
- ~~Car rental service~~
- ~~Recreational vehicle rental including motorhomes, boats and the like~~
- ~~Vehicle repair stations (Major)~~
- ~~Vehicle repair stations (Minor)~~
- ~~Vehicle sales and service (new and used)~~
- ~~Vehicle sales and services (new and used) of recreational vehicles, semi-trucks/trailers, tractors and the like (Conditional)~~
- Vehicle service station (gas, lubricant, coolants and accessories only)
- Vehicle wash facilities
- Veterinary office, no overnight stay
- ~~Veterinary clinic with indoor kennels as part of clinical recovery, or animal hospitals~~
- Watch, clock and jewelry repair services
- Winery, micro (Conditional)



## RESOLUTION

CITY OF BEAVERCREEK  
PLANNING COMMISSION  
January 7, 2026

RE: C-PUD 26-1  
Raider Row Rezoning

**WHEREAS** Woodard Development LLC (agent for owner) 505 S. Jefferson Street, Dayton, OH 45402, filed an application requesting to rezone 8.916 acres of land from A-1 Agricultural to C-PUD to allow for the construction commercial retail and restaurants. The property is located at 3676 Colonel Glenn Highway, Beavercreek Ohio, 45324, further described as Book 1, Page 10, Parcel 1 on the Greene County Property Tax Atlas; and

**WHEREAS**, public hearing was held on January 7, 2026 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

**WHEREAS**, the Planning Commission finds that the facts submitted with this application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for Planned Unit Development approval as per §158.065 (I) of the Zoning Code.

**WHEREAS**, the Beavercreek Planning Commission finds that the applicant's proposal is in general compliance with the City of Beavercreek Land Use Plan.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission recommends to the Beavercreek City Council:

### SECTION I

1. The concept plan dated "December 9, 2025" shall be adopted as the approved concept plan for this C-PUD, except as modified herein.
2. The permitted and conditionally permitted uses within this PUD shall be those uses that are conditional and permitted in B-4 zoning districts, with the exception of those uses crossed out on Exhibit A.
3. All new buildings shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.



## PLANNING COMMISSION RESOLUTION

4. All building setbacks shall be established and subject to the approval of the Planning Department, Planning Commission, and City Council at the specific site plan stage.
5. All stormwater and detention issues related to this development shall be reviewed and approved by the City Engineer, Planning Commission and the City Council at the specific site plan stage.
6. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.
  - a. No direct access from Colonel Glen Highway will be permitted.

### SECTION II

These plans and all papers relating to the approved plan shall be submitted with this Resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED: January 7, 2026

VOTING FOR ADOPTION: James Fountain  
Jacob Jones  
Johnathon Meyer  
Laura Palumbo  
Michael Self

ABSTAINED: None

ABSENT: None

---

Chairman

Attest:

---

# CITY OF BEAVERCREEK CITY COUNCIL AGENDA ITEM REPORT

Meeting Date: January 26, 2026	Reference Topic: Grange Hall Pedestrian Improvements Project; R/W Acquisition; Parcel 29-Dawgdoc, LLC
Agenda Reference No.: XI.A	<u>Resolution 26-10</u>

## ACTION REQUESTED

<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input checked="" type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

### OVERVIEW:

The Grange Hall Road Pedestrian Improvements Project generally consists of the installation of an eight (8) ft wide sidewalk along the west side of Grange Hall Road between Kensington Glen and Shakertown Road, a twelve (12) ft wide multiuse path in Spring House Park, and an eight (8) ft wide sidewalk along the west side of Grange Hall Road between Patterson Rd and Research Blvd. The project will also include widening the bridge over Little Beaver Creek north of Patterson Road to include sidewalk on the bridge, and limited areas of curb and storm sewer along Grange Hall Road. This project will create a non-motorized connection from Lofino Park to the existing sidepath at Research Blvd which extends to Creekside Trail.

Over the past several months, this office has been actively pursuing the purchase of the additional right-of-way and easements needed to build the improvement. In order to construct this project, it was necessary to purchase additional property rights from 7 individual property owners, where these efforts have resulted in agreements with 6 of these owners to date.

Unfortunately, our efforts to purchase the additional property rights needed to construct this improvement from the property owned by Dawgdoc LLC (Apple Valley Animal Hospital) have been unsuccessful. The City's right-of-way acquisition consultant and city staff have been in contact with the property owner and answered multiple questions and follow up questions the owner and their attorney had about the project and impacts to the property. The property owner had concerns with access from his driveway on Grange Hall Road, which staff explained to him that he would not lose with the project and will be open during construction with half width construction of the reconstructed driveway approach. Staff also explained that any disturbance to pavement in his parking lot would be repaved as part of the project and would work with him to not affect his business to the maximum extent possible. Since explaining this to the property owner, staff and our consultant have not heard back from the property owner. Our right-of-way acquisition consultant has made multiple attempts to come to a settlement, but we have not been able to come to an agreeable settlement to date as the property owner has stopped responding to our efforts to communicate with them. The passage of this Resolution and corresponding Ordinance will allow this project to proceed

on schedule if the City and the property owner are unable to agree upon the terms for the sale of this land.

As always, this office will continue to try to come to an agreeable settlement with the property owner, as the project schedule will permit, in order to try to avoid using the appropriations process to acquire the necessary property rights.

**RECOMMENDATION:**

Therefore, it is recommended that City Council approve the attached Resolution so that this project may proceed.



**CITY OF BEAVERCREEK  
RESOLUTION NO. 26-10**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**A RESOLUTION TO DECLARE THE NECESSITY AND INTENT TO  
ACQUIRE CERTAIN PARCELS OR REAL ESTATE AND OTHER  
PROPERTY INTERESTS OWNED BY DAWGDOC LLC WITH  
INTEREST BY OTHERS, FOR THE GRANGE HALL ROAD  
PEDESTRIAN IMPROVEMENT PROJECT, IN THE CITY OF  
BEAVERCREEK, OHIO.**

WHEREAS, the City of Beavercreek is engaged in the acquisition of right-of-way for the Grange Hall Road Pedestrian Improvement Project in the City of Beavercreek, Ohio; and

WHEREAS, the acquisition of the parcels of real estate and other property interests hereinafter described is necessary for the public purpose of roadway construction in connection with said project; and

WHEREAS, this Council has determined that the lands hereinafter described are necessary for roadway construction in connection with such project;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERCREEK, OHIO, THAT:

**SECTION I.**

Council hereby declares the necessity and intention to appropriate certain permanent and temporary right-of-way and easements in accordance with Chapter 163 of the Ohio Revised Code.

**SECTION II.**

Council considers it necessary and declares its intention to appropriate certain permanent and temporary right-of-way in real estate described in Exhibits 'A' and 'B', attached hereto and incorporated herein; the owners, persons or entities in possession and persons or entities having an interest of record and others which may have an interest include Dawgdoc LLC, and any other lien holders, persons or entities declaring a lawful interest in said same real estate.

**SECTION III.**

The City Manager or his designee is hereby authorized to cause written notice of the adoption of this Resolution to be given to the owners, person in possession of, or having an interest of record or other interest in the above-described premises, and said notice shall be served according to law by a person to be designated for that purpose by said City Manager or his designee and to make return of said service of notice in the manner provided by law.

SECTION IV.

It is hereby found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limiting to Section 121.22 of the Ohio Revised Code.

SECTION V.

This Resolution shall become effective immediately upon its passage.

THIS RESOLUTION IS ADOPTED BY THE Council of the City of Beavercreek, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk of Council

TO THE CLERK:  
Publication of this Resolution is not required.

Approved as to form:

Initial

\_\_\_\_\_  
Josh Lounsbury, City Attorney

**EXHIBIT A**

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 09/12/25

PID 121218

*BS*

**PARCEL 29-WD  
GRE CR 25 1.19  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 8, Town 2, Range 7, M.R.S., in the City of Beavercreek, Greene County, Ohio, and being part of a 0.775 acre tract of land as conveyed to DAWGDOC, LLC, AN OHIO LIMITED LIABILITY COMPANY, by instrument as recorded in D.B. 3560, Pg. 214 of the Official Records of said county, and being more particularly bounded and described, with Stations and offsets referenced to the centerline of Grange Hall Road (CR 25) as shown on the "GRE CR 25 1.19 Centerline Plat" as recorded in Plat Cabinet 40 Pages 57B through 59A of the Greene County Plat Records, as follows:

Beginning for reference at a monument box set in the east line of Section 8 at the intersection of the centerline of Grange Hall Rd (CR 25) (RW varies) with the centerline of E Patterson Rd (MR 3057) (50' RW) at centerline station 127+13.81, said point being the TRUE POINT OF BEGINNING;

PARCEL 29-WD

Thence with the centerline of E Patterson Rd and the south line of said 0.775 acres South 80° 20' 55" West 134.94 feet to a MAG nail set at an angle point in said lines 130.38 feet left of centerline Station 126+79.03;

Thence continuing with said lines South 79° 25' 42" West 54.75 feet to the southwest corner of said 0.775 acres 183.05 feet left of centerline station 126+64.06;

STH  
09/12/2025



**EXHIBIT A**

LPA RX 851 WD

Page 2 of 3

Rev. 06/09

**PARCEL 29-WD cont'd**

Thence with the west line of said 0.775 acres North 04° 59' 55" East 26.75 feet to an iron pin set on the north right of way line for E Patterson Rd 183.18 feet left of centerline station 126+90.81;

Thence with said north right of way line North 80° 20' 55" East 137.84 feet to an iron pin set on the new west right of way line for Grange Hall Rd 50.00 feet left of centerline station 127+26.34;

Thence through said 0.775 acres with said new west right of way line for the following four courses:

1. North 57° 26' 10" East 19.00 feet to an iron pin set 35.00 feet left of centerline station 127+38.00;
2. North 05° 17' 13" East 102.00 feet to an iron pin set 35.00 feet left of centerline station 128+40.00;
3. North 84° 42' 47" West 29.00 feet to an iron pin set 64.00 left of centerline station 128+40.00;
4. North 05° 17' 13" East 32.53 feet to an iron pin set in the north line of said 0.775 acres and in the south line of Lot 6 of Woodhaven Industrial Park, the plat of which is recorded in PC 33, Pg 197B – 198A 64.00 feet left of centerline station 128+72.53;

Thence with the common line between said 0.775 acres and said Lot 6 North 79° 59' 52" East 66.34 feet to the northeast corner of said 0.775 acres, in the east line of Section 8, and in the centerline of Grange Hall Rd at centerline station 128+90.03;

Thence with the east line of said 0.775 acres, the east line of Section 8, and the centerline of Grange Hall Rd South 05° 17' 13" West 176.22 feet to the TRUE POINT OF BEGINNING;

The above-described parcel contains 0.256 acres (11,136 SF), more or less, subject to all legal easements and restrictions of record.

STH 09/12/2025
-------------------

**EXHIBIT A**

LPA RX 851 WD

Page 3 of 3

Rev. 06/09

PARCEL 29-WD cont'd

This description is based upon a field survey performed by LJB Inc. under the direction of Eric W. Hafer, Registered Surveyor Number 8038, in September, October, and December, 2024, with bearings based upon the Ohio State Plane Coordinates, South Zone, NAD83 (2011), by GPS utilizing ODOT VRS, and conventional surveying.

This description was prepared by LJB Inc. under the direction of David A. Hulsmeyer, Registered Surveyor Number 8548.

Monument Boxes referred as "set" are Centerline Monument Box assemblies to be set during construction, containing a 1" Iron pin to be set by the contractor's registered surveyor. Iron pins referred to as "set" shall be 3/4" by 30" reinforcing rod set by LJB Inc. with Aluminum cap stamped "ODOT R/W - PS 8548 - LJB INC" or "ODOT - PS 8548 - LJB INC".

Evidence of occupation supports the monumentation found in the field and the property lines recited in this description.

Grantor claims title through instrument of record in D.B. 3560, Pg. 214, Greene County Recorder's Office.

0.256 acres of the above-described area is contained within Greene County Auditor's Parcel Number B42000200080005400, of which the present road right of way occupies 0.196 acres, more or less.

Prepared by  
LJB Inc.

By: David A. Hulsmeyer  
David A. Hulsmeyer, Ohio PS No. 8548

9/12/25  
Date



Description Check

Greene County Engineer's Tax Map Dept.

XX

Legally Sufficient As Described

\_\_\_\_\_

Legally Sufficient With Corrections Noted

\_\_\_\_\_

Legally INSUFFICIENT, New Survey Required

Date: 09/12/2025

By: STH

OUT OF PAR ID Dist \_\_\_\_\_ BK \_\_\_\_\_ PG \_\_\_\_\_ PAR \_\_\_\_\_



**EXHIBIT B** ;

LPA RX 887 T

*BS*

Ver. Date 09/08/25

Page 1 of 3

Rev. 07/09

PID 121218

**PARCEL 29-T  
GRE CR 25 1.19  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING AND BRIDGE CONSTRUCTION  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Section 8, Town 2, Range 7, M.R.S., in the City of Beavercreek, Greene County, Ohio, and being part of a 0.775 acre tract of land as conveyed to DAWGDOC, LLC, AN OHIO LIMITED LIABILITY COMPANY, by instrument as recorded in D.B. 3560, Pg. 214 of the Official Records of said county, and being more particularly bounded and described, with Stations and offsets referenced to the centerline of Grange Hall Road (CR 25) as shown on the "GRE CR 25 1.19 Centerline Plat" as recorded in Plat Cabinet 40 Pages 57B through 59A of the Greene County Plat Records, as follows:

Beginning for reference at the northeast corner of said 0.775 acres, in the east line of Section 8 and in the centerline of Grange Hall Rd (CR 25) (RW varies) at centerline station 128+90.03;

Thence with the north line of said 0.775 acres, converging into the south line of Lot 6 of Woodhaven Industrial Park, the plat of which is recorded in PC 33 Pg 197B – 198A South 79° 39' 52" West 66.34 feet to an iron pin set in the new west right of way line for Grange Hall Rd 64.00 feet left of centerline station 128+72.53, said iron pin being the TRUE POINT OF BEGINNING;

**PARCEL 29-T**

Thence through said 0.775 acres with the new west right of way line for Grange Hall Rd for the following four courses:

1. South 05° 17' 13" West 32.53 feet to an iron pin set 64.00 feet left of centerline station 128+40.00;
2. South 84° 42' 47" East 29.00 feet to an iron pin set 35.00 feet left of centerline station 128+40.00;

STH  
09/12/2025



## **EXHIBIT B**

LPA RX 887 T

Page 2 of 3

Rev. 07/09

### **PARCEL 29-T cont'd**

3. Thence South  $05^{\circ} 17' 13''$  West 102.00 feet to an iron pin set 35.00 feet left of centerline station 127+38.00;
4. South  $57^{\circ} 26' 10''$  West 19.00 feet to an iron pin set in the north right of way line for E Patterson Rd (MR 3057) 50.00 feet left of centerline station 127+26.34;

Thence with said north right of way line South  $80^{\circ} 20' 55''$  West 14.49 feet to a point 64.00 feet left of centerline station 127+22.61;

Thence through said 0.775 acres with a new line for the following three courses:

1. North  $05^{\circ} 17' 13''$  East 100.39 feet to a point 64.00 feet left of centerline Station 128+23.00;
2. North  $84^{\circ} 42' 47''$  West 30.00 feet to a point 94.00 feet left of centerline station 128+23.00;
3. North  $08^{\circ} 44' 57''$  West 39.88 feet to a point in the north line of said 0.775 acres and in the south line of said Lot 6 103.67 feet left of centerline station 128+61.69;

Thence with the common line between said 0.775 acres and said Lot 6 North  $79^{\circ} 59' 52''$  East 41.13 feet to the TRUE POINT OF BEGINNING;

The above-described parcel contains 0.110 acres (4,798 SF), more or less, subject to all legal easements and restrictions of record.

This description is based upon a field survey performed by LJB Inc. under the direction of Eric W. Hafer, Registered Surveyor Number 8038, in September, October, and December, 2024, with bearings based upon the Ohio State Plane Coordinates, South Zone, NAD83 (2011), by GPS utilizing ODOT VRS, and conventional surveying.

STH  
09/12/2025

**EXHIBIT B** ;

Page 3 of 3

LPA RX 887 T

Rev. 07/09

PARCEL 29-T cont'd

This description was prepared by LJB Inc. under the direction of David A. Hulsmeyer, Registered Surveyor Number 8548.

Monument Boxes referred as "set" are Centerline Monument Box assemblies to be set during construction, containing a 1" Iron pin to be set by the contractor's registered surveyor. Iron pins referred to as "set" shall be 3/4" by 30" reinforcing rod set by LJB Inc. with Aluminum cap stamped "ODOT R/W - PS 8548 - LJB INC" or "ODOT - PS 8548 - LJB INC".

Evidence of occupation supports the monumentation found in the field and the property lines recited in this description.

Grantor claims title through instrument of record in D.B. 3560, Pg. 214, Greene County Recorder's Office.

0.110 acres of the above-described area is contained within Greene County Auditor's Parcel Number B42000200080005400, of which the present road right of way occupies 0.000 acres, more or less.

Prepared by  
LJB Inc.

By: David A. Hulsmeyer 09/08/2025  
David A. Hulsmeyer, Ohio PS No. 8548 Date



Description Check

Greene County Engineer's Tax Map Dept.

☒ Legally Sufficient As Described  
☐ Legally Sufficient With Corrections Noted  
☐ Legally INSUFFICIENT, New Survey Required

Date: 09/12/2025 By: STH

EASEMENT OUT OF PAR ID Dist \_\_\_\_\_ BK \_\_\_\_\_ PG \_\_\_\_\_ PAR \_\_\_\_\_



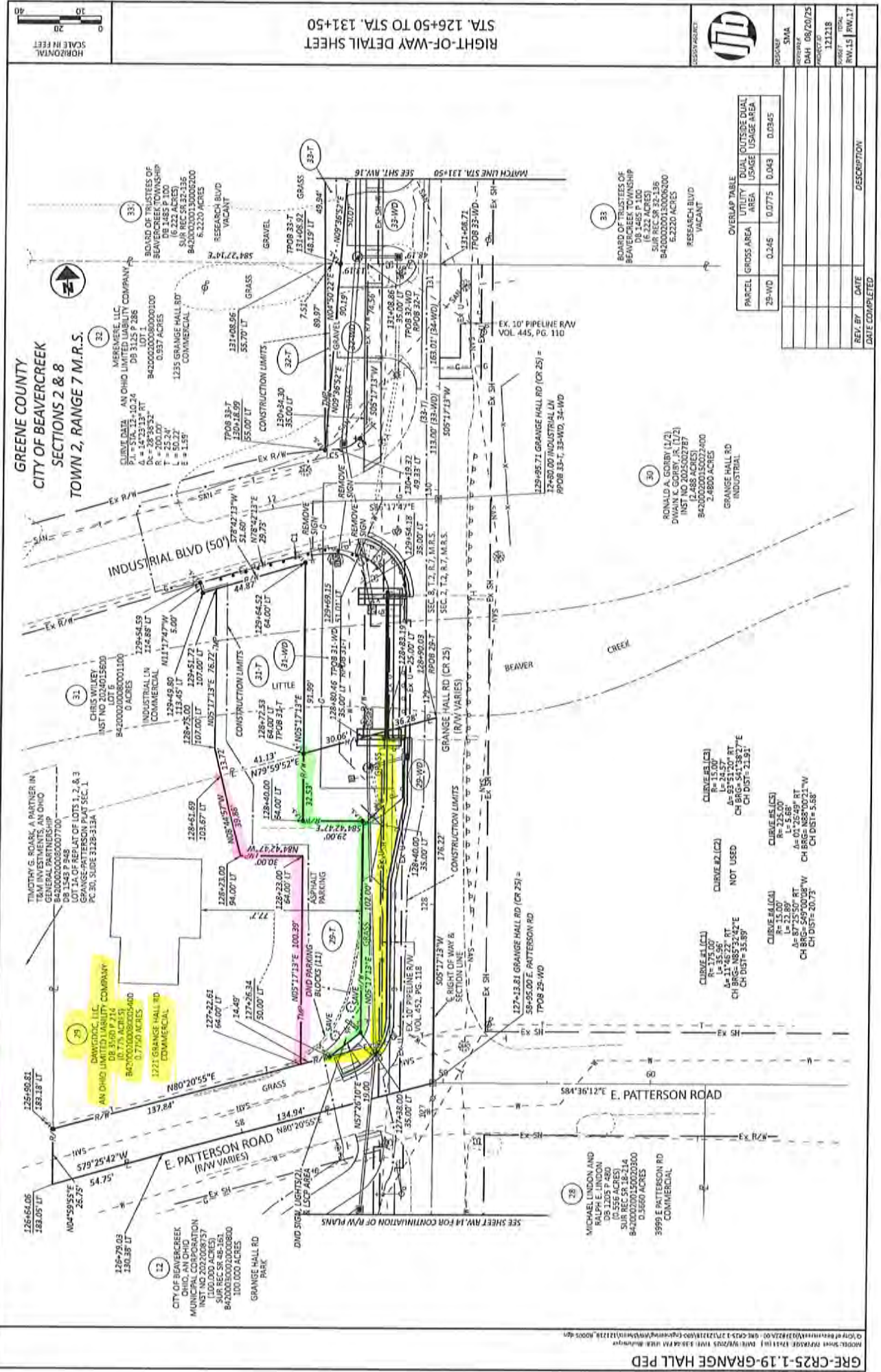
RECORD AREA - TOTAL PRO-NET TAKE-NET RESIDUE GROSS TAKE-PRO IN TAKE-NET TAKE ALL AREAS IN ACRES													GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE CITY OF BEAVERCREEK, OHIO ANY RIGHT OF WAY ACQUIRED IN THE NAME OF ANOTHER AGENCY WILL CONTAIN THE "Y" PARCEL IDENTIFIER AND THE NAME OF THAT AGENCY WILL BE SHOWN IN THE REMARKS COLUMN. * DENOTES RIGHT OF WAY ENCROACHMENT												
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.A.O.	GROSS TAKE	P.A.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE		REMARKS												
											LEFT	RIGHT													
12	CITY OF BEAVERCREEK, OHIO AN OHIO MUNICIPAL CORPORATION		INST NO 202208757 INST NO 202207117	B425002000000000000 B425002000000000000	100.000 47.584 147.584								NO ADDITIONAL R/W REQUIRED												
13-28	NOT USED																								
25-WD	DANWAGOC, LLC. AN OHIO LIMITED LIABILITY COMPANY		3580 214	B425002000000000000	0.7750	0.156	0.249	0.196	0.053		0.526														
29-T				B425002000000000000			0.072	0.000	0.072				GRADING & BRIDGE CONSTRUCTION REMOVE MAILBOX, SIGN & 2 GROUND LIGHTS												
30	RONALD A. GORBY (1/2) DWAN K. GORBY, JR. (1/2)		INST NO 2025092787	B42500200150022400 B42500200150022300	2.4800 0.045 2.525	0.371 0.003 0.374							NO ADDITIONAL R/W REQUIRED												
31-WD	CHRIS WILKEY		INST NO 2024015000	B425002000000000000 B425002000000000000 B425002000000000000	1.484 1.000 1.051 3.535	0.000 0.000 0.000 0.000	0.043 0.000 0.000 0.043	0.000 0.000 0.000 0.000	0.043		1.441 1.000 1.051 3.482		5: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 7: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 8: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 3 PAIRS OF SIGN POSTS AND ASSOCIATED SIGNS												
31-T				B425002000000000000 B425002000000000000 B425002000000000000			0.112 0.000 0.000	0.000 0.000 0.000	0.112				BRIDGE CONSTRUCTION AND GRADING												
32-WD	MEREMERE, LLC. AN OHIO LIMITED LIABILITY COMPANY		3125 285	B425002000000000000 B425002000000000000 B425002000000000000	0.937 1.421 0.514 3.472	0.000 0.000 0.000 0.000	0.033 0.000 0.000 0.033	0.000 0.000 0.000 0.000	0.033		0.904 1.321 0.974 3.439		1: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 2: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 3: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY												
32-T				B425002000000000000			0.008	0.000	0.008				1: WOODHAVEN INDUSTRIAL PARK: PERFORM GRADING												
33-WD	BOARD OF TRUSTEES OF BEAVERCREEK TOWNSHIP		1485 100	B42500200130004200	6.2220	0.034	0.053	0.034	0.019		6.169														
33-T				B42500200130004200			0.011	0.000	0.011				PERFORM GRADING												
34-WD	CITY OF BEAVERCREEK, OHIO. AN OHIO MUNICIPAL CORPORATION		INST NO 2022023403	B425002000000000000	15.1840	0.335	0.419	0.335	0.084		14.755		PERFORM GRADING: ORNAMENTAL TREE REMOVED *420SF LUGS/CP, 65SF LUGS/CP												
34-T				B425002000000000000			0.316	0.000	0.316																
TYPES OF TITLE LEGEND: WD = WARRANTY DEED T = TEMPORARY EASEMENT													NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE NET TAKE = GROSS TAKE - PRO IN TAKE ALL AREAS IN ACRES												
NOTES: TEMPORARY PARCELS TO BE OF 12 MONTH DURATION UNLESS NOTED OTHERWISE																									
UNLESS CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE																									
SUMMARY OF ADDITIONAL RIGHT OF WAY																									



LOGO/SEAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Existing Right-of-Way	Temporary Right-of-Way
Proposed Right-of-Way	



# CITY OF BEAVERCREEK CITY COUNCIL AGENDA ITEM REPORT

Meeting Date: January 26, 2026	Reference Topic: Grange Hall Pedestrian Improvements Project; R/W Acquisition; Parcel 29-Dawgdoc, LLC
Agenda Reference No.: XI.B	<u>Ordinance 26-01</u>

## ACTION REQUESTED

<input checked="" type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input checked="" type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

### OVERVIEW:

The Grange Hall Road Pedestrian Improvements Project generally consists of the installation of an eight (8) ft wide sidewalk along the west side of Grange Hall Road between Kensington Glen and Shakertown Road, a twelve (12) ft wide multiuse path in Spring House Park, and an eight (8) ft wide sidewalk along the west side of Grange Hall Road between Patterson Rd and Research Blvd. The project will also include widening the bridge over Little Beaver Creek north of Patterson Road to include sidewalk on the bridge, and limited areas of curb and storm sewer along Grange Hall Road. This project will create a non-motorized connection from Lofino Park to the existing sidepath at Research Blvd which extends to Creekside Trail.

Over the past several months, this office has been actively pursuing the purchase of the additional right-of-way and easements needed to build the improvement. In order to construct this project, it was necessary to purchase additional property rights from 7 individual property owners, where these efforts have resulted in agreements with 6 of these owners to date.

Unfortunately, our efforts to purchase the additional property rights needed to construct this improvement from the property owned by Dawgdoc LLC (Apple Valley Animal Hospital) have been unsuccessful. The City's right-of-way acquisition consultant and city staff have been in contact with the property owner and answered multiple questions and follow up questions the owner and their attorney had about the project and impacts to the property. The property owner had concerns with access from his driveway on Grange Hall Road, which staff explained to him that he would not lose with the project and will be open during construction with half width construction of the reconstructed driveway approach. Staff also explained that any disturbance to pavement in his parking lot would be repaved as part of the project and would work with him to not affect his business to the maximum extent possible. Since explaining this to the property owner, staff and our consultant have not heard back from the property owner. Our right-of-way acquisition consultant has made multiple attempts to come to a settlement, but we have not been able to come to an agreeable settlement to date as the property owner has stopped responding to our efforts to communicate with them. The passage of this Resolution and corresponding Ordinance will allow this project to proceed

on schedule if the City and the property owner are unable to agree upon the terms for the sale of this land.

As always, this office will continue to try to come to an agreeable settlement with the property owner, as the project schedule will permit, in order to try to avoid using the appropriations process to acquire the necessary property rights.

**RECOMMENDATION:**

Therefore, it is recommended that City Council approve the attached Ordinance so that this project may proceed.



**CITY OF BEAVERCREEK, OHIO**

**ORDINANCE NO. 26-01**

SPONSORED BY COUNCILMEMBER \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**TO APPROPRIATE CERTAIN REAL PROPERTY INTERESTS OWNED BY  
DAWGDOC, LLC FOR THE GRANGE HALL ROAD PEDESTRIAN  
IMPROVEMENT PROJECT, IN THE CITY OF BEAVERCREEK, OHIO.**

WHEREAS, this Council, by Resolution Number 26-10, declared its intention and the necessity of appropriating certain real property, parcel of land, or real property interests described in said Resolution; and

WHEREAS, it is necessary to appropriate the said certain property, parcel of land or real property interests for the purpose of the roadway construction and improvement in connection with the Grange Hall Road Pedestrian Improvement Project and for the preservation of the public peace, health, safety, and welfare;

NOW, THEREFORE, THE CITY OF BEAVERCREEK, OHIO HEREBY  
ORDAINS THAT:

**SECTION I.**

The real property, parcels of land or real property interests described in Exhibits 'A' and 'B' attached hereto and incorporated herein, for public right-of-way and street and highway purposes for the Grange Hall Road Pedestrian Improvement Project shall be and the same are hereby appropriated for the construction of said project.

**SECTION II.**

The names of those either having, claiming, or that may have any estate, title or interest in the above-described real property, parcels of land or real property interest to be appropriated by this Ordinance are: Dawgdoc LLC, and any other lien holders, persons or entities declaring an interest pursuant to law, the Treasurer of Greene County, Ohio and the Auditor of Greene County, Ohio.

**SECTION III.**

The above-described real property, parcels, land, and/or real property interests have a fair market value of \$23,946.00, as determined by an independent, certified appraiser.

SECTION IV.

This Council finds that the appropriation is necessary for the stated public purposes and that the City intends to obtain immediate possession of the real property, parcel of land or real property interests described in Exhibit 'A' and 'B', which immediate possession is necessary for the stated public purposes.

SECTION V.

The City Attorney is hereby authorized and directed to deposit the aforesaid valued amount with the Clerk of Court of Greene County, Ohio, or other depository, take possession of the afore described real property, parcel of land or real property interest, file, as necessary, a petition for appropriation, apply to a court of competent jurisdiction to make inquiry into and assess the compensation to be paid for the real property, parcel of land or real property interests to be appropriated, and to do all things necessary or proper in connection therewith.

SECTION VI.

All actions taken by or in behalf of the City of Beavercreek in connection with the appropriation of the afore described real property, parcel of land or real property interests and prior to the time of adoption of this Ordinance are hereby ratified.

SECTION VII.

That is it found and determined that all of this Council concerning and relating to adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberation of this Council and of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

ADOPTED by the Council of the City of Beavercreek, Ohio this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk of Council

TO THE CLERK:

If this ordinance is adopted, please post it in full in the office of this City within ten days after its adoption and within the same ten days publish the summary of the ordinance one time in any newspaper or other printed publication of the type referred to above, together with a notice of adoption of the Ordinance.

---

City Attorney

#### SUMMARY

This Ordinance appropriates certain real property, parcels of land, or real property interests owned by Dawgdoc LLC, with interest by others, for the Grange Hall Road Pedestrian Improvement Project in the City of Beavercreek, Ohio.



**EXHIBIT A**

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 09/12/25

PID 121218

*BS*

**PARCEL 29-WD  
GRE CR 25 1.19  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 8, Town 2, Range 7, M.R.S., in the City of Beavercreek, Greene County, Ohio, and being part of a 0.775 acre tract of land as conveyed to DAWGDOC, LLC, AN OHIO LIMITED LIABILITY COMPANY, by instrument as recorded in D.B. 3560, Pg. 214 of the Official Records of said county, and being more particularly bounded and described, with Stations and offsets referenced to the centerline of Grange Hall Road (CR 25) as shown on the "GRE CR 25 1.19 Centerline Plat" as recorded in Plat Cabinet 40 Pages 57B through 59A of the Greene County Plat Records, as follows:

Beginning for reference at a monument box set in the east line of Section 8 at the intersection of the centerline of Grange Hall Rd (CR 25) (RW varies) with the centerline of E Patterson Rd (MR 3057) (50' RW) at centerline station 127+13.81, said point being the TRUE POINT OF BEGINNING;

PARCEL 29-WD

Thence with the centerline of E Patterson Rd and the south line of said 0.775 acres South 80° 20' 55" West 134.94 feet to a MAG nail set at an angle point in said lines 130.38 feet left of centerline Station 126+79.03;

Thence continuing with said lines South 79° 25' 42" West 54.75 feet to the southwest corner of said 0.775 acres 183.05 feet left of centerline station 126+64.06;

STH  
09/12/2025

**EXHIBIT A**

LPA RX 851 WD

Page 2 of 3

Rev. 06/09

**PARCEL 29-WD cont'd**

Thence with the west line of said 0.775 acres North 04° 59' 55" East 26.75 feet to an iron pin set on the north right of way line for E Patterson Rd 183.18 feet left of centerline station 126+90.81;

Thence with said north right of way line North 80° 20' 55" East 137.84 feet to an iron pin set on the new west right of way line for Grange Hall Rd 50.00 feet left of centerline station 127+26.34;

Thence through said 0.775 acres with said new west right of way line for the following four courses:

1. North 57° 26' 10" East 19.00 feet to an iron pin set 35.00 feet left of centerline station 127+38.00;
2. North 05° 17' 13" East 102.00 feet to an iron pin set 35.00 feet left of centerline station 128+40.00;
3. North 84° 42' 47" West 29.00 feet to an iron pin set 64.00 left of centerline station 128+40.00;
4. North 05° 17' 13" East 32.53 feet to an iron pin set in the north line of said 0.775 acres and in the south line of Lot 6 of Woodhaven Industrial Park, the plat of which is recorded in PC 33, Pg 197B – 198A 64.00 feet left of centerline station 128+72.53;

Thence with the common line between said 0.775 acres and said Lot 6 North 79° 59' 52" East 66.34 feet to the northeast corner of said 0.775 acres, in the east line of Section 8, and in the centerline of Grange Hall Rd at centerline station 128+90.03;

Thence with the east line of said 0.775 acres, the east line of Section 8, and the centerline of Grange Hall Rd South 05° 17' 13" West 176.22 feet to the TRUE POINT OF BEGINNING;

The above-described parcel contains 0.256 acres (11,136 SF), more or less, subject to all legal easements and restrictions of record.

STH  
09/12/2025



**EXHIBIT A**

LPA RX 851 WD

Page 3 of 3

Rev. 06/09

PARCEL 29-WD cont'd

This description is based upon a field survey performed by LJB Inc. under the direction of Eric W. Hafer, Registered Surveyor Number 8038, in September, October, and December, 2024, with bearings based upon the Ohio State Plane Coordinates, South Zone, NAD83 (2011), by GPS utilizing ODOT VRS, and conventional surveying.

This description was prepared by LJB Inc. under the direction of David A. Hulsmeyer, Registered Surveyor Number 8548.

Monument Boxes referred as "set" are Centerline Monument Box assemblies to be set during construction, containing a 1" Iron pin to be set by the contractor's registered surveyor. Iron pins referred to as "set" shall be 3/4" by 30" reinforcing rod set by LJB Inc. with Aluminum cap stamped "ODOT R/W - PS 8548 - LJB INC" or "ODOT - PS 8548 - LJB INC".

Evidence of occupation supports the monumentation found in the field and the property lines recited in this description.

Grantor claims title through instrument of record in D.B. 3560, Pg. 214, Greene County Recorder's Office.

0.256 acres of the above-described area is contained within Greene County Auditor's Parcel Number B42000200080005400, of which the present road right of way occupies 0.196 acres, more or less.

Prepared by  
LJB Inc.

By: David A. Hulsmeyer  
David A. Hulsmeyer, Ohio PS No. 8548

9/12/25  
Date



Description Check

Greene County Engineer's Tax Map Dept.

XX

Legally Sufficient As Described

\_\_\_\_\_

Legally Sufficient With Corrections Noted

\_\_\_\_\_

Legally INSUFFICIENT, New Survey Required

Date: 09/12/2025 By: STH

OUT OF PAR ID Dist \_\_\_\_\_ BK \_\_\_\_\_ PG \_\_\_\_\_ PAR \_\_\_\_\_



**EXHIBIT B** ;

LPA RX 887 T

*BS*

Ver. Date 09/08/25

Page 1 of 3

Rev. 07/09

PID 121218

**PARCEL 29-T  
GRE CR 25 1.19  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING AND BRIDGE CONSTRUCTION  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Section 8, Town 2, Range 7, M.R.S., in the City of Beavercreek, Greene County, Ohio, and being part of a 0.775 acre tract of land as conveyed to DAWGDOC, LLC, AN OHIO LIMITED LIABILITY COMPANY, by instrument as recorded in D.B. 3560, Pg. 214 of the Official Records of said county, and being more particularly bounded and described, with Stations and offsets referenced to the centerline of Grange Hall Road (CR 25) as shown on the "GRE CR 25 1.19 Centerline Plat" as recorded in Plat Cabinet 40 Pages 57B through 59A of the Greene County Plat Records, as follows:

Beginning for reference at the northeast corner of said 0.775 acres, in the east line of Section 8 and in the centerline of Grange Hall Rd (CR 25) (RW varies) at centerline station 128+90.03;

Thence with the north line of said 0.775 acres, converging into the south line of Lot 6 of Woodhaven Industrial Park, the plat of which is recorded in PC 33 Pg 197B – 198A South 79° 39' 52" West 66.34 feet to an iron pin set in the new west right of way line for Grange Hall Rd 64.00 feet left of centerline station 128+72.53, said iron pin being the TRUE POINT OF BEGINNING;

**PARCEL 29-T**

Thence through said 0.775 acres with the new west right of way line for Grange Hall Rd for the following four courses:

1. South 05° 17' 13" West 32.53 feet to an iron pin set 64.00 feet left of centerline station 128+40.00;
2. South 84° 42' 47" East 29.00 feet to an iron pin set 35.00 feet left of centerline station 128+40.00;

STH  
09/12/2025

## **EXHIBIT B**

LPA RX 887 T

Page 2 of 3

Rev. 07/09

### **PARCEL 29-T cont'd**

3. Thence South  $05^{\circ} 17' 13''$  West 102.00 feet to an iron pin set 35.00 feet left of centerline station 127+38.00;
4. South  $57^{\circ} 26' 10''$  West 19.00 feet to an iron pin set in the north right of way line for E Patterson Rd (MR 3057) 50.00 feet left of centerline station 127+26.34;

Thence with said north right of way line South  $80^{\circ} 20' 55''$  West 14.49 feet to a point 64.00 feet left of centerline station 127+22.61;

Thence through said 0.775 acres with a new line for the following three courses:

1. North  $05^{\circ} 17' 13''$  East 100.39 feet to a point 64.00 feet left of centerline Station 128+23.00;
2. North  $84^{\circ} 42' 47''$  West 30.00 feet to a point 94.00 feet left of centerline station 128+23.00;
3. North  $08^{\circ} 44' 57''$  West 39.88 feet to a point in the north line of said 0.775 acres and in the south line of said Lot 6 103.67 feet left of centerline station 128+61.69;

Thence with the common line between said 0.775 acres and said Lot 6 North  $79^{\circ} 59' 52''$  East 41.13 feet to the TRUE POINT OF BEGINNING;

The above-described parcel contains 0.110 acres (4,798 SF), more or less, subject to all legal easements and restrictions of record.

This description is based upon a field survey performed by LJB Inc. under the direction of Eric W. Hafer, Registered Surveyor Number 8038, in September, October, and December, 2024, with bearings based upon the Ohio State Plane Coordinates, South Zone, NAD83 (2011), by GPS utilizing ODOT VRS, and conventional surveying.

STH 09/12/2025
-------------------

**EXHIBIT B** ;

Page 3 of 3

LPA RX 887 T

Rev. 07/09

PARCEL 29-T cont'd

This description was prepared by LJB Inc. under the direction of David A. Hulsmeyer, Registered Surveyor Number 8548.

Monument Boxes referred as "set" are Centerline Monument Box assemblies to be set during construction, containing a 1" Iron pin to be set by the contractor's registered surveyor. Iron pins referred to as "set" shall be 3/4" by 30" reinforcing rod set by LJB Inc. with Aluminum cap stamped "ODOT R/W - PS 8548 - LJB INC" or "ODOT - PS 8548 - LJB INC".

Evidence of occupation supports the monumentation found in the field and the property lines recited in this description.

Grantor claims title through instrument of record in D.B. 3560, Pg. 214, Greene County Recorder's Office.

0.110 acres of the above-described area is contained within Greene County Auditor's Parcel Number B42000200080005400, of which the present road right of way occupies 0.000 acres, more or less.

Prepared by  
LJB Inc.

By: David A. Hulsmeyer 09/08/2025  
David A. Hulsmeyer, Ohio PS No. 8548 Date



Description Check

Greene County Engineer's Tax Map Dept.

☒ Legally Sufficient As Described  
☐ Legally Sufficient With Corrections Noted  
☐ Legally INSUFFICIENT, New Survey Required

Date: 09/12/2025 By: STH

EASEMENT OUT OF PAR ID Dist \_\_\_\_\_ BK \_\_\_\_\_ PG \_\_\_\_\_ PAR \_\_\_\_\_



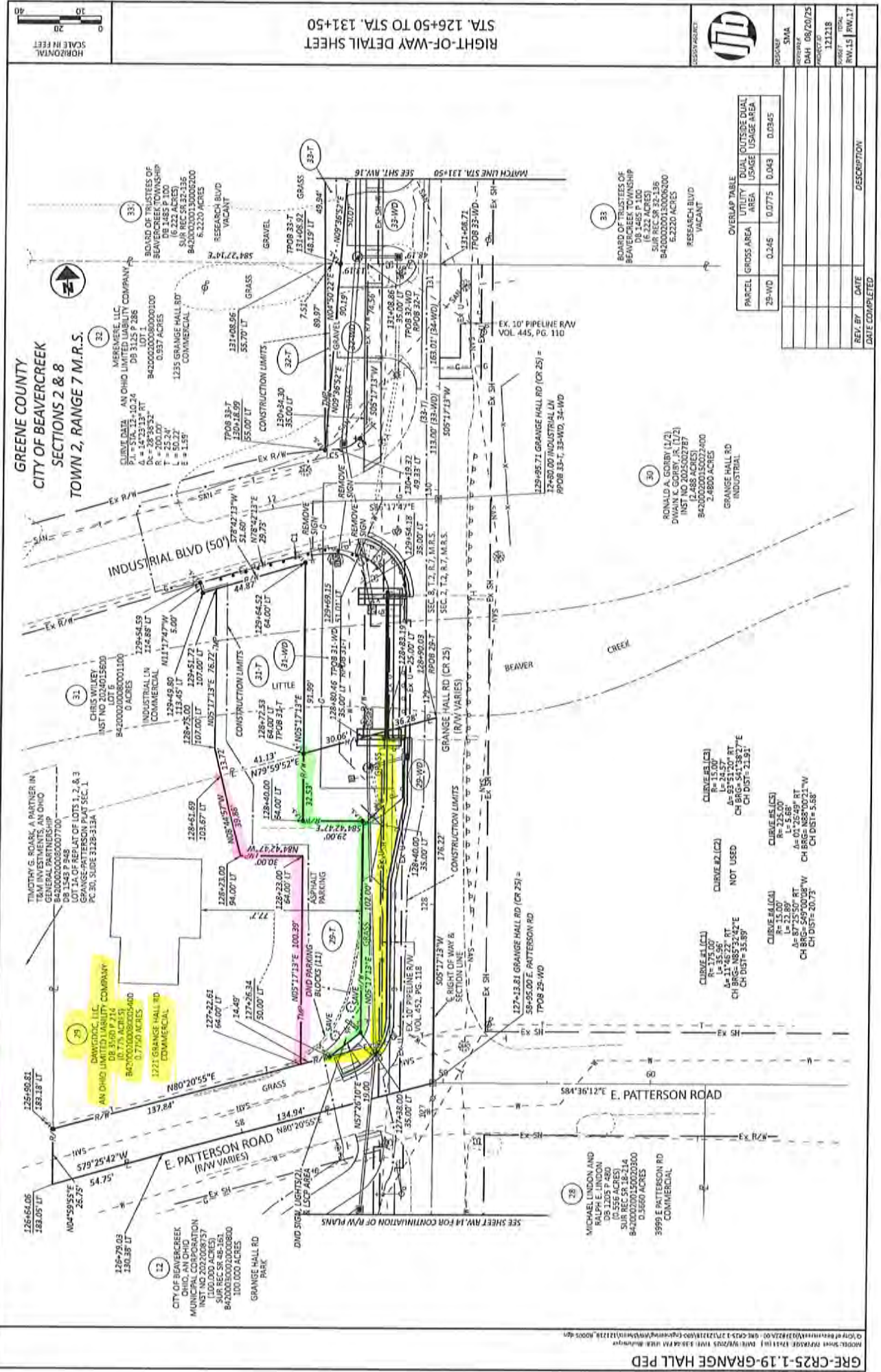
RECORD AREA - TOTAL PRO-NET TAKE-NET RESIDUE GROSS TAKE-PRO IN TAKE-NET TAKE ALL AREAS IN ACRES													GRANTTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE CITY OF BEAVERCREEK, OHIO ANY RIGHT OF WAY ACQUIRED IN THE NAME OF ANOTHER AGENCY WILL CONTAIN THE "Y" PARCEL IDENTIFIER AND THE NAME OF THAT AGENCY WILL BE SHOWN IN THE REMARKS COLUMN. * DENOTES RIGHT OF WAY ENCROACHMENT												
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.O.	GROSS TAKE	P.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE		REMARKS												
											LEFT	RIGHT													
12	CITY OF BEAVERCREEK OHIO AN OHIO MUNICIPAL CORPORATION		INST NO 202208757 INST NO 202201717	B420002000000000000 B420002000000000000	100.000 47.5840 147.584								NO ADDITIONAL R/W REQUIRED												
	TOTAL																								
13-28	NOT USED																								
25-WD	DANWOGOC, LLC. AN OHIO LIMITED LIABILITY COMPANY		3560 214	B4200020000000005400	0.7750	0.156	0.249	0.186	0.053		0.526														
29-T				B4200020000000005400			0.072	0.000	0.072				GRADING & BRIDGE CONSTRUCTION REMOVE MAILBOX, SIGN & 2 GROUND LIGHTS												
30	RONALD A. GORBY (1/2) DWAN K. GORBY, JR. (1/2)		INST NO 2022592787	B42000200150022400 B42000200150022300	2.4800 0.045 2.525	0.371 0.003 0.374							NO ADDITIONAL R/W REQUIRED												
	TOTAL																								
31-WD	CHRIS WILKEY		INST NO 2024015000	B4200020000000001100 B4200020000000001000 B4200020000000000900	1.484 1.000 1.051 3.535	0.000 0.000 0.000 0.000	0.043 0.000 0.000 0.043	0.000 0.000 0.000 0.000	0.043		1.441 1.000 1.051 3.482		5: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 7: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 8: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 3 PAIRS OF SIGN POSTS AND ASSOCIATED SIGNS												
	TOTAL						0.112 0.000 0.000 0.112	0.000 0.000 0.000 0.000	0.112				BRIDGE CONSTRUCTION AND GRADING												
31-T				B4200020000000001100 B4200020000000001000 B4200020000000000900																					
32-WD	MEREMERE, LLC AN OHIO LIMITED LIABILITY COMPANY		3125 285	B420002000000000100 B4200020000000000200 B4200020000000000300	0.937 1.621 0.514 3.472	0.000 0.000 0.000 0.000	0.033 0.000 0.000 0.033	0.000 0.000 0.000 0.000	0.033		0.904 1.521 0.914 3.439		1: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 2: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY 3: WOODHAVEN INDUSTRIAL PARK: AREA MEASURED FROM SURVEY												
32-T				B420002000000000100			0.008	0.000	0.008				1: WOODHAVEN INDUSTRIAL PARK: PERFORM GRADING												
33-WD	BOARD OF TRUSTEES OF BEAVERCREEK TOWNSHIP		1485 100	B42000200130004200	6.2220	0.034	0.053	0.034	0.019		6.169														
33-T				B42000200130004200			0.011	0.000	0.011				PERFORM GRADING												
34-WD	CITY OF BEAVERCREEK, OHIO. AN OHIO MUNICIPAL CORPORATION		INST NO 2022023403	B4200020000000001500	15.1840	0.335	0.419	0.335	0.084		14.753														
34-T				B4200020000000001500			0.316	0.000	0.316				PERFORM GRADING: ORNAMENTAL TREE REMOVED *420SF LUGS/CP, 65SF LUGS/CP												
						</																			



DESIGN AGENCY	
DATE	08/21/25
BY	DAVID HULSMAYER
REV. BY	DATE
FIELD REVIEW BY	MARK BOURQUIN
OWNERSHIP VERIFIED BY	DAVID HULSMAYER
DATE COMPLETED	05/06/2025



Existing Right-of-Way	Temporary Right-of-Way
Proposed Right-of-Way	



**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> January 26, 2026 <b>Agenda Reference No.:</b> XI. C	<b>Reference Topic:</b> Project Rainier PUD 06-1 SSP #1  Resolution 26-12
---	--

**ACTION REQUESTED**

<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

**RESPONSIBLE DEPARTMENT OR AGENCY**

<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other

**OVERVIEW:**

We have received a request to extend the expiration date of PUD 06-01 by one year, as permitted in **158.066 APPROVAL PROCEDURES FOR SPECIFIC SITE PLAN** subsection D of the Zoning Code.

**STAFF RECOMMENDATION:**

Based on information provided by the applicant (see attached letter), staff recommends approval of a 1-year extension of the expiration.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to approve, approve with conditions, disapprove or tabling their decision for additional information.

Burkett



RESOLUTION NO. 26-12  
CITY OF BEAVERCREEK

A RESOLUTION GRANTING A ONE-YEAR EXTENSION OF THE EXPIRATION OF PUD 06-1 SPECIFIC SITE PLAN NUMBER ONE (SSP# 1) PROJECT RAINIER.

Whereas, PUD 06-1 was created by Ordinance 06-23 on July 24, 2006; and

Whereas, City Council approved SSP#1 Project Rainier on April 22, 2024 by Motion; and

Whereas, per § 158.066 APPROVAL PROCEDURES FOR SPECIFIC SITE PLAN subsection C of the Zoning Code, unless an extended approval period is granted in accordance with division (D) of this section, approval or approval with supplementary conditions of any specific site plan shall expire if, in the judgment and determination of the city, the actual start of construction has not begun in the approved area of the respective specific site plan within two years from the effective date of City Council approval of the respective plan.; and

Whereas, it has been determined that as of January 26, 2026 Actual Start of Construction has not begun; and

Whereas, unless extended, SSP#1 will expire on April 22, 2026; and

Whereas, per § 158.003 DEFINITIONS of the Zoning Code, **ACTUAL START OF CONSTRUCTION** is defined by either the first placement of an integral part of, or permanent construction of, a structure on a site, such as the pouring of slab footings or the installation of piles. The following shall not be construed as or be interpreted as constituting the **ACTUAL START OF CONSTRUCTION**: land preparation, such as clearing, grading and filling; the installation of streets and/or walkways; the excavation for a basement, footings, piers, foundations or the erection of temporary forms; the installation upon the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of a principal structure.; and

Whereas, upon request by the owner, a one-time only, administrative extension of the two-year approval period for a specific site plan may be granted by the City Council per 158.066 APPROVAL PROCEDURES FOR SPECIFIC SITE PLAN subsection D of the Zoning Code; and

Whereas, the owner has met the conditions and timelines by which an extension shall be permitted outlined in 158.066 APPROVAL PROCEDURES FOR SPECIFIC SITE PLAN subsection D of the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERCREEK, STATE OF OHIO, THAT:

SECTION I. PUD 06-1 SSP #1, Project Rainier is granted a one-year extension beyond the original expiration date of April 22, 2026, to a new expiration date of April 22, 2027.

SECTION II. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of City Council and that all deliberations of City Council and of any committees and subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION III. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

---

Don Adams, Mayor

Attest:

---

Debbie Haines, Clerk of Courts



January 6, 2026

Randall F. Burkett  
The City of Beavercreek  
Planning and Development Director  
1368 Research Park Drive  
Beavercreek, Ohio 45432

**RE: Project Rainier - Approval Extension  
PUD 06-1**

Dear Mr. Burkett,

Please accept this letter as a formal request for an administrative extension for Project Rainier, which was previously approved by City Council. This request is for a one-year extension from the current expiration date of the original zoning approval, April 22, 2024.

The Owner has made a significant capital investment to-date by completing the necessary earthwork to prepare the site pad in anticipation of vertical construction. This investment positions the site to respond effectively to market demand, and the Owner remains committed to, and optimistic in commencing construction in the near-term time frame.

The Owner continues to actively pursue development opportunities, and the site is currently being publicly marketed. An approval of this request will allow for the Owner to continue to react to the market demands without the need for an additional approval process.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

John Kopilchack  
Vice President  
Synergy Building Systems



**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

Meeting Date: January 26, 2026  Agenda Reference No.: XI. D.	Reference Topic: Adoption of the 2025 Greene County Natural Hazard Mitigation Plan.  <u>Resolution No. 26-13</u>
--	--

**ACTION REQUESTED**

<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

**RESPONSIBLE DEPARTMENT OR AGENCY**

<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Development
<input type="checkbox"/> Police	<input checked="" type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**OVERVIEW:**

Federal law requires local units of government to prepare a natural hazard mitigation plan in order to receive Federal funding following a declared disaster. To this end, the Greene County Emergency Management Agency has updated the countywide natural hazard mitigation plan to help local jurisdictions within Greene County to meet this requirement. The attached 2025 Greene County Natural Hazard Mitigation Plan has been reviewed and approved by FEMA and is now ready for adoption by the City.

**RECOMMENDATION:**

It is recommended that City Council approve the attached Resolution, adopting the 2025 Greene County Natural Hazard Mitigation Plan.

**CITY OF BEAVERCREEK  
RESOLUTION NO. 26-13**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**A RESOLUTION ADOPTING THE 2025 GREENE COUNTY NATURAL  
HAZARD MITIGATION PLAN.**

WHEREAS, The City of Beavercreek, Greene County, Ohio is most vulnerable to natural and human-made hazards which may result in loss of life and property, economic hardship, and threats to public health and safety; and,

WHEREAS, Section 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires state and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities; and,

WHEREAS, The City of Beavercreek acknowledges the requirements of Section 322 of DMA 2000 to have an approved Hazard Mitigation Plan as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds; and,

WHEREAS, the 2025 Greene County Natural Hazard Mitigation Plan has been developed by the Greene County Emergency Management Agency in cooperation with other county departments, and officials and citizens of the City of Beavercreek; and,

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the 2025 Greene County Natural Hazard Mitigation Plan; and,

WHEREAS, the 2025 Greene County Natural Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by natural hazards that face the County and its municipal governments.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERCREEK, OHIO, THAT:

**SECTION I.**

The attached 2025 Greene County Natural Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan of the City of Beavercreek.

SECTION II.

The respective officials and agencies identified in the implementation strategy of the 2025 Greene County Natural Hazard Mitigation Plan are hereby directed to implement the recommended activities assigned to them.

SECTION III.

It is hereby found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limiting to Section 121.22 of the Ohio Revised Code.

SECTION IV.

This Resolution shall become effective immediately upon its passage.

THIS RESOLUTION IS ADOPTED BY THE Council of the City of Beavercreek, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk of Council





# GREENE COUNTY HAZARD MITIGATION PLAN DECEMBER 2025

PREPARED BY:

Burton Planning Services  
252 Electric Avenue  
Westerville, Ohio 43081



PREPARED FOR:

Greene County  
45 N. Detroit St.  
Xenia, Ohio 45385



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# 1 | Introduction



## 1.1 Overview

With the 2020 Greene County Hazard Mitigation Plan set to expire in December 2025, Greene County and its constituents are aiming to adopt a new, updated hazard mitigation plan. As outlined in the Disaster Mitigation Act of 2000 (DMA2K), any local jurisdiction seeking funding from the Federal Emergency Management Agency (FEMA) must maintain an up-to-date disaster mitigation plan. This Plan meets the criteria as set forth by FEMA in the DMA2K and provides the County and its participating jurisdictions with a comprehensive guide for future mitigation efforts to combat the hazards that affect their communities.

Natural, geological, and human-caused hazards pose a variety of risks to the lives, businesses, and properties within Greene County. As such, a Core Planning Committee within Greene County has been established with the goal of developing and implementing the 2025 Greene County Hazard Mitigation Plan. Through cooperative efforts between local, county, state, and federal government agencies, this Plan is designed to minimize the adverse effects of hazardous events on the lives and properties of residents of Greene County.

This 2025 Greene County Hazard Mitigation Plan is a multi-jurisdictional plan which considers the impacts of hazards on incorporated cities and villages and unincorporated townships. Greene County's jurisdictions and townships are listed below in **Tables 1.1.1 and 1.1.2**. These areas are also displayed in **Figure 1.1.3** on the following page. The Plan is designed for a five-year implementation period and describes the methods and procedures utilized in its development, provides the results of community involvement activities such as survey collection, identifies the mitigation activities determined to be the most important to the County, and establishes a timeline for the implementation of the actions.

**Table 1.1.1: Greene County Jurisdictions**

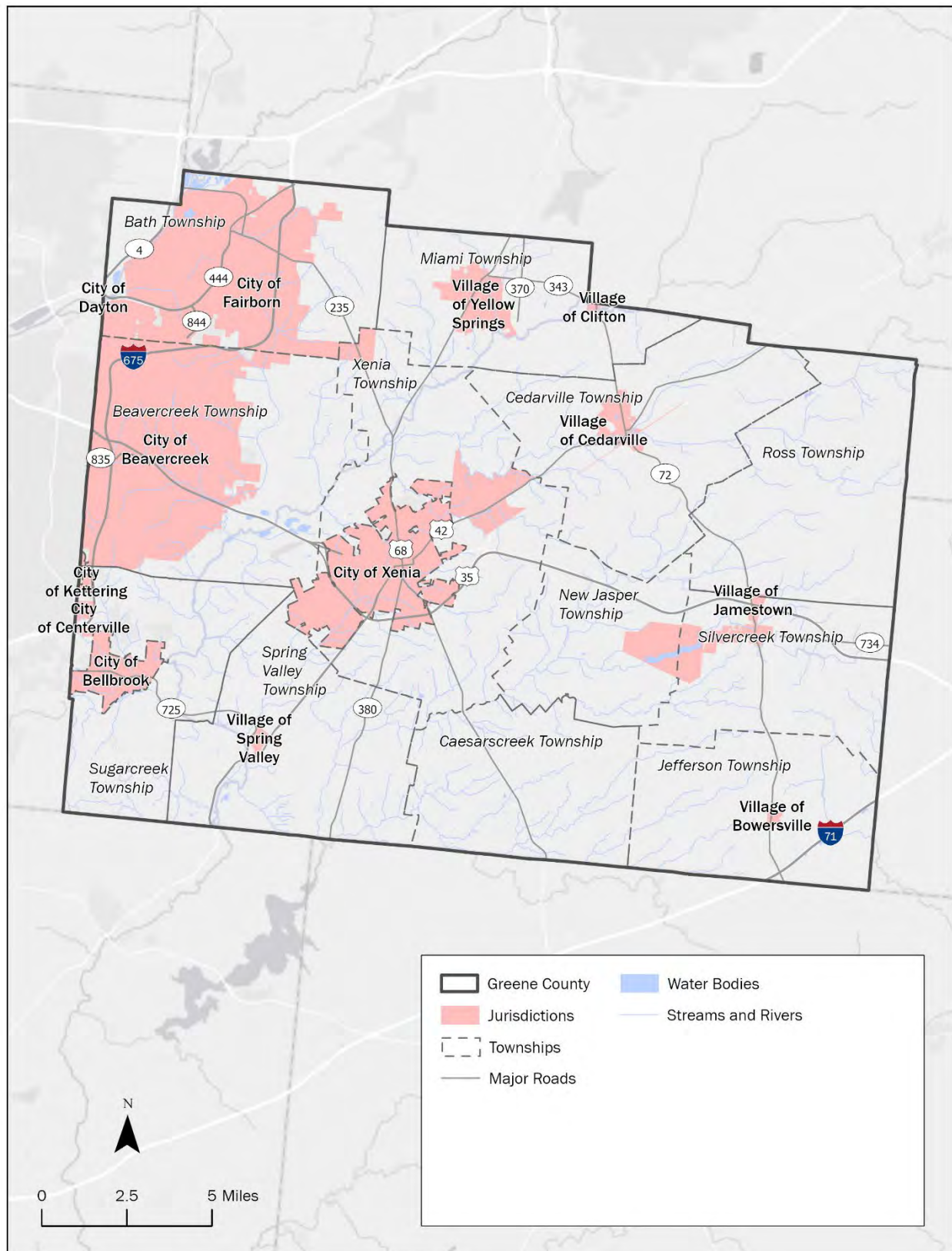
Jurisdictions	
City of Beavercreek	Village of Bowersville
City of Bellbrook	Village of Cedarville
City of Centerville*	Village of Clifton*
City of Dayton*	Village of Jamestown
City of Fairborn	Village of Spring Valley
City of Kettering*	Village of Yellow Springs
City of Xenia	

**Table 1.1.2: Greene County Townships**

Townships	
Bath Township	New Jasper Township
Beavercreek Township	Ross Township
Caesarscreek Township	Silvercreek Township
Cedarville Township	Spring Valley Township
Jefferson Township	Sugarcreek Township
Miami Township	Xenia Township

*\*The Cities of Centerville, Dayton, Huber Heights and Kettering, and the Village of Clifton are located primarily within adjacent counties and elected to participate in and adopt their respective county hazard mitigation plans.*

Figure 1.1.3: Greene County Jurisdictions Map



This Plan is comprised of six chapters, which detail the methods, analysis, and discussion surrounding the various hazards that threaten Greene County and its jurisdictions. These chapters are as follows:

- This **Introduction** (Chapter 1) provides a discussion about the general purpose and goals that Greene County wishes to achieve throughout the development and implementation of this Plan. This section also includes a summary of the Plan's contents.
- Chapter 2, **History and Demographics**, includes a description of Greene County and each participating jurisdiction, including their history, population, and other general information.
- Chapter 3, **Planning Process**, details the process for the development of this Plan. This section includes details about the process used to develop this Plan, including a description of who participated, how the community was involved, which hazards were included in the Plan and why, as well as how the Plan was developed through public meetings, reviews, and evaluations. This section also details the review and incorporation of existing plans, studies, reports, and technical information.
- Chapter 4 contains the **Hazard Identification and Risk Assessment (HIRA)**. This section provides detailed descriptions and a corresponding analysis for each hazard that could potentially affect Greene County. The nature, location, extent, historical impact, vulnerability, and likelihood of occurrence for each hazard are provided for each hazard. These analyses include the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas; an estimate of the potential dollar losses to vulnerable structures; and a general description of land uses and development trends within the community.
- Chapter 5, **Hazard Mitigation**, outlines the goals, strategies, and actions for the County. The proposed actions are presented in tables, categorized by the associated hazard and community, and then ranked from highest to lowest priority based on feedback received from County officials and participating jurisdictions and stakeholders. Excluded hazards are also documented in this section, along with the rationale for exclusion from the Plan.
- The final chapter (Chapter 6) of this Plan, **Schedule and Maintenance**, provides a summary of the proposed Plan adoption, integration, and maintenance schedule. This section describes how the County will review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within five years to continue to be eligible for mitigation project grant funding.

The resulting Greene County Hazard Mitigation Plan will be submitted to the Ohio Emergency Management Agency (Ohio EMA) and subsequently FEMA for their review. Following the agency review, the jurisdictions will then review the Plan for adoption. This hazard mitigation plan serves as a helpful tool for citizens, policymakers, local businesses, and other local stakeholders who all share a public interest in keeping Greene County as safe and resilient as possible. As such, this Plan aims to:

- Minimize property damage, economic loss, injury, and loss of human life – to achieve the Plan's main goal of reducing the impact of natural and manmade hazards on the County's economy and the well-being of its citizens.
- Enhance public awareness and education – to widen the public's understanding of natural and manmade hazards and how they might affect public health and safety, the environment, the local economy, and basic day-to-day operations.
- Coordinate inter-jurisdictional preparedness measures – to encourage and ensure multi-jurisdictional cooperation in County-wide mitigation actions and programs so that they may be implemented efficiently and effectively.



- Provide decision-making tools for interested stakeholders – to formulate a comprehensive, updated analysis of Greene County’s vulnerability to hazards so that decision-makers can better prepare for natural and manmade disasters.
- Achieve regulatory compliance – to ensure that the County and its political subdivisions meet state and federal mitigation planning requirements so that they may be eligible to participate in and receive funding from grant programs, policies, and regulations.

## 1.2 Setting

Greene County is located in southwest Ohio and has a total area of approximately 416 square miles. The County contains five cities, six villages, and twelve townships (**Tables 1.1.1 and 1.1.2**). The City of Xenia serves as the County seat. Greene County is bounded by six Ohio counties: Clark County to the north, Madison County to the northeast, Fayette County to the east, Clinton County to the southeast, Warren County to the southwest, and Montgomery County to the west.

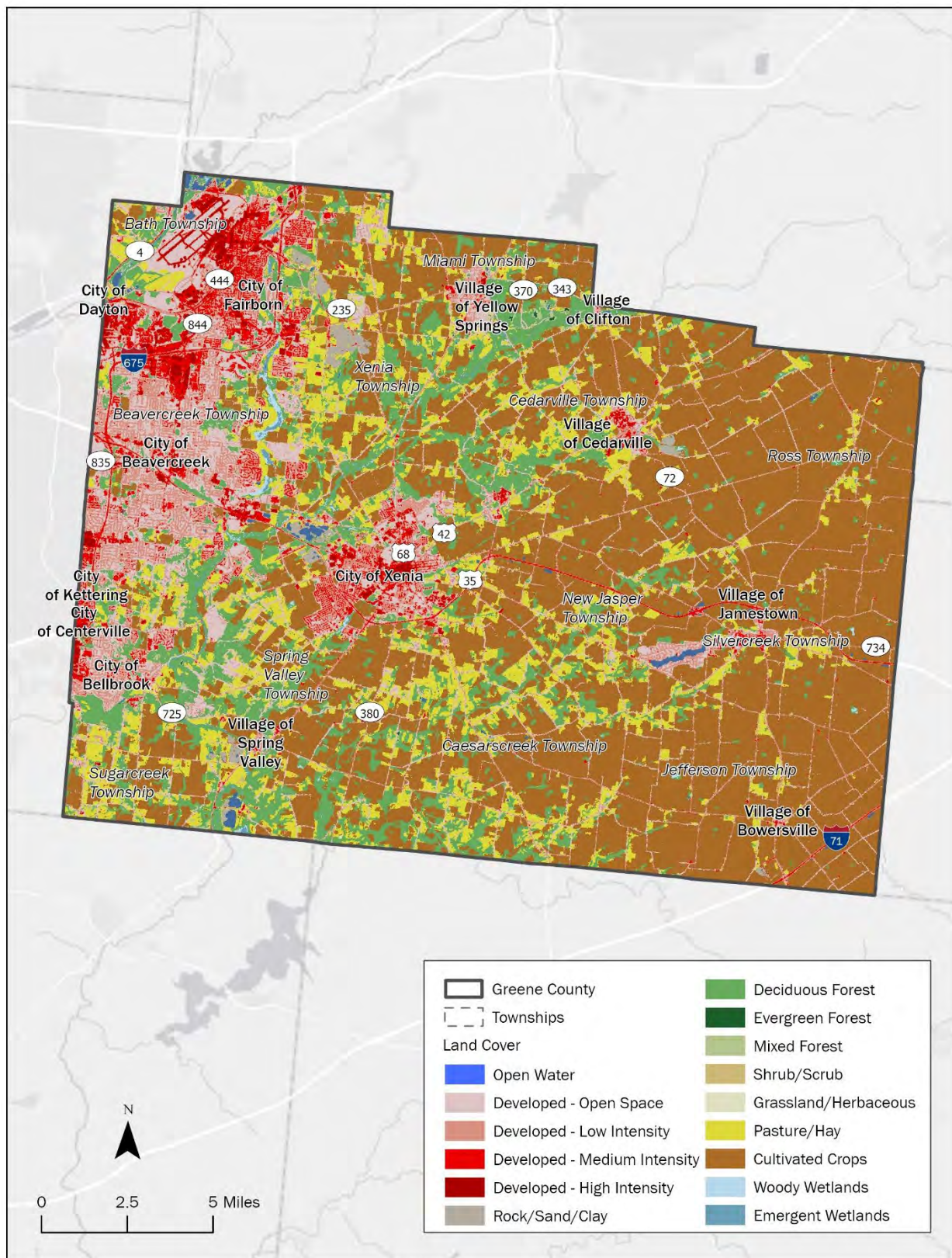
Land use patterns in Greene County are shown in **Figure 1.2.1**. Land use types include residential, agricultural, industrial, commercial, parks/open space, transportation, public/semipublic land, and vacant. Land cover in Greene County is shown in **Figure 1.2.2**. Land cover types include open water, developed, rock sand and clay, forested, shrub and scrub, grassland and herbaceous, hay and pasture, cultivated crops, and wetlands.

**Figure 1.2.1: Greene County Land Use Map**





Figure 1.2.2: Greene County Land Cover Map





## Transportation

Greene County contains several major roadways, including several State Routes (SR), U.S. Highways (US), and two Interstates (I). Major roadways in Greene County include SR-4, SR-72, SR-235, SR-343, SR-370, SR-380, SR-444, SR-725, SR-835, SR-844, US-35, US-42, US-68, I-71, and I-675.

Greene County has one public use airport, the Greene County Lewis A Jackson Regional Airport, located approximately 5 miles to the west of the City of Xenia.

Norfolk Southern Corporation has one railway line that runs through the northwest corner of the County past Wright State University and through the City of Fairborn.

## Natural Features

**Table 1.3.1**, below, Greene County has several parks and nature areas.

**Table 1.3.1: Parks & Nature Areas in Greene County, Ohio**

Parks & Nature Areas	
Beaver Creek Wetlands Reserve	Constitution Park
Caesar Creek State Park	Creekside Reserve
Caesar Ford Park	Fairgrounds Recreation Center
Cemex Reserve	Frank Seaman Park
Clifton George State Nature Preserve	Glenn Thompson Reserve
Clifton Reserve & Lodge	Hebble Creek Reserve
Hobson Freedom Park	Narrows Reserve
Huffman Metropark	Old Town Reserve
Indian Mound Reserve	Pearl's Fen
Jacoby Road Canoe Launch	Phillips Park
James Ranch Park	Pierce Park
John Bryan State Park	Russ Nature Reserve
Karohl Park	Sara Lee Arnovitz Nature Preserve
Kinsey Road Mound	Spring Lakes Park
Koogler Wetland Prairie Reserve	Twin Towers Park
McCalmont Park	Zimmerman Prairie State Natural Area
Mill Bridge Launch	

Greene County also has several streams and water bodies which are listed in **Table 1.3.2** below.

**Table 1.3.2: Greene County Streams and Water Bodies**

Water Bodies	
Bartley Pond	Little Miami River
Bass Lake	Love Run
Bear Branch	Ludlow Creek

Water Bodies	
Beaver Creek	Little Sugar Creek
Blue Hole	Massies Creek
Bullskin Run	Medway Lake
Caesars Creek	Mud Run
Captain Nathan Lammes Creek	North Branch Caesar Creek
Cascade Branch	North Fork Massies Creek
Cedarville Reservoir	Oldtown Creek
Clark Run	Painters Run
Conner Branch	Shawnee Creek
Flacks Pond	Shawnee Lake
Glady Run	Shawnee Run
Greene Co. Fish and Game Assn. Reservoir	South Branch Caesar Creek
Grog Run	South Fork Massies Creek
Hebble Creek	Starrett Lackey Ditch
Huffman Reservoir	Sugar Creek
Jacoby Branch	Twist Run
Little Beaver Creek	Yellow Springs Creek

# 2 | History & Demographics



## 2.1 History

Greene County is a rural county in southwestern Ohio. The County has a total area of 416.5 square miles, of which 414 square miles are land, and 2.5 square miles are water. Greene County is the 18th largest county in Ohio. The County was established on May 1, 1803, and named after General Nathanael Greene, an officer from the Revolutionary War.

Greene County has 47 properties listed on the National Register of Historic Places, with the first property being entered in 1971. The Ohio SP Huffman Field, now Huffman Prairie Flying Field, (**Figure 2.1.1**) is an 84-acre meadow on which the Wright Brothers erected a hangar and developed the world's first practical airplane between 1904 and 1905. The Wright Brothers made more than 100 flights during this time, experimenting with the airplane. In 1909, a training school hangar was built on the property. This training school was utilized by World War I Army pilots and the first cargo shipment was made from the Huffman Field to Columbus in 1910.

**Figure 2.1.1: Huffman Prairie Flying Field**



Source: National Register of Historic Places (Left) and Craig Baker (Right)

## 2.2 Communication Outlets

Greene County's primary communication outlets including websites, television, and social media are listed in **Table 2.2.1**, below:

**Table 2.2.1: Communication Outlets and Social Media**

Communication Type	Source
Website	<p>Greene County:  <a href="https://www.greenecountyohio.gov/">https://www.greenecountyohio.gov/</a></p> <p>Greene County EMA:  <a href="https://www.greenecountyohio.gov/191/Emergency-Management-Agency">https://www.greenecountyohio.gov/191/Emergency-Management-Agency</a></p> <p>Greene County Public Health:  <a href="https://www.gcph.info/">https://www.gcph.info/</a></p> <p>Greene County Sherriff's Office:  <a href="https://www.greenecountyohio.gov/486/Sheriff">https://www.greenecountyohio.gov/486/Sheriff</a></p> <p>The American Red Cross of Miami Valley Chapter:  <a href="https://www.redcross.org/local/ohio/">https://www.redcross.org/local/ohio/</a></p>
Social media	<p>Greene County:  <a href="https://www.facebook.com/p/Greene-County-Ohio-Government-100064343033295/">https://www.facebook.com/p/Greene-County-Ohio-Government-100064343033295/</a></p> <p>Greene County Public Health:  <a href="https://www.facebook.com/GreeneCoPH/">https://www.facebook.com/GreeneCoPH/</a></p> <p>Greene County Sheriff:  <a href="https://www.facebook.com/OH29SO/">https://www.facebook.com/OH29SO/</a></p>
News/Newspaper	<p>Dayton Daily News:  <a href="https://www.daytondailynews.com/community/greene-county/">https://www.daytondailynews.com/community/greene-county/</a></p> <p>The Xenia Gazette:  <a href="https://www.xeniagazette.com/">https://www.xeniagazette.com/</a></p> <p>WHIO TV:  <a href="https://www.whio.com/news/greene-county/uznv68xw97hqWp6s0CzjKM/">https://www.whio.com/news/greene-county/uznv68xw97hqWp6s0CzjKM/</a></p>

## 2.3 Demographics Overview

This section provides select demographic information to help identify strategies to better serve the County residents during emergency hazard events. The information can be used to understand potential vulnerabilities in subgroups of the population. For example, knowing the number of senior citizens that live alone and that may require additional assistance during an emergency can help assistance organizations anticipate where additional services may be needed.

**Table 2.3.1**, below, provides a summary of the total population changes that have occurred in Greene County between the 2010 U.S. Census and the 2023 5-Year American Community Survey (ACS) Estimates based on census data. According to the U.S. Census, Greene County's population increased by 6,958 people (4.31 percent) between 2010 and 2023. For comparison, the U.S. population grew 7.66 percent and Ohio's population grew 2.11 percent during that period. Nine townships – Bath, Beavercreek, Caesarscreek, Cedarville, Miami, New Jasper, Silvercreek, Sugarcreek, and Xenia Townships experienced population growth. Of the townships experiencing population decline, Jefferson Township experienced the greatest population decline with a decrease of 92 people (-7.34 percent).

A more detailed description of population, housing, and income demographics for Greene County and each city and village jurisdiction is provided on the following pages.

**Table 2.3.1: County And Township Population Growth Estimates Between 2010 Census and 2023 5-Year ACS Estimates**

County/Township	Total Population 2010 Census	Total Population 2023 Estimate	2010-2023	
			Population Change	Percent Change
Greene County	161,573	168,531	6,958	4.31%
Bath Township	39,392	39,493	101	0.26%
Beavercreek Township	52,156	56,277	4,121	7.90%
Caesarscreek Township	1,137	1,160	23	2.02%
Cedarville Township	5,500	5,883	383	6.96%
Jefferson Township	1,254	1,162	-92	-7.34%
Miami Township	4,790	4,949	159	3.32%
New Jasper Township	2,568	2,639	71	2.76%
Ross Township	750	745	-5	-0.67%
Silvercreek Township	3,738	3,753	15	0.40%
Spring Valley Township	2,581	2,492	-89	-3.45%
Sugarcreek Township	8,041	9,562	1,521	18.92%
Xenia Township	6,537	6,722	185	2.83%

### Social Vulnerability Index Score

The Social Vulnerability Index Score is a component of the Center for Disease Control and Prevention (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR) Social Vulnerability Index (SVI) that measures the susceptibility (risk) of social groups to the adverse impacts of natural hazards that may result in disproportionate deaths, injury, loss, or disruption of livelihood. As FEMA explains, the



“Social Vulnerability score considers the social, economic, demographic, and housing characteristics of a community that influence its ability to prepare for, respond to, cope with, recover from, and adapt to environmental hazards. The score and rating represent the relative level of a community’s social vulnerability compared to all other communities at the same level (e.g., county level). A community’s Social Vulnerability score is proportional to a community’s risk. A higher Social Vulnerability score results in a higher Risk Index score.”

According to the Center for Disease Control and Prevention (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR) Social Vulnerability Index (SVI) Greene County has a calculated Social Vulnerability Index of 0.18 (on scale of 0 to 1) on a state level, which is considered a low susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S. For comparison, Ohio’s average Social Vulnerability Index is 0.50 on a state level. **Table 2.3.2** reports the SVI scores for Socioeconomic status, housing type and transportation, race and ethnic minority status, and household characteristics for Greene County and Ohio at both the state and nation levels.

The score is calculated using U.S. Census data for 16 social factors, which research literature suggests contributes to the reduction in a community’s ability to prepare for, respond to, and recover from hazards, thus making the community more vulnerable. Each county is subdivided into census tracts and each census tract is ranked on the 16 social factors. The 16 social factors are organized into four themes. Each census tract is ranked separately for each theme and receives an overall ranking. The four themes and social factors are described below according to the CDC/ATSDR Social Vulnerability Index:

1. **Socioeconomic Status:** this theme covers socioeconomic status, such as households with income below the 150-percentile poverty level, employment status, housing cost burden, high school diploma status, and if the household has health insurance.
2. **Housing Type and Transportation:** this theme covers multi-unit structures, mobile homes, crowding within households, households without a vehicle, and group quarters.
3. **Race and Ethnic Minority Status:** this theme covers the percentage of Hispanic or Latino (of any race); Black and African American (not Hispanic or Latino); American Indian and Alaska Native (not Hispanic or Latino); Native Hawaiian and Other Pacific Islander (not Hispanic or Latino); Two or More Races (not Hispanic or Latino); Other Races (not Hispanic or Latino).
4. **Household Characteristics:** this theme covers the elderly population (65 and older), children under 17 years of age, civilians with a disability, single-parent households, and the household’s English language proficiency.

**Table 2.3.2 Social Vulnerability Score per Theme for Greene County and Ohio**

Theme	Greene County (Statewide)	Ohio (Statewide)	Greene County (Nationwide)	Ohio (Nationwide)
Socioeconomic Status	0.24	0.50	0.17	0.37
Housing Type and Transportation	0.37	0.50	0.35	0.42
Race and Ethnic Minority Status	0.86	0.50	0.49	0.28
Household Characteristics	0.02	0.50	0.08	0.40

## 2.4 Community Profiles

### Greene County

Greene County is located in southwestern Ohio, and it is part of the Dayton-Springfield-Kettering combined statistical area. As of the 2023 5-Year ACS Estimates (census), the population was 168,531 making it the 18<sup>th</sup> most populated county in Ohio. The City of Xenia serves as the County seat and the City of Beavercreek is the largest city.

**Tables 2.4.1 to 2.4.6** summarize Greene County's population, housing statistics, and income statistics. There are 67,478 households of which 25.3 percent have at least one member under 18 years of age, and 31.5 percent have members 65 years and over. The largest percentage of households (18.2 percent) had an income between \$100,000 to \$149,999; approximately 4.1 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the Greene County was the White (non-Hispanic) group, which makes up 81.7 percent of the population. Black or African American is the second largest race (5.8 percent). Approximately 1.4 percent of the city's population speak Spanish at home. In addition, 2.1 percent speak another Indo-European language, 1.5 percent speak an Asian and Pacific Island language, and 0.62 percent speak another language.

**Table 2.4.1: Greene County Population by Age Statistics 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	168,531	100%
Under 18 Years	34,894	20.70%
18 to 24 Years	19,199	11.39%
25 to 34 Years	21,981	13.04%
35 to 44 Years	20,789	12.34%
45 to 54 Years	18,620	11.05%
55 to 64 Years	22,383	13.28%
65 Years and Over	30,665	18.20%

**Table 2.4.2: Greene County Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	71,925	100%
Occupied Housing Units	67,478	93.82%
Housing Units - Mobile Homes	550	0.82%
Vacant Housing Units	4,447	6.18%

**Table 2.4.3: Greene County Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	67,478	-
Average Household Size	2.39	-
Households with People Under 18 Years	17,095	25.33%
Households with People 65+ Years	21,256	31.50%
Householder Living Alone 65+ Years	7,490	11.10%
No Vehicle Available	3,022	4.48%
With a Broadband Internet Subscription	4,702	6.97%

**Table 2.4.4: Greene County Population by Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	168,531	100%
White	137,754	81.74%
Black or African American	9,719	5.77%
American Indian and Alaska Native	126	0.07%
Asian	4,782	2.84%
Native Hawaiian and other Pacific Islander	118	0.07%
Some Other Race	1,140	0.68%
Two or More Races	9,474	5.62%
Hispanic or Latino (of any race)	5,418	3.21%

**Table 2.4.5: Greene County Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	159,574	100%
English only	150,635	94.40%
Spanish	2,286	1.43%
Other Indo-European languages	3,283	2.06%
Asian and Pacific Island languages	2,388	1.50%
Other languages	982	0.62%



**Table 2.4.6: Greene County Household Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Number of Households
Less than \$10,000	4.10%
\$10,000 to \$14,999	2.60%
\$15,000 to \$24,999	6.00%
\$25,000 to \$34,999	6.20%
\$35,000 to \$49,999	10.70%
\$50,000 to \$74,999	14.30%
\$75,000 to \$99,999	13.40%
\$100,000 to \$149,999	18.20%
\$150,000 to \$199,999	11.70%
\$200,000 or more	12.80%
Median Household Income	\$85,218
Mean Household Income	\$108,932

## City of Beavercreek

Tables 2.4.7 to 2.4.12 summarize the City of Beavercreek's population, housing statistics, and income statistics. There are 19,097 households of which 26.3 percent have at least one member under 18 years of age, and 32.8 percent have members 65 years and over. The largest percentage of households (22.9 percent) had an income between \$100,000 to \$149,999; approximately 2.7 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the City of Beavercreek was the White (non-Hispanic) group, which makes up 81.6 percent of the population. Two or More Races is the second largest race (5.7 percent). Approximately 1.7 percent of the city's population speak Spanish at home. In addition, 2.7 percent speak another Indo-European language, 2.0 percent speak an Asian and Pacific Island language, and 0.59 percent speak another language.

**Table 2.4.7: City of Beavercreek Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	46,787	100%
Under 18 Years	9,867	21.09%
18 to 24 Years	3,550	7.59%
25 to 34 Years	5,981	12.78%
35 to 44 Years	6,400	13.68%
45 to 54 Years	5,339	11.41%
55 to 64 Years	6,010	12.85%
65 Years and Over	9,640	20.60%

**Table 2.4.8: City of Beavercreek Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	20,157	100%
Occupied Housing Units	19,097	94.74%
Housing Units - Mobile Homes	62	0.32%
Vacant Housing Units	1,060	5.26%

**Table 2.4.9: City of Beavercreek Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	19,097	-
Average Household Size	2.42	-
Households with People Under 18 Years	5,019	26.28%
Households with People 65+ Years	6,264	32.80%
Householder Living Alone 65+ Years	1,910	10.00%
No Vehicle Available	458	2.40%
With a Broadband Internet Subscription	842	4.41%

**Table 2.4.10: City of Beavercreek Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	46,787	100%
White	38,166	81.57%
Black or African American	1,324	2.83%
American Indian and Alaska Native	24	0.05%
Asian	2,212	4.73%
Native Hawaiian and other Pacific Islander	50	0.11%
Some Other Race	337	0.72%
Two or More Races	2,681	5.73%
Hispanic or Latino (of any race)	1,993	4.26%

**Table 2.4.11: City of Beavercreek Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	44,498	100%
English only	41,422	93.09%
Spanish	752	1.69%
Other Indo-European languages	1,183	2.66%
Asian and Pacific Island languages	878	1.97%
Other languages	263	0.59%

**Table 2.4.12: City of Beavercreek Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	2.70%
\$10,000 to \$14,999	1.10%
\$15,000 to \$24,999	3.60%
\$25,000 to \$34,999	3.40%
\$35,000 to \$49,999	5.60%
\$50,000 to \$74,999	13.90%
\$75,000 to \$99,999	13.70%
\$100,000 to \$149,999	22.90%
\$150,000 to \$199,999	15.50%
\$200,000 or more	17.70%
Median Household Income	\$110,064
Mean Household Income	\$127,341



## City of Bellbrook

Tables 2.4.13 to 2.4.18 summarize the City of Bellbrook's population, housing statistics, and income statistics. There are 3,018 households of which 29.3 percent have at least one member under 18 years of age, and 28.5 percent have members 65 years and over. The largest percentage of households (24.2 percent) had an income between \$100,000 to \$149,999; approximately 1.0 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the City of Bellbrook was the White (non-Hispanic) group, which makes up 91.6 percent of the population. Asian is the second largest race (3.2 percent). Approximately 0.67 percent of the city's population speak Spanish at home. In addition, 1.2 percent speak another Indo-European language and 3.0 percent speak an Asian and Pacific Island language.

**Table 2.4.13: City of Bellbrook Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	7,344	100%
Under 18 Years	1,436	19.55%
18 to 24 Years	470	6.40%
25 to 34 Years	930	12.66%
35 to 44 Years	994	13.53%
45 to 54 Years	846	11.52%
55 to 64 Years	1,323	18.01%
65 Years and Over	1,345	18.31%

**Table 2.4.14: City of Bellbrook Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	3,029	100%
Occupied Housing Units	3,018	99.64%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	11	0.36%

**Table 2.4.15: City of Bellbrook Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	3,018	-
Average Household Size	2.43	-
Households with People Under 18 Years	884	29.29%
Households with People 65+ Years	860	28.50%
Householder Living Alone 65+ Years	232	7.70%
No Vehicle Available	64	2.12%
With a Broadband Internet Subscription	115	3.81%

**Table 2.4.16: City of Bellbrook Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	7,344	100%
White	6,729	91.63%
Black or African American	27	0.37%
American Indian and Alaska Native	0	0%
Asian	236	3.21%
Native Hawaiian and other Pacific Islander	0	0%
Some Other Race	50	0.68%
Two or More Races	162	2.21%
Hispanic or Latino (of any race)	140	1.91%

**Table 2.4.17: City of Bellbrook Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	7,049	100%
English only	6,707	95.15%
Spanish	47	0.67%
Other Indo-European languages	82	1.16%
Asian and Pacific Island languages	213	3.02%
Other languages	0	0%

**Table 2.4.18: City of Bellbrook Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	1.00%
\$10,000 to \$14,999	1.70%
\$15,000 to \$24,999	2.50%
\$25,000 to \$34,999	3.20%
\$35,000 to \$49,999	10.40%
\$50,000 to \$74,999	12.70%
\$75,000 to \$99,999	17.40%
\$100,000 to \$149,999	24.20%
\$150,000 to \$199,999	16.00%
\$200,000 or more	10.90%
Median Household Income	\$101,455
Mean Household Income	\$124,214

## City of Fairborn

**Tables 2.4.19 to 2.4.24** summarize the City of Fairborn's population, housing statistics, and income statistics. There are 15,893 households of which 22.5 percent have at least one member under 18 years of age, and 26.3 percent have members 65 years and over. The largest percentage of households (17.3 percent) had an income between \$35,000 to \$49,999; approximately 5.3 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the City of Fairborn was the White (non-Hispanic) group, which makes up 77.5 percent of the population. Two or More Races is the second largest race (9.0 percent). Approximately 1.3 percent of the city's population speak Spanish at home. In addition, 2.4 percent speak another Indo-European language, 1.2 percent speak an Asian and Pacific Island language, and 1.2 percent speak another language.

**Table 2.4.19: City of Fairborn Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	34,506	100%
Under 18 Years	6,567	19.03%
18 to 24 Years	4,392	12.73%
25 to 34 Years	6,302	18.26%
35 to 44 Years	4,495	13.03%
45 to 54 Years	3,210	9.30%
55 to 64 Years	4,074	11.81%
65 Years and More	5,466	15.84%

**Table 2.4.20: City of Fairborn Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	17,007	100%
Occupied Housing Units	15,893	93.45%
Housing Units - Mobile Homes	216	1.36%
Vacant Housing Units	1,114	6.55%

**Table 2.4.21: City of Fairborn Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	15,893	-
Average Household Size	2.13	-
Households with People Under 18 Years	3,568	22.45%
Households with People 65+ Years	4,180	26.30%
Householder Living Alone 65+ Years	1,573	9.90%
No Vehicle Available	1,006	6.33%
With a Broadband Internet Subscription	1,846	11.62%



**Table 2.4.22: City of Fairborn Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	34,506	100%
White	26,728	77.46%
Black or African American	3,007	8.71%
American Indian or Alaska Native	1	0.00%
Asian	514	1.49%
Native Hawaiian or Pacific Islander	0	0.00%
Some Other Race (One Race)	103	0.30%
Two or More Races	3,120	9.04%
Hispanic or Latino (of any race)	1,033	2.99%

**Table 2.4.23: City of Fairborn Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	32,293	100%
English only	30,351	93.99%
Spanish	413	1.28%
Other Indo-European languages	772	2.39%
Asian and Pacific Island languages	372	1.15%
Other languages	385	1.19%

**Table 2.4.24: City of Fairborn Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	5.30%
\$10,000 to \$14,999	4.30%
\$15,000 to \$24,999	8.80%
\$25,000 to \$34,999	9.40%
\$35,000 to \$49,999	17.30%
\$50,000 to \$74,999	14.90%
\$75,000 to \$99,999	13.30%
\$100,000 to \$149,999	13.90%
\$150,000 to \$199,999	8.10%
\$200,000 or more	4.70%
Median Household Income	\$55,966
Mean Household Income	\$77,626

## City of Xenia

Tables 2.4.25 to 2.4.30 summarize the City of Xenia's population, housing statistics, and income statistics. There are 10691 households of which 24.2 percent have at least one member under 18 years of age, and 33.6 percent have members 65 years and over. The largest percentage of households (17.9 percent) had an income between \$50,000 to \$74,999; approximately 6.7 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the City of Xenia was the White (non-Hispanic) group, which makes up 80.5 percent of the population. Black or African American is the second largest race (7.6 percent). Approximately 1.9 percent of the city's population speak Spanish at home. In addition, 0.83 percent speak another Indo-European language, 0.73 percent speak an Asian and Pacific Island language, and 0.42 percent speak another language.

**Table 2.4.25: City of Xenia Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	25,555	100%
Under 18 Years	5,629	22.03%
18 to 24 Years	1,913	7.49%
25 to 34 Years	3,921	15.34%
35 to 44 Years	2,722	10.65%
45 to 54 Years	2,921	11.43%
55 to 64 Years	3,209	12.56%
65 Years and More	5,240	20.50%

**Table 2.4.26: City of Xenia Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	11,703	100%
Occupied Housing Units	10,691	91.35%
Housing Units - Mobile Homes	38	0.36%
Vacant Housing Units	1,012	8.65%

**Table 2.4.27: City of Xenia Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	10,691	-
Average Household Size	2.32	-
Households with People Under 18 Years	2,591	24.24%
Households with People 65+ Years	3,592	33.60%
Householder Living Alone 65+ Years	1,689	15.80%
No Vehicle Available	903	8.45%
With a Broadband Internet Subscription	1,051	9.83%

**Table 2.4.28: City of Xenia Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	25,555	100%
White	20,575	80.51%
Black or African American	1,932	7.56%
American Indian or Alaska Native	79	0.31%
Asian	227	0.89%
Native Hawaiian or Pacific Islander	53	0.21%
Some Other Race (One Race)	311	1.22%
Two or More Races	1,597	6.25%
Hispanic or Latino (of any race)	781	3.06%

**Table 2.4.29: City of Xenia Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	24,087	100%
English only	23,144	96.09%
Spanish	467	1.94%
Other Indo-European languages	199	0.83%
Asian and Pacific Island languages	175	0.73%
Other languages	102	0.42%

**Table 2.4.30: City of Xenia Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	6.70%
\$10,000 to \$14,999	4.70%
\$15,000 to \$24,999	10.80%
\$25,000 to \$34,999	10.20%
\$35,000 to \$49,999	13.40%
\$50,000 to \$74,999	17.90%
\$75,000 to \$99,999	14.20%
\$100,000 to \$149,999	12.80%
\$150,000 to \$199,999	6.60%
\$200,000 or more	2.70%
Median Household Income	\$54,616
Mean Household Income	\$70,521



## Village of Bowersville

Tables 2.4.31 to 2.4.36 summarize the Village of Bowersville's population, housing statistics, and income statistics. There are 89 households of which 29.2 percent have at least one member under 18 years of age, and 21.3 percent have members 65 years and over. The largest percentage of households (23.6 percent) had an income between \$35,000 to \$49,999; approximately 1.1 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the Village of Bowersville was the White (non-Hispanic) group, which makes up 99.6 percent of the population. Two or More Races is the second largest race (0.42 percent). Approximately 0.88 percent of the city's population speak an Asian and Pacific Island language at home.

**Table 2.4.31: Village of Bowersville Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	237	100%
Under 18 Years	63	26.58%
18 to 24 Years	21	8.86%
25 to 34 Years	8	3.38%
35 to 44 Years	56	23.63%
45 to 54 Years	25	10.55%
55 to 64 Years	35	14.77%
65 Years and More	29	12.24%

**Table 2.4.32: Village of Bowersville Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	101	100%
Occupied Housing Units	89	88.12%
Housing Units - Mobile Homes	5	5.62%
Vacant Housing Units	12	11.88%

**Table 2.4.33: Village of Bowersville Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	89	-
Average Household Size	2.66	-
Households with People Under 18 Years	26	29.21%
Households with People 65+ Years	19	21.30%
Householder Living Alone 65+ Years	6	6.70%
No Vehicle Available	0	0%
With a Broadband Internet Subscription	2	2.25%

**Table 2.4.34: Village of Bowersville Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	237	100%
White	236	99.58%
Black or African American	0	0%
American Indian or Alaska Native	0	0%
Asian	0	0%
Native Hawaiian or Pacific Islander	0	0%
Some Other Race (One Race)	0	0%
Two or More Races	1	0.42%
Hispanic or Latino (of any race)	0	0%

**Table 2.4.35: Village of Bowersville Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	228	100%
English only	226	99.12%
Spanish	0	0%
Other Indo-European languages	0	0%
Asian and Pacific Island languages	2	0.88%
Other languages	0	0%

**Table 2.4.36: Village of Bowersville Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	1.10%
\$10,000 to \$14,999	2.20%
\$15,000 to \$24,999	7.90%
\$25,000 to \$34,999	3.40%
\$35,000 to \$49,999	23.60%
\$50,000 to \$74,999	18.00%
\$75,000 to \$99,999	16.90%
\$100,000 to \$149,999	18.00%
\$150,000 to \$199,999	9.00%
\$200,000 or more	0.00%
Median Household Income	\$54,432
Mean Household Income	\$76,522

## Village of Cedarville

Tables 2.4.37 to 2.4.42 summarize the Village of Cedarville's population, housing statistics, and income statistics. There are 579 households of which 22.3 percent have at least one member under 18 years of age, and 27.5 percent have members 65 years and over. The largest percentage of households (22.3 percent) had an income between \$35,000 to \$49,999; approximately 7.6 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the Village of Cedarville was the White (non-Hispanic) group, which makes up 74.3 percent of the population. Black or African American is the second largest race (15.6 percent). Approximately 1.5 percent of the city's population speak Spanish at home. In addition, 2.4 percent speak another Indo-European language, 2.2 percent speak an Asian and Pacific Island language, and 0.92 percent speak another language.

**Table 2.4.37: Village of Cedarville Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	3,759	100%
Under 18 Years	292	7.77%
18 to 24 Years	2,547	67.76%
25 to 34 Years	230	6.12%
35 to 44 Years	145	3.86%
45 to 54 Years	180	4.79%
55 to 64 Years	164	4.36%
65 Years and More	201	5.35%

**Table 2.4.38: Village of Cedarville Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	639	100%
Occupied Housing Units	579	90.61%
Housing Units - Mobile Homes	0	0%
Vacant Housing Units	60	9.39%

**Table 2.4.39: Village of Cedarville Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	579	-
Average Household Size	2.47	-
Households with People Under 18 Years	129	22.28%
Households with People 65+ Years	159	27.50%
Householder Living Alone 65+ Years	70	12.10%
No Vehicle Available	28	4.84%
With a Broadband Internet Subscription	69	11.92%



**Table 2.4.40: Village of Cedarville Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	3,759	100%
White	2,793	74.30%
Black or African American	586	15.59%
American Indian or Alaska Native	0	0.00%
Asian	117	3.11%
Native Hawaiian or Pacific Islander	15	0.40%
Some Other Race (One Race)	0	0%
Two or More Races	160	4.26%
Hispanic or Latino (of any race)	88	2.34%

**Table 2.4.41: Village of Cedarville Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	3,694	100%
English only	3,431	92.88%
Spanish	57	1.54%
Other Indo-European languages	89	2.41%
Asian and Pacific Island languages	83	2.25%
Other languages	34	0.92%

**Table 2.4.42: Village of Cedarville Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	7.60%
\$10,000 to \$14,999	4.80%
\$15,000 to \$24,999	6.40%
\$25,000 to \$34,999	5.90%
\$35,000 to \$49,999	22.30%
\$50,000 to \$74,999	17.40%
\$75,000 to \$99,999	14.50%
\$100,000 to \$149,999	11.90%
\$150,000 to \$199,999	6.20%
\$200,000 or more	2.90%
Median Household Income	\$53,304
Mean Household Income	\$68,721

## Village of Clifton

Tables 2.4.43 to 2.4.48 summarize the Village of Clifton's population, housing statistics, and income statistics. There are 59 households of which 8.5 percent have at least one member under 18 years of age, and 35.6 percent have members 65 years and over. The largest percentage of households (33.9 percent) had an income between \$50,000 to \$74,999. In 2023, the largest racial group in the Village of Clifton was the White (non-Hispanic) group, which makes up 83.8 percent of the population. Two or More Races is the second largest race (8.8 percent). Approximately 9.6 percent of the city's population speak Spanish at home.

**Table 2.4.43: Village of Clifton Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	136	100%
Under 18 Years	6	4.41%
18 to 24 Years	13	9.56%
25 to 34 Years	33	24.26%
35 to 44 Years	20	14.71%
45 to 54 Years	17	12.50%
55 to 64 Years	24	17.65%
65 Years and More	23	16.91%

**Table 2.4.44: Village of Clifton Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	78	100%
Occupied Housing Units	59	75.64%
Housing Units - Mobile Homes	0	0%
Vacant Housing Units	19	24.36%

**Table 2.4.45: Village of Clifton Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	59	-
Average Household Size	2.31	-
Households with People Under 18 Years	5	8.47%
Households with People 65+ Years	21	35.60%
Householder Living Alone 65+ Years	12	20.30%
No Vehicle Available	0	0%
With a Broadband Internet Subscription	0	0%

**Table 2.4.46: Village of Clifton Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	136	100%
White	114	83.82%
Black or African American	2	1.47%
American Indian or Alaska Native	0	0%
Asian	0	0%
Native Hawaiian or Pacific Islander	0	0%
Some Other Race (One Race)	0	0%
Two or More Races	12	8.82%
Hispanic or Latino (of any race)	8	5.88%

**Table 2.4.47: Village of Clifton Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	136	100%
English only	123	90.44%
Spanish	13	9.56%
Other Indo-European languages	0	0%
Asian and Pacific Island languages	0	0%
Other languages	0	0%

**Table 2.4.48: Village of Clifton Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	0.00%
\$10,000 to \$14,999	0.00%
\$15,000 to \$24,999	0.00%
\$25,000 to \$34,999	1.70%
\$35,000 to \$49,999	11.90%
\$50,000 to \$74,999	33.90%
\$75,000 to \$99,999	25.40%
\$100,000 to \$149,999	13.60%
\$150,000 to \$199,999	6.80%
\$200,000 or more	6.80%
Median Household Income	\$79,375
Mean Household Income	\$93,439



## Village of Jamestown

Tables 2.4.49 to 2.4.54 summarize the Village of Jamestown's population, housing statistics, and income statistics. There are 900 households of which 29.8 percent have at least one member under 18 years of age, and 35.8 percent have members 65 years and over. The largest percentage of households (18.3 percent) had an income between \$50,000 to \$74,999; approximately 3.3 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the Village of Jamestown was the White (non-Hispanic) group, which makes up 97.8 percent of the population. Two or More Races is the second largest race (1.4 percent). Approximately 0.96 percent of the city's population speak Spanish and 0.29 percent speak another Indo-European language at home.

**Table 2.4.49: Village of Jamestown Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	2,241	100%
Under 18 Years	565	25.21%
18 to 24 Years	187	8.34%
25 to 34 Years	348	15.53%
35 to 44 Years	172	7.68%
45 to 54 Years	272	12.14%
55 to 64 Years	296	13.21%
65 Years and More	401	17.89%

**Table 2.4.50: Village of Jamestown Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	985	100%
Occupied Housing Units	900	91.37%
Housing Units - Mobile Homes	28	3.11%
Vacant Housing Units	85	8.63%

**Table 2.4.51: Village of Jamestown Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	900	-
Average Household Size	2.45	-
Households with People Under 18 Years	268	29.78%
Households with People 65+ Years	322	35.80%
Householder Living Alone 65+ Years	107	11.90%
No Vehicle Available	22	2.44%
With a Broadband Internet Subscription	80	8.89%

**Table 2.4.52: Village of Jamestown Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	2,241	100%
White	2,191	97.77%
Black or African American	10	0.45%
American Indian or Alaska Native	2	0.09%
Asian	0	0%
Native Hawaiian or Pacific Islander	0	0%
Some Other Race (One Race)	0	0%
Two or More Races	32	1.43%
Hispanic or Latino (of any race)	6	0.27%

**Table 2.4.53: Village of Jamestown Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	2,076	100%
English only	2,050	98.75%
Spanish	20	0.96%
Other Indo-European languages	6	0.29%
Asian and Pacific Island languages	0	0%
Other languages	0	0%

**Table 2.4.54: Village of Jamestown Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	3.30%
\$10,000 to \$14,999	4.20%
\$15,000 to \$24,999	10.10%
\$25,000 to \$34,999	11.00%
\$35,000 to \$49,999	15.40%
\$50,000 to \$74,999	18.30%
\$75,000 to \$99,999	14.00%
\$100,000 to \$149,999	17.60%
\$150,000 to \$199,999	3.70%
\$200,000 or more	2.30%
Median Household Income	\$59,028
Mean Household Income	\$73,017

## Village of Spring Valley

Tables 2.4.55 to 2.4.60 summarize the Village of Spring Valley's population, housing statistics, and income statistics. There are 207 households of which 29.0 percent have at least one member under 18 years of age, and 34.3 percent have members 65 years and over. The largest percentage of households (21.3 percent) had an income between \$100,000 to \$149,999; approximately 8.7 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the Village of Spring Valley was the White (non-Hispanic) group, which makes up 69.2 percent of the population. Some Other Race is the second largest race (28.6 percent). Approximately 0.90 percent of the city's population speak Spanish at home.

**Table 2.4.55: Village of Spring Valley Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	598	100%
Under 18 Years	146	24.41%
18 to 24 Years	5	0.84%
25 to 34 Years	79	13.21%
35 to 44 Years	25	4.18%
45 to 54 Years	84	14.05%
55 to 64 Years	74	12.37%
65 Years and More	185	30.94%

**Table 2.4.56: Village of Spring Valley Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	224	100%
Occupied Housing Units	207	92.41%
Housing Units - Mobile Homes	2	0.97%
Vacant Housing Units	17	7.59%

**Table 2.4.57: Village of Spring Valley Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	207	-
Average Household Size	2.89	-
Households with People Under 18 Years	60	28.99%
Households with People 65+ Years	71	34.30%
Householder Living Alone 65+ Years	29	14.00%
No Vehicle Available	7	3.38%
With a Broadband Internet Subscription	24	11.59%



**Table 2.4.58: Village of Spring Valley Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	598	100%
White	414	69.23%
Black or African American	0	0.00%
American Indian or Alaska Native	6	1.00%
Asian	0	0%
Native Hawaiian or Pacific Islander	0	0%
Some Other Race (One Race)	171	28.60%
Two or More Races	6	1.00%
Hispanic or Latino (of any race)	1	0.17%

**Table 2.4.59: Village of Spring Valley Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	557	100%
English only	552	99.10%
Spanish	5	0.90%
Other Indo-European languages	0	0%
Asian and Pacific Island languages	0	0%
Other languages	0	0%

**Table 2.4.60: Village of Spring Valley Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	8.70%
\$10,000 to \$14,999	3.90%
\$15,000 to \$24,999	6.30%
\$25,000 to \$34,999	4.80%
\$35,000 to \$49,999	13.50%
\$50,000 to \$74,999	19.30%
\$75,000 to \$99,999	17.90%
\$100,000 to \$149,999	21.30%
\$150,000 to \$199,999	3.40%
\$200,000 or more	1.00%
Median Household Income	\$66,696
Mean Household Income	\$72,113

## Village of Yellow Springs

Tables 2.4.61 to 2.4.66 summarize the Village of Yellow Springs's population, housing statistics, and income statistics. There are 1,871 households of which 15.3 percent have at least one member under 18 years of age, and 49.8 percent have members 65 years and over. The largest percentage of households (18.8 percent) had an income between \$100,000 to \$149,999; approximately 5.0 percent of households had an annual income of less than \$10,000. In 2023, the largest racial group in the Village of Yellow Springs was the White (non-Hispanic) group, which makes up 82.6 percent of the population. Black or African American is the second largest race (9.7 percent). Approximately 1.4 percent of the city's population speak Spanish and 0.54 percent speak another Indo-European language at home.

**Table 2.4.61: Village of Yellow Springs Population by Age 2023 ACS 5-Year Estimates**

Age	Number	Percentage
Total Population	3,655	100%
Under 18 Years	529	14.47%
18 to 24 Years	278	7.61%
25 to 34 Years	292	7.99%
35 to 44 Years	320	8.76%
45 to 54 Years	516	14.12%
55 to 64 Years	528	14.45%
65 Years and More	1,192	32.61%

**Table 2.4.62: Village of Yellow Springs Housing Statistics 2023 ACS 5-Year Estimates**

Housing Statistics	Number	Percentage
Total Housing Units	2,016	100%
Occupied Housing Units	1,871	92.81%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	145	7.19%

**Table 2.4.63: Village of Yellow Springs Household Statistics 2023 ACS 5-Year Estimates**

Household Statistics	Number	Percentage
Total Households	1,871	-
Average Household Size	1.89	-
Households with People Under 18 Years	286	15.29%
Households with People 65+ Years	932	49.80%
Householder Living Alone 65+ Years	548	29.30%
No Vehicle Available	122	6.52%
With a Broadband Internet Subscription	98	5.24%

**Table 2.4.64: Village of Yellow Springs Race and Ethnicity Statistics 2023 ACS 5-Year Estimates**

Race and Ethnicity	Number	Percentage
Total Population	3,655	100%
White	3,019	82.60%
Black or African American	353	9.66%
American Indian or Alaska Native	0	0%
Asian	0	0%
Native Hawaiian or Pacific Islander	0	0%
Some Other Race (One Race)	3	0.08%
Two or More Races	168	4.60%
Hispanic or Latino (of any race)	112	3.06%

**Table 2.4.65: Village of Yellow Springs Language Spoken at Home Statistics 2023 ACS 5-Year Estimates**

Language Statistics	Number	Percentage
Total Population (over 5 years old)	3,502	100%
English only	3,435	98.09%
Spanish	48	1.37%
Other Indo-European languages	19	0.54%
Asian and Pacific Island languages	0	0%
Other languages	0	0%

**Table 2.4.66: Village of Yellow Springs Income Statistics 2023 ACS 5-Year Estimates**

Household Income Statistics	Percentage of Households
Less than \$10,000	5.00%
\$10,000 to \$14,999	1.10%
\$15,000 to \$24,999	10.80%
\$25,000 to \$34,999	7.70%
\$35,000 to \$49,999	10.20%
\$50,000 to \$74,999	17.40%
\$75,000 to \$99,999	10.40%
\$100,000 to \$149,999	18.80%
\$150,000 to \$199,999	9.10%
\$200,000 or more	9.50%
Median Household Income	\$67,477
Mean Household Income	\$92,446



# 3 | Planning Process

## 3.1 Methodology

The Planning Process chapter describes the steps involved in the development of the 2025 Greene County Hazard Mitigation Plan, including details about who participated, how community involvement was organized and promoted throughout the community, what hazards were included in the Plan and why, as well as how stakeholder involvement played a critical role in the planning process. This chapter also explains how the Core Planning Committee was formed and how member feedback contributed to the updating of the County's Hazard Mitigation Plan.

## 3.2 Existing Plans & Regulations

Greene County and the State of Ohio maintain several plans and tools that were pertinent to reference in the development of the 2025 Hazard Mitigation Plan, including:

- 2016 Floodplain Regulations
- Greene County Zoning Regulations
- Greene County Master Trail Plan
- 2020 Greene County Natural Hazards Mitigation Plan
- Greene County Farmland Preservation Plan
- Perspectives 2040 The Greene County Future Land Use Plan
- 2024 State of Ohio Hazard Mitigation Plan (SOHMP)

## 3.3 Greene County Authority to Adopt Plan

The Greene County Board of Commissioners are elected at large for four-year terms. The board members are the budgeting, appropriating, taxing, and purchasing authority. The Greene County Planning Commission was established by the Greene County Board of Commissioners in conformance with Section 713.21 of the Ohio Revised Code. The authority to adopt plans comes from statutory law and from Chapter 307 of the Ohio Revised Code. **Table 3.3.1** lists the existing authorities and regulations in place in Greene County and its municipalities.

Through Titles 3 and 7 of the Ohio Revised Code, the County and all municipal corporations have the authority to establish, maintain, and improve a large number of jurisdictional capabilities listed in Table 3.3.1. However, their ability to establish, maintain, or improve upon these capabilities varies based on their respective need, political will, and financial capacity. Compared to larger communities, smaller jurisdictions may have the same authority enabled to them by the Ohio Revised Code, but have less ability to establish, maintain, or improve these capabilities.

**Table 3.3.1: Existing Authorities and Regulations in Greene County's Municipalities**

Community	Planning Commission	Comprehensive Plan	Floodplain Regulation	Building Codes*	Zoning Codes	Capital Budget	Public Works Budget
Greene County	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Beavercreek	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Community	Planning Commission	Comprehensive Plan	Floodplain Regulation	Building Codes*	Zoning Codes	Capital Budget	Public Works Budget
City of Bellbrook	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Fairborn	Yes	Yes	Yes	Yes	Yes	Yes	Yes
City of Xenia	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Village of Bowersville	No	No	Yes	Yes	Yes	No	Limited in-kind wages only
Village of Cedarville	No	No	Yes	Yes	Yes	No	Limited in-kind wages only
Village of Clifton	Yes	No	Yes	Yes	Yes	No	Limited in-kind wages only
Village of Jamestown	No	Yes	Yes	Yes	Yes	No	Limited in-kind wages only
Village of Spring Valley	Yes	No	Yes	Yes	Yes	No	Limited in-kind wages only
Village of Yellow Springs	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only

\* All jurisdictions within the state now follow the State Building Code (Ohio Administrative Code 4101:1)

### 3.4 Notification Process

Core Planning Committee members were invited to participate at the beginning of the planning process through a Kickoff Meeting announcement. Prior to each additional meeting, members of the Core Planning Committee were invited to participate via email notification. Representatives from the

following entities were invited to participate in the planning process. Additionally, **Table 3.4.1** lists the participating jurisdictions and representatives and how they participated.

#### **Greene County**

- Greene County Auditor
- Greene County Building Regulations
- Greene County Commissioners
- Greene County Dept. of Development
- Greene County Educational Services Center
- Greene County Engineer
- Greene County EMA
- Greene County Job and Family Services
- Greene County Parks and Trails
- Greene County Public Health
- Greene County Regional Planning
- Greene County Risk Management
- Greene County Sanitary Engineering
- Greene County Services Department
- Greene County Sheriff's Office
- Greene County Soil & Water Conservation

#### **City and Village Members**

- City of Beavercreek
- City of Bellbrook
- City of Fairborn
- City of Xenia
- Village of Bowersville
- Village of Cedarville
- Village of Clifton
- Village of Jamestown
- Village of Spring Valley
- Village of Yellow Springs

#### **Township Members**

- Bath Township
- Beavercreek Township
- Caesarscreek Township
- Cedarville Township
- Jefferson Township
- Miami Township
- New Jasper Township
- Ross Township
- Silvercreek Township
- Spring Valley Township
- Sugarcreek Township
- Xenia Township

#### **Local Schools and Universities**

- Beavercreek City School District
- Bellbrook Sugarcreek Schools
- Cedar Cliff Local Schools
- Cedarville University
- Central State University
- Fairborn City School District
- Greeneview School District
- Wilberforce University
- Wright State University
- Xenia City School District
- Yellow Springs School District

#### **Other Organizations**

- Beavercreek CERT
- Butler County EMA
- Champaign County EMA
- Clark County EMA
- Clinton County EMA
- Darke County EMA
- Fayette County EMA
- FISH Food Pantry
- Greater Dayton Area Hospital Association
- Kettering Health Network
- Madison County EMA
- Miami Conservancy District
- Miami County EMA
- Montgomery County EMA
- Morris & Bean Company



- Ohio EMA
- OSU Extension Office
- Preble County EMA
- Premier Health
- Shelby County EMA
- The American Red Cross
- Warren County EMA
- Wright Patterson Air Force Base

**Table 3.4.1: Participating Jurisdictions**

Community/ Organization	Stakeholders	Surveys Completed				Meetings Attended		
		Goals	Hazard Priorities	Previous Mitigation Actions	New Mitigation Actions	1	2	Other
County								
Greene County	Brandon Huddleson – Administrator Jason Foster – Development Director DeAndra Navratil – Regional Planning Director Lisa Hale – Director of Risk Management Dana Doll – Environmental Services Manager Al Kuzma – Director/Chief Building Official	√	√	√	√	√	√	
Greene County EMA	Ethan Raby – Director		√		√	√	√	√
Greene County Engineering	Eric Miller – Highway Superintendent	√	√					
Greene County Sanitary Engineering	Mark Chandler – Director					√		
Greene County Highway Department	Jerrold Pickens – Equipment Superintendent	√	√					
Greene County Job and Family Services	Beth Rubin – Director	√	√	√		√	√	
Regional Planning and Coordinating Commission of Greene County (RPCC)	Michelle Hudnell – Associate Planner	√	√	√	√		√	
Greene County Public Health	Kim Caudill – Emergency Preparedness Coordinator	√				√	√	
Greene County Sheriff	Dan Funk – Captain Brad Balonier – Major	√		√	√	√	√	
Jurisdictions								
City of Beavercreek	Don Adams – Mayor Joey Shope – Assistant Director Nick Amato – Captain	√	√	√	√	√	√	√
City of Bellbrook	Anthony Bizzarro – Fire Chief Steve Carmin – Police Chief	√	√	√	√		√	√

Community/ Organization	Stakeholders	Surveys Completed				Meetings Attended		
		Goals	Hazard Priorities	Previous Mitigation Actions	New Mitigation Actions	1	2	Other
City of Fairborn	Michael Gebhart – City Manager Tana Stanton – Town Councilwoman James Hern – Captain	√	√	√	√	√	√	√
City of Xenia	Brent Merriman – City Manager Jeffrey Bruggeman – Captain Eric Henry – Asst. City Manager/ Dev. Services Director	√	√	√	√	√	√	√
Village of Bowersville	Gary Ellison – Mayor	√	√	√	√			√
Village of Cedarville	James Kannady – Administrator Brady Smith – Chief	√	√	√	√			√
Village of Clifton	Sue Chasnov - Treasurer	√	√	√	√			√
Village of Jamestown	Brian Noah – Chief	√	√	√	√	√	√	√
Village of Spring Valley	Rusty Cross – Fire Chief Brett Bonecutter – Administrator	√	√	√	√			√
Village of Yellow Springs	Brian Housh – Council Member Johnnie Burns - Village Manager	√	√	√	√	√	√	√
<i>Other</i>								
Bath Township	Michelle Clements – Trustee	√	√	√		√		
Beavercreek Township	Nathan Hiestler – Division Chief Kate Hone – Auxiliary Leader	√	√	√	√		√	√
Cedarville Township	Kyle Miller – Fire Chief	√	√	√	√	√		
New Jasper Township	Mike Horsley – Trustee Dough McDaniel – Fire Chief						√	
Spring Valley Township	Rusty Cross – Fire Chief			√	√		√	√
Sugarcreek Township	Marvin Moeller – Trustee					√	√	
Xenia Township	Scott Miller – Trustee Alan Stock – Administrator		√			√	√	
Miami Conservancy District	Emma Allington – Engineering Associate					√		

Community/ Organization	Stakeholders	Surveys Completed				Meetings Attended		
		Goals	Hazard Priorities	Previous Mitigation Actions	New Mitigation Actions	1	2	Other
Bellbrook Sugarcreek Schools	Jeff Eckley – Manager of Business Paul Otten – Superintendent	√	√			√		
Cedar Cliff Local Schools	Brian Masser - Superintendent	√	√			√		
Wright State University	David Cox – Emergency Manager					√		

If representatives were unable to attend the virtual Core Planning Committee meetings, they participated via “Other” formats, including online surveys, as documented in **Appendix G**.

The following section details the meetings that took place during the planning process. Documentation of each meeting, including newspaper postings, email announcements and attachments, meeting materials, and completed surveys, can be found in **Appendix G**.

## 3.5 Meetings

### Core Planning Committee Kick off

A kickoff announcement was emailed to stakeholders on February 12, 2025, inviting them to participate in the 2025 Greene County Hazard Mitigation Plan update process as part of the Core Planning Committee. All kickoff materials were made available on the project’s website (<http://www.burtonplanning.com/Greene-hmp>).

The Announcement outlined the following details regarding the planning process:

- Goals of the Hazard Mitigation Plan
- A summary of who is involved in the planning process
- Federal requirements of the hazard mitigation planning process
- An overview of the hazard mitigation planning process
- The proposed schedule for the Greene County Plan update
- The role of the Core Planning Committee in the update process
- Contact information for both Greene County EMA and Burton Planning Services
- Dates, times, and Microsoft Teams links of upcoming Core Planning and Public Meetings

### Core Planning Meeting and Public Meeting 1

The first meetings were open to both the core planning members and the public. They were held both virtually and in-person on Tuesday, March 11, 2025, at 2:00 P.M and at 5:00 P.M at the Greene County Media Room. The meetings began with a brief introduction from a Burton Planning Services (BPS) representative. This introduction included a description of the in-person and virtual engagement process, including multiple options for participants to sign into the meeting. Participants that attended virtually were reminded multiple times throughout the course of the meeting to sign in using the online survey, via the chat function, or by sending an email to the County EMA or BPS. Participants that attended in-person used the sign-in sheets for attendance. The introduction also informed attendees that they could ask questions using the chat feature, or by un-muting themselves and asking their questions at any time throughout the meeting.



A BPS representative then guided the attendees through a presentation which detailed the hazard mitigation planning process, including requirements of the planning process, potential hazards that could be addressed, benefits of hazard mitigation planning, and potential types of projects that could be federally funded because of the hazard mitigation plan. BPS also described the role that the Core Planning Committee would serve in the development of the 2025 Greene County Hazard Mitigation Plan.

A total of 39 people attended the afternoon meeting, including the Greene County EMA Director. Representatives from the Greene County Engineer, Greene County Public Health, Greene County Sheriff's Office, Greene County Sanitary Engineering, Greene County Regional Planning, Greene County Development, Greene County Environmental Services, City of Beavercreek, City of Fairborn, City of Xenia, Village of Jamestown, Village of Yellow Springs, Cedarville Township, and Xenia Township attended. In addition, representatives of other organizations such as Cedar Cliff Local Schools, Wright State University, Miami Conservancy District, Bellbrook Sugarcreek School District, Greater Dayton Area Hospital Association, Ohio EMA, and Madison County EMA attended the afternoon meeting. No members of the public attended the meeting.

A total of seven people attended the evening meeting, including the Greene County EMA Director. Representatives from Greene County Jobs and Family Services, City of Fairborn, City of Xenia, Bath Township, and Sugarcreek Township also attended the evening meeting. No members of the public attended the meeting.

Following the completion of the presentation, a BPS representative guided the attendees through three surveys, detailed below. Each participant was provided with multiple methods of completing the survey, including a physical hard copy of the survey, a fillable PDF that could be completed on their computer, or an online version. Links to survey locations were provided throughout the meeting. Public input was requested using social media.

#### ***Goals Survey***

The purpose of this survey was to reflect on the goals included in the 2020 Hazard Mitigation Plan to determine if they were still relevant to the 2025 Plan. Each attendee reviewed the previous goals and determined if they were still applicable, provided comments or edits to the goals that needed to be changed, and generated new goals to potentially be included in the 2025 Plan.

Discussion on the Goals Survey centered around the relevance of the goals. Attendees indicated a preference for adding a goal related to water treatment and water delivery systems. Other attendees mentioned the relevance of invasive species to the Plan.

#### ***Hazard Priority Survey***

The purpose of this survey was to review all hazards that could be included in the 2025 Hazard Mitigation Plan and prioritize them. As such, attendees were asked to rate each hazard on a scale of zero to five, with five meaning the hazard poses the greatest possible threat to the County or their community and zero meaning the hazard should not be included in the 2025 Plan. Attendees rated hazards that were included in the 2025 Hazard Mitigation Plan, as well as all potential hazards that could be included in the 2025 Plan.

Following the completion of this survey, BPS guided a discussion on which hazards were deemed to be most important and which hazards attendees did not think needed to be included. As mentioned above, attendees emphasized invasive species during this part of the meeting.

#### ***Previous Mitigation Actions Status Survey***

The purpose of the Previous Mitigation Actions Status Survey was to have attendees review the mitigation actions that were included in the 2020 Hazard Mitigation Plan, reflect on the status of each action, and determine if that action should be included in the 2025 Hazard Mitigation Plan.

## Core Planning Meeting and Public Meeting 2

The second meetings were open to both the core planning members and the public. They were held both virtually and in-person on Wednesday, April 16, 2025, at 2:00 P.M and at 5:00 P.M at the Soin Medical Center. The meetings began with a brief introduction from a Burton Planning Services (BPS) representative. This introduction included a description of the in-person and virtual engagement process, including multiple options for participants to sign into the meeting. Participants that attended virtually were reminded multiple times throughout the course of the meeting to sign in using the online survey, via the chat function, or by sending an email to the County EMA or BPS. Participants that attended in-person used the sign-in sheets for attendance. The introduction also informed attendees that they could ask questions using the chat feature, or by unmuting themselves and asking their questions at any time throughout the meeting.

A BPS representative then guided the attendees through a presentation which detailed the hazard mitigation planning process, including requirements of the planning process, potential hazards that could be addressed, benefits of hazard mitigation planning, and potential types of projects that could be federally funded because of the hazard mitigation plan. BPS also described the role that the Core Planning Committee would serve in the development of the 2025 Greene County Hazard Mitigation Plan.

A total of 30 people attended the afternoon meeting, including the Greene County EMA Director, as well as the County Administrator, the Director of Greene County Jobs and Family Services, a County Commissioner, and representatives of the County Sheriff's Department, the Public Health Department and Engineer's Office. Also in attendance were representatives of the Cities of Bellbrook, Beavercreek, Fairborn, and Xenia, the Villages of Cedarville, Jamestown, Spring Valley and Yellow Springs, as well as the Townships of Beavercreek, Cedarville, New Jasper, Spring Valley, Sugarcreek and Xenia. Two representatives of the Ohio EMA, the Clinton County EMA Director, and a representative of Cedar Cliff Local Schools also attended the afternoon meeting. No members of the public were in attendance.

A total of 6 people attended the evening meeting, including the Greene County EMA Director and two representatives of the Ohio EMA. Representatives of New Jasper Township, the Village of Clifton, and the Greene County Building Department also attended. No members of the public attended the evening meeting.

Following the completion of the presentation, a BPS representative guided the attendees through a survey, detailed below. Each participant was provided with multiple methods of completing the survey, including a physical hard copy of the survey, a fillable PDF that could be completed on their computer, or an online version. Links to survey locations were provided throughout the meeting. Public input was requested using social media.

### ***Hazard Mitigation Action Scoring Matrix***

The purpose of this survey was to reflect on the hazard mitigation actions included in the 2020 Hazard Mitigation Plan to determine if they were still relevant to the 2025 Plan. New mitigation actions were developed for the 2025 Plan, and these actions were presented to the Core Planning Committee. Participants were asked to score the actions based on their priority for their jurisdiction. Participants were also told that the wording for the mitigation actions may be altered to better align with the needs of their communities. The remainder of the meeting functioned as a working session, where participants were able to ask questions as they completed their surveys. Once complete, the meeting was adjourned.

## 3.6 Public Comment Period

The 2025 Greene County Hazard Mitigation Plan was made available to the public and Core Planning Committee for review for a 15-day public comment period ending on August 28, 2025. The Hazard Mitigation Plan was made available for review online on the project's website and paper copies were

available at the Greene County EMA's office. No comments from the public were reported. Comments from stakeholders were addressed in the plan. Greene County's efforts to include the public and Core Planning Committee members in the public comment period can be found in **Appendix G**.

# 4 | Risk Assessments



## 4.1 Dam/Levee Failure

### Description

FEMA defines a dam as “any artificial barrier of at least a minimum size, including appurtenant works, that impounds or diverts water or liquid-borne solids on a temporary or long-term basis.” Dam failure occurs when that impounded water is suddenly released in an uncontrollable manner. A dam/levee failure can result in the uncontrolled release of floodwater downstream of a facility, resulting in a flood wave that can cause significant damage to buildings and infrastructure downstream. The unexpected nature of dam collapse also increases the likelihood of loss of life in the impacted area due to reduced warning times.

Dam infrastructure can be affected by natural hazards, such as floods, or man-made threats, such as sabotage. An imbalance between a dam’s age and the amount of resources invested toward dam maintenance can be detrimental to the dam’s condition. Maintenance issues include dam settlement and cracking, or movement of the dam’s foundation. Dam failures can be caused by seepage, structural failure, or water overtopping the reservoir. Most dams in the U.S. are privately owned but regulated by the State or Federal government.

The National Flood Insurance Program (NFIP) defines a levee as “a man-made structure, usually an earthen embankment, designed and constructed in accordance with the sound engineering practice to contain, control, or divert the flow of water so as to reduce risk from temporary flooding.” Levees are built parallel to waterways to reduce the risk of flood damage to neighboring infrastructure. Levee failure can occur from improper maintenance, erosion, seepage, and subsidence when the man-made structure fails.

Common dam-related terms include:

- **Spillway:** A structure that is part of a dam or found beside a dam which allows the controlled release of water from a reservoir.
- **Outlet works:** Used to regulate or release water flow from a dam. An outlet works is a device which consists of one or more pipes or tunnels which move water through the dam.
- **Auxiliary spillway:** Also known as an emergency spillway, the auxiliary spillway is a secondary spillway designed to operate only during periods of increased water inflow or high reservoir levels.
- **Structural failure:** Caused by foundation defects such as settlement and slope instability or earthquakes.
- **Mechanical failure:** Dam failure due to malfunctioning gates, conduits, or valves.
- **Hydraulic failure:** Occurs when water overtops the dam, usually caused by inadequate spillway design, blockages in spillways, or dam crest settlement.
- **Levee System:** A flood protection system which consists of a levee or other structures, such as closure or drainage devices.

Normally, water passes through a dam via the main spillway or outlet works. During periods of increased water inflow or high reservoir levels, water should pass through an auxiliary spillway. Dam failure or partial failures are typically caused by structural, mechanical, or hydraulic failures, rather than during extreme storm events.

According to the U.S. Army Corps of Engineers (USACE), dams can be classified by their hazard potential. The three hazard potential classes are:

- **High Hazard Potential:** During the event of a dam failure, loss of life is probable, which is the primary attribute for assigning this designation to a dam. Economic losses, environmental damages, and lifeline impacts are also likely, but are not required for this designation.
- **Significant Hazard Potential:** No loss of life is expected during a dam failure, but economic losses, environmental damages, and lifeline impacts are likely.
- **Low Hazard Potential:** No loss of life is expected during a dam failure and no lifeline impacts are expected. Environmental damages and economic losses are expected to be limited to the dam owner's property.

## Location

Dam properties of High to Low hazard Potential are listed in **Table 4.1.1**. The status of each dam's Emergency Action Plan as of April 2025, is indicated in the table (Source: USACE). Dam locations can be seen in **Figure 4.1.2**.

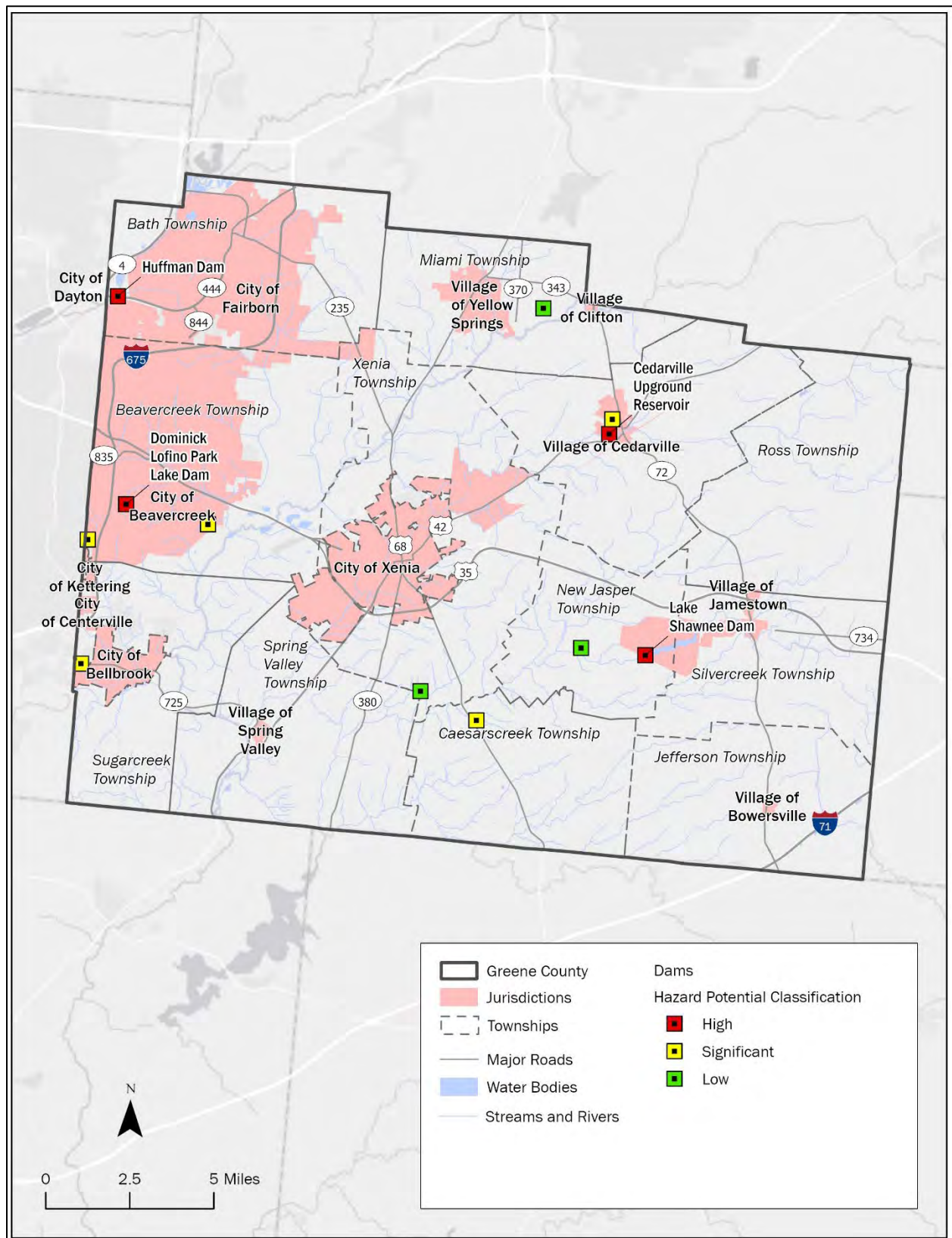
**Table 4.1.1: Dam Properties in Greene County, Ohio**

Hazard Potential Classification	Dam Name	Owner Type	Distance to Nearest City (Miles)	Condition Assessment	EAP Prepared
High	Cedarville Upground Reservoir	Local Government	0.02	Poor	No
High	Dominick Lofino Park Lake Dam	Local Government	1.1	Fair	Yes
High	Huffman Dam	Local Government	1.1	Fair	Yes
High	Lake Shawnee Dam	Private	0.1	Fair	Yes
Significant	Bayberry Cove Development Dam	Local Government	0.2	Poor	No
Significant	Cedarville University Lake Dam	Private	0.2	Fair	No
Significant	Fisher Lake Dam	Private	25	Poor	No
Significant	Greene Town Center Dam	Private	0	Fair	Yes

Hazard Potential Classification	Dam Name	Owner Type	Distance to Nearest City (Miles)	Condition Assessment	EAP Prepared
Significant	Tara Lake Dam	Private	4.9	Poor	No
Low	Greene Co. Fish & Game Pond No. 1 Dam	Private	7.6	Fair	No
Low	Mystic Lake Dam	Private	5.1	Poor	No
Low	Spring Lake Dam	Private	11	Fair	No

Source: U.S. Army Corps of Engineers

Figure 4.1.2: Dam Locations in Greene County, Ohio





## Extent

The Hazard Priority Dam classification system considers the effects of dam failure or mismanagement during both normal and flood flow conditions, as well as worst-case scenario situations. Dam classification may decrease with physical modifications to the dam or by eliminating downstream infrastructure. The classifications are justifiable, reasonable, and consistent with the federal guidelines for dam safety. The hazard potential classification may change depending on anticipated consequences of a dam failure, such as new development below a dam or within the dam breach floodplain. Hazard potential classification may decrease with physical modifications to the dam or by eliminating downstream infrastructure.

There are four High Hazard Potential Dams in Greene County, which are listed in **Table 4.1.1** and shown on **Figure 4.1.2**. Sudden failure of High Hazard Potential Dams could result in one of the following outcomes, depending on environmental conditions.

- Loss of human life.
- All items listed below for failure of Significant Hazard Potential Dams.

Sudden failures of Significant Hazard Potential Dams could result in at least one of the following conditions:

- Disruption of a public water supply or wastewater treatment facility, release of health hazardous industrial or commercial waste, or other health hazards.
- Flooding of residential, commercial, industrial, or publicly-owned structures.
- Flooding of high-value property.
- Damage or disruption to major roads including, but not limited to, interstate and state highways and the only access to residential or other critical areas such as hospitals, nursing homes, or correction facilities as determined by the chief.
- Damage or disruption to railroads or public utilities.
- Damage to downstream dams or levees. Damage to dams or levees can include, but is not limited to, overtopping of the structure. At the request of the dam owner, the chief may exempt dams from the criterion of this paragraph if the dam owner owns the potentially affected property.
- Damage or disruption to local roads including, but not limited to, roads not otherwise listed as major roads.
- Damage to agricultural crops and livestock.

Sudden failures of Low Hazard Dams could result in property losses restricted mainly to the dam and rural lands, and the loss of human life is not probable.

## History

### ***Spring Lake Dam Non-Failure Incident, April 6, 2019:***

A sinkhole developed because of a bad joint in the principal spillway outlet. The spillway was replaced. No incident report was produced.

### ***Fisher Lake Dam Non-Failure Incident, January 28, 2019:***

Fisher Lake Dam's principal spillway riser failed because of corrosion and poor dam condition. Overall water levels were lowered. No incident report was provided.

## **Probability**

Dam failures are unlikely but not impossible. All dams, especially High and Significant Hazard Potential Dams, should have an Emergency Action Plan (EAP) in place. In addition, aging dam infrastructure coupled with climate change could result in more frequent dam failures. The Climate Change section in Future Trends discusses climate change further.

Dam conditions can provide insight into how likely it is that a dam will fail. The U.S. Army Corps of Engineers defines dam conditions as follows:

### **Satisfactory**

No existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the minimum applicable state or federal regulatory criteria or tolerable risk guidelines.

- No existing deficiencies or potentially unsafe conditions are recognized, with the exception of minor operational and maintenance items that require attention.
- Safe performance is expected under all loading conditions including the design earthquake and design flood.
- Permanent risk reduction measures (reservoir restrictions, spillway modifications, operating procedures, etc.) have been implemented to eliminate identified deficiencies.

### **Fair**

No existing dam safety deficiencies are recognized for normal operating conditions. Rare or extreme hydrologic and/or seismic events may result in a dam safety deficiency. Risk may be in the range to take further action. Note: Rare or extreme events are defined by the regulatory agency based on their minimum applicable state or federal criteria.

- Lack of maintenance requires attention to prevent developing safety concerns.
- Maintenance conditions may exist that require remedial action greater than routine work and/or secondary studies or investigations.
- Interim or permanent risk reduction measures may be under consideration.

### **Poor**

A dam safety deficiency is recognized for normal operating conditions which may realistically occur. Remedial action is necessary. 'Poor' may also be used when uncertainties exist as to critical analysis parameters which identify a potential dam safety deficiency. Investigations and studies are necessary.

- Dam has multiple deficiencies or a significant deficiency that requires remedial work.
- Lack of maintenance (erosion, sinkholes, settlement, cracking, unwanted vegetation, animal burrows, inoperable outlet gates) has affected the integrity or the operation of the dam under normal operational conditions and requires remedial action to resolve.
- Critical design information is needed to evaluate the potential performance of the dam. For example, a field observation or a review of the dam's performance history has identified a question that can only be answered by review of the design and construction history for the dam. Uncertainty arises when there is no design and/or construction documentation available for review and additional analysis is needed to better understand the risk associated with operation under normal operational conditions.
- Interim or permanent risk reduction measures may be under consideration.

### **Unsatisfactory**

A dam safety deficiency is recognized which requires immediate or emergency remedial action for problem resolution.

- A critical component of the dam has deteriorated to unacceptable condition or failed.
- A safety inspection indicates major structural distress (excessive uncontrolled seepage, cracks, slides, sinkholes, severe deterioration, etc.), advanced deterioration, or operational deficiencies which could lead to failure of the dam or its appurtenant structures under normal operating conditions.
- Reservoir restrictions or other interim risk reduction measures are required.
- A partial or complete reservoir drawdown may be mandated by the state or federal regulatory agency.

The State of Ohio Dam Safety Program focuses on deficient Class I dams (High Hazard Potential Dams) and dams in poor or unsatisfactory condition. There are four High Hazard Potential Dams in Greene County, which are listed in **Table 4.1.1** and shown on **Figure 4.1.2**. One High Hazard Potential Dam in Greene County does not have an emergency action plan (EAP) in place: Cedarville Upground Reservoir. Cedarville Upground Reservoir is also in 'poor' condition, meaning there is at least one known dam safety deficiency. This dam is owned by a local government entity.

Huffman Dam is located near the northwestern border of Greene County. No properties outside of the Miami Conservancy District in Greene County are likely to be impacted by a dam failure or incident. Properties in Montgomery County and in the City of Dayton may be impacted by a dam failure at Huffman Dam. The Dam was constructed to prevent the flooding of the Village of Osborn which has since been fully acquired by the Miami Conservancy District. By 1924, the Miami Conservancy District had acquired all at risk properties, including nearly 200 homes, and relocated them. Remaining sections of the Village of Osborn were merged with the City of Fairfield in 1950. It is likely that the inundation area is completely within the Miami Conservancy District parks.

Dominick Lofino Park Lake Dam is located in the City of Beavercreek near the central western border of Greene County. It does not have an EAP in place, however an inundation map has been completed for the dam. In the most extreme inundation flooding event, seven mixed-use properties (residential and commercial), 95 residential units, and nine multi-unit residential units for senior citizens would be inundated or partially inundated, along with several culverts and primary access points. To see the complete inundation study, please contact the Greene County EMA.

Cedarville Upground Reservoir is located in the Village of Cedarville in northeastern Greene County. The Lake Shawnee Dam is located in southeastern Greene County and is privately owned (or owned by the Shawnee Hills Property Owners Association).

**Tables 4.1.3** and **4.1.4** summarize the properties that may be exposed during a dam failure for Lake Shawnee Dam and Cedarville Upground Reservoir Dam. Note that this information is for general planning purposes only and should not be used in an Emergency Action Plan or any dam failure response. Inundation maps and Emergency Action Plans should be completed by following all industry standards and requirements.

**Table 4.1.3: Lake Shawnee Dam Property Exposure**

Land Use	Count	Land Value	Improvement Value	Total Value
Agricultural	45	\$1,742,730	\$2,316,660	\$4,059,390
Commercial	5	\$324,040	\$345,310	\$669,350

Land Use	Count	Land Value	Improvement Value	Total Value
Residential	43	\$849,770	\$2,799,090	\$3,648,860
<b>Total</b>	<b>93</b>	<b>\$2,916,540</b>	<b>\$5,461,060</b>	<b>\$8,377,600</b>

**Table 4.1.4: Cedarville Upground Reservoir Dam Property Exposure**

Land Use	Count	Land Value	Improvement Value	Total Value
Agricultural	30	\$1,254,490	\$1,591,630	\$2,846,120
Commercial	4	\$310,550	\$345,310	\$655,860
Residential	24	\$492,780	\$1,551,200	\$2,043,980
<b>Total</b>	<b>58</b>	<b>\$2,057,820</b>	<b>\$3,488,140</b>	<b>\$5,545,960</b>

## **Vulnerability Assessment**

### **Infrastructure Impact**

Failures of Significant Hazard Potential Dams could flood roadways, including major routes and local roads. Utility infrastructure (wastewater, drinking water, and commercial and industrial waste lines) may be disrupted or destroyed.

### **Population Impact**

The local population could be impacted by loss of utilities, including the local water supply. Health hazards may also be released into the flood waters during a dam failure which may cause indirect harm to the local population. The local population could be impacted economically as well.

### **Property Damage**

At least one residential or commercial property is likely to face structural collapse during a High Hazard Potential Dam failure. Dam failure has the potential to damage high value properties. Residential, commercial, industrial, and/or high value properties may be damaged by a Significant Hazard Potential Dam failure, as well as publicly-owned properties. Properties that are owned by the dam owner may be exempt from the property damage calculation.

### **Loss of Life**

Loss of life because of a High Hazard Potential Dam failure is likely. Loss of life during a Significant or Low Hazard Potential Dam failure is not expected.

### **Economic Losses**

Economic losses can include damage from flooding crops, flooding livestock, damaged goods, and the flooding of vital roadways.

Emergency Action Plans (EAPs) have been completed for three of the four High Hazard Potential Dams in Greene County (**Table 4.1.1**). However, the data is subjected to agreements where it cannot be published publicly. The Ohio Department of Natural Resources (ODNR) holds a record of these EAPs.

## **Future Trends**

### **Land Use and Development Trends**

Development that has occurred in areas that will flood after a dam failure should be prepared for rapid flooding. Land use plans can limit development in these areas to prevent the increase of dam hazard potential. To better understand where development should be limited, dam failure inundation maps



should be completed for as many dams as possible. If new residential construction units are within the inundation/breach areas of dams, it would increase property and population vulnerabilities despite county-wide population loss.

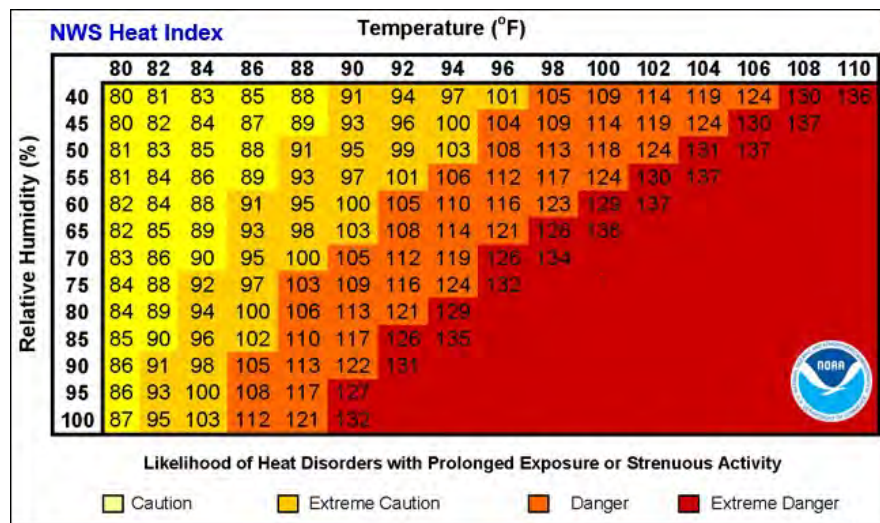
The current total value of taxable real estate in Greene County is \$4,704,063,560. In 2022 and 2023, Greene County authorized a total of 949 new residential units at a total value of \$433,290,000. The population is expected to increase by 2.2 percent, or 3,640 people between 2020 and 2030. An additional increase of 259 people (less than one percent) is expected between 2030 and 2040. The increased population and the increase in residential units could lead to additional risks. Future development should be placed outside of dam inundation areas and outside of FEMA-designated floodplains to reduce risks.

## 4.2 Drought and Extreme Heat

### Description

According to the Federal Emergency Management Agency (FEMA), extreme heat is a period of high heat and humidity with temperatures above 90 degrees for at least two to three days. In extreme heat the human body works extra hard to maintain a normal temperature, which can lead to death. Extreme heat is responsible for the highest number of annual deaths among all weather-related hazards. Humid conditions, which add to the discomfort of high temperatures, occur when a high-pressure weather system traps hazy, moist air near the ground. Extreme heat may also contribute to the formation of a drought if moisture and precipitation are lacking. The National Weather Service's Heat Index Chart is provided in **Figure 4.2.1**.

**Figure 4.2.1: Heat Index Chart**



Source: National Weather Service

Extreme heat events are often accompanied by drought conditions when the events are prolonged. A drought is a shortage in precipitation over an extended period of time. Droughts are common throughout all climatic zones and can range in length from a couple of weeks to multiple years or decades in some areas.

According to the National Oceanic and Atmospheric Administration (NOAA), there are three common types of droughts: Meteorological, Agricultural, and Hydrological. Meteorological drought severity is calculated by the amount of the rainfall deficit (compared to annual averages) and the length of the dry period. Agricultural drought is based on the effects to agriculture by factors such as rainfall and soil water deficits or diminished groundwater/reservoir levels needed for irrigation. Hydrological drought is based on the effects of rainfall shortages on the water supply, such as stream flow, reservoir and lake levels, and groundwater table decline.

### Location

Drought is a countywide hazard that can affect all locations and jurisdictions in Greene County. More specifically, these hazards typically occur at a regional scale. Droughts most commonly occur in Ohio from spring through autumn; however, they may occur at any time throughout the year.

### Extent

Due to the regional nature of droughts and extreme heat events, effects may be noticed throughout the County in both the urbanized and rural areas. All jurisdictions within the County may be affected in

a single drought event. In Greene County, droughts are often linked to prolonged periods of above average temperatures and little to no precipitation.

Initial effects of drought can be noticed within a short period, as soil may dry out and plants may wither and die. When drought conditions persist over several weeks, months, or years, effects may be more pronounced with reductions in water levels of wells, lakes, reservoirs, streams, and rivers. Water supply issues for agriculture, commercial/industrial activities, and private consumption may arise if drought conditions persist over a long term.

The extent of the drought is determined by the Palmer Drought Severity Index (PDSI), shown below in **Table 4.2.2**. In this way, the Index can be utilized as a tool to help define disaster areas and indicate the availability of irrigation water supplies, reservoir levels, range conditions, amount of stock water, and potential for forest fires. The Palmer Drought Severity Index depicts prolonged (in months or years) abnormal dryness or wetness and is slow to respond, changing little from week to week. It also reflects long-term moisture runoff, recharge, and deep percolation, as well as evapotranspiration.

**Table 4.2.2: Palmer Drought Severity Index Classifications and Federal Drought Categories**

Palmer Drought Severity Index	Category	Description
-1.0 to -1.9	D0	Abnormally Dry
-2.0 to -2.9	D1	Moderate Drought
-3.0 to -3.9	D2	Severe Drought
-4.0 to -4.9	D3	Extreme Drought
-5.0 or less	D4	Exceptional Drought

The Palmer Drought Severity Index is a standardized index with values typically falling between -4.0 and +4.0, although extreme conditions can be greater in value (including federal drought categories). Negative values indicate drought conditions while positive values represent wet conditions. Values around zero represent near normal conditions.

Abnormally dry (D0) and moderate drought (D1) conditions occur frequently and typically do not adversely affect agricultural activities unless conditions are sustained in nature. Severe and extreme drought (D2 and D3, respectively) conditions begin to impact agricultural crops, leading to potential economic losses. These more severe events also may impact drinking water resources, especially if the source is a lake or reservoir. Sustained severe droughts may alter the ability of the soil to absorb water, leading to potential flash flooding when rainfall resumes.

### History

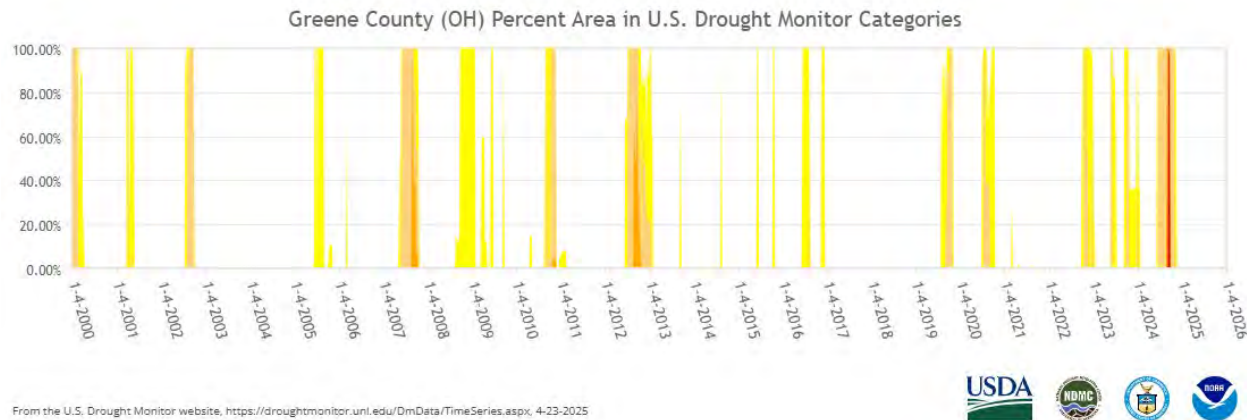
The U.S. Drought Monitor (USDM) describes severe drought as a time when crops suffer, the numbers of wildfires are high and the soil is dry, cracked and pulling away from foundations. In an extreme drought, yields are minimal, livestock are stressed, and lawns go dormant. Data shows that Greene County has spent 292 weeks in abnormally dry conditions, 135 weeks in moderate drought, 24 weeks in severe drought, 4 weeks in extreme drought, and zero in exceptional drought since 2000 (**Table 4.2.3**) (Source: U.S. Drought Monitor). **Figure 4.2.4** depicts the drought monitor history for Greene from 2000 through January 2025.

**Table 4.2.3: Weeks in Drought per Year for Greene County**

Year	Abnormally Dry (D0)	Moderate Drought (D1)	Severe Drought (D2)	Extreme Drought (D3)	Exceptional Drought (D4)
2000	14	9	0	0	0
2001	9	3	0	0	0
2002	11	8	0	0	0
2003	0	0	0	0	0
2004	0	0	0	0	0
2005	17	0	0	0	0
2006	1	0	0	0	0
2007	24	20	7	1	0
2008	19	0	0	0	0
2009	15	0	0	0	0
2010	18	11	4	0	0
2011	7	0	0	0	0
2012	28	25	9	1	0
2013	6	3	0	0	0
2014	1	0	0	0	0
2015	6	0	0	0	0
2016	15	1	0	0	0
2017	1	0	0	0	0
2018	0	0	0	0	0
2019	14	8	0	0	0
2020	15	7	0	0	0
2021	5	0	0	0	0
2022	13	10	0	0	0
2023	26	8	0	0	0
2024	27	22	4	2	0
2025	0	0	0	0	0
<b>Grand Total</b>	<b>292</b>	<b>135</b>	<b>24</b>	<b>4</b>	<b>0</b>



**Figure 4.2.4: Drought in Greene County from 2000 to 2025**



D0 = Abnormally Dry, D1 = Moderate Drought, D2 = Severe Drought, D3 = Extreme Drought, D4= Exceptional Drought

Source: U.S. Drought Monitor

Greene County has not had a disaster declaration for extreme heat or droughts. However, the County has spent four weeks in an extreme drought and 24 weeks in severe drought since 2000. The droughts are detailed below.

***Abnormally Dry to Extreme Drought (D0 – D3), June 18, 2024 – November 25, 2024:***

On June 18, 2024, 100 percent of Greene County was experiencing abnormally dry conditions. Within one week the drought conditions worsened and 100 percent of the County was experiencing moderate drought conditions. The moderate drought condition lasted for 10 weeks, worsening again on September 3, 2024. The whole County spent four weeks in a severe drought and two weeks in an extreme drought before going back to a moderate drought on October 1, 2024. The drought continued for eight weeks, ending on November 25, 2024.

***Abnormally Dry to Extreme Drought (D0 – D3), June 19, 2012 – February 4, 2013:***

On June 19, 2012, approximately 68 percent of Greene County was experiencing abnormally dry conditions. Within three weeks the drought conditions worsened, and 61 percent of the County was experiencing moderate drought conditions. The moderate drought condition lasted for seven weeks, worsening again on August 28, 2012. Approximately 67 percent of the County was in a severe drought and less than one percent was in an extreme drought. The extreme drought conditions only lasted one week, though a portion of the County remained in a severe drought for nine weeks. The moderate drought lasted through the Fall and Winter months of 2012. Greene County entered 2013 in a moderate drought. The drought ended on February 4, 2013.

***Abnormally Dry to Severe Drought (D0 – D2), August 31, 2010 – December 6, 2010:***

On August 31, 2010, 100 percent of Greene County was experiencing abnormally dry conditions. Within two weeks the drought conditions worsened and 100 percent of the County was experiencing moderate drought conditions. The moderate drought condition lasted for seven weeks, worsening again on November 2, 2010. Approximately four percent of the County was in a severe drought for four weeks. The drought ended a week later on December 6, 2010.

***Abnormally Dry to Extreme Drought (D0 – D3), May 15, 2007 – October 29, 2007:***

On May 15, 2007, approximately 10 percent of Greene County was experiencing abnormally dry conditions. Within four weeks the drought conditions worsened and 63 percent of the County was experiencing moderate drought conditions. The moderate drought condition lasted for 12 weeks,

worsening again on August 28, 2007. Approximately 50 percent of the County was in a severe drought and within a week it extended to 100 percent of the County. On September 4, 2007, approximately one percent of the County was in an extreme drought. The extreme drought conditions lasted one week. A severe drought continued for three more weeks before going back down to a moderate drought. On October 9, 2007, approximately eight percent of the County was back in a severe drought which lasted two weeks. The drought lasted one more week before ending on October 29, 2007.

### ***Extreme Heat***

There have been two excessive heat events and three heat events in Greene County since January 1, 1995. All events are listed individually in **Appendix A**.

#### ***Excessive Heat Event, July 19 – July 20, 2019:***

High temperatures and high humidity led the heat index to rise into the triple digits for two days in July 2019. Some places in Greene County reported temperatures of 105 degrees.

#### ***Heat Event, June 28 – July 7, 2012:***

In late June 2012, a warm airmass traveled through southern Ohio, bringing high temperatures. Several locations reported triple digit temperatures. The heat wave lasted about two weeks.

#### ***Heat Event, July 20 – July 31, 1999:***

High temperatures in the 90's across Greene County and northern Ohio were recorded for the month of July 1999. Several counties reported temperatures in the 100's.

### **Probability**

Greene County has experienced droughts in the past, and the potential exists for the County to experience droughts in the future. Greene County has spent 455 weeks in abnormally dry to extreme drought conditions since 2000. Greene County has a 34 percent chance of having a drought and/or experiencing abnormally dry conditions each year based on historical data. The County had two heat and two extreme heat events between 1995 and 2023. Heat events can occur during any year.

Seasons of drought and extreme heat have the potential to occur during any particular year when necessary conditions are met. According to the Midwest Chapter of the Fifth National Climate Assessment, the frequency of major heat waves in the Midwest has increased over the last six decades. In addition, it is predicted that as the climate gets warmer, there will be an associated increase in the number and severity of summer droughts and extreme heat events. The Climate Change section in Future Trends discusses climate change further.

### **Vulnerability Assessment**

Drought projections suggest that some regions of the U.S. will become drier and that most will have more extreme variations in precipitation. Even if current drought patterns remain unchanged, warmer temperatures will amplify drought effects. Drought and warmer temperatures may increase risks of large-scale insect outbreaks and wildfires, in addition to accelerating tree and shrub death and changing habitats and ecosystems in favor of drought-tolerant species. Forest and rangeland managers can mitigate some of these impacts and build resiliency in forests through appropriate management actions.

#### ***Infrastructure Impact***

Drought does not have a significant impact on infrastructure or structures. The greatest impacts of drought are on agricultural interests, as crops may fail, and livestock may not have sufficient water resources. For social vulnerability, the FEMA National Risk Index indicates that the agricultural (crop only) in Greene County has a score of 16.0 (very low). This risk is only based on agricultural impacts and not population impact. The index indicates an expected annual loss of \$97 due to drought events with 0.1 events occurring per year.

### Population Impact

Extreme heat can have an impact on the population of the entire County. Groups who live in areas with minimal tree cover or urban areas may experience higher temperatures relative to outlying areas due to the urban heat island effects. Groups that are particularly vulnerable to extreme heat, such as older adults and people with chronic health conditions may experience illness or injury, such as heat cramps, heat exhaustion, and heat stroke.

For social vulnerability, the National Risk Index indicates that the population in Greene County has a score of 76.1 (“relatively moderate”) for heat wave. The index indicates an expected annual loss of \$454,000 due to heat wave events with 0.9 events occurring per year. All Census Tracts can be found in **Appendix E**.

### Property Damage

During extreme heat events, utility failure may occur due to overuse of electricity for cooling. Property damage is a possibility due to extreme heat. Vehicles are at risk of breaking down from excessive heat, as heat can reduce battery life and reduce the efficiency of the cooling system resulting in overheated engines. Extreme heat can also cause a home to dry out and prematurely age. Excessive heat in combination with lack of rainfall (drought) can cause soil to shrink and crack, which puts stress on a home’s foundation that can be costly to fix. Drought and warmer temperatures may increase risks of large-scale insect outbreaks and wildfires. Drought and warmer temperatures may also accelerate tree and shrub death, changing habitats and ecosystems in favor of drought-tolerant species.

**Table 4.2.5** below shows the 20 census tracts with the highest total EAL (expected annual loss) from heat. EAL rates, calculated by FEMA, identify the total value of loss expected each year for a particular community, in this case the census tracts for Greene County. Expected losses for buildings, population (\$11.6 million for each fatality or 10 injuries), and agriculture per census tract for heat wave.

**Table 4.2.5: Structure and Population Vulnerability from Heat Wave**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210603	\$48	\$21,138	\$135	\$21,321
39057260100	\$38	\$17,921	\$1,421	\$19,380
39057210500	\$43	\$16,787	\$50	\$16,880
39057210604	\$31	\$14,813	\$8	\$14,851
39057240600	\$29	\$13,836	\$253	\$14,118
39057210402	\$25	\$14,034	\$0	\$14,059
39057210401	\$28	\$13,943	\$0	\$13,971
39057210602	\$34	\$13,836	\$0	\$13,870
39057200104	\$33	\$13,468	\$25	\$13,526
39057200500	\$15	\$12,940	\$0	\$12,955
39057220102	\$32	\$12,582	\$166	\$12,780
39057240200	\$18	\$12,310	\$7	\$12,335
39057210201	\$20	\$12,091	\$0	\$12,112
39057240500	\$26	\$11,947	\$57	\$12,030

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057220201	\$27	\$11,937	\$0	\$11,964
39057240303	\$12	\$11,560	\$4	\$11,577
39057200700	\$10	\$11,438	\$0	\$11,448
39057240304	\$14	\$11,406	\$28	\$11,447
39057200901	\$21	\$11,077	\$28	\$11,127
39057220101	\$29	\$10,949	\$38	\$11,016
<b>Grand Total</b>	<b>\$532</b>	<b>\$270,013</b>	<b>\$2,221</b>	<b>\$272,766</b>

Source: FEMA National Risk Index

### Loss of Life

Loss of life is possible during drought and extreme heat events, especially for young children, the elderly, and individuals with respiratory conditions.

### Economic Losses

Economic losses are a threat from extreme heat and droughts in Greene County. Crops and livestock may be compromised during prolonged extreme heat events. Human productivity can also be affected when working conditions become too hot. According to the 2022 Census of Agriculture developed by the U.S. Department of Agriculture (USDA), top crop items based on acreage for Greene County include soybeans for beans, corn for grain, wheat for grain, forage-land used for all hay and haylage, and sod. Based on data from the U.S. Department of Agriculture, Greene County's crop yields were not impacted from previous drought events. Acreage farmed for Corn (Grain), Hay & Haylage, and Soybeans decreased, while acreage for wheat increased between 2017 and 2022. Yield per acre increased in 2022 versus 2017 for all crops except Hay & Haylage and Soybeans (**Table 4.2.6**). Corn for grain had the largest yield decrease per acre (-0.7 tons/acre). Agricultural land use can be seen on the land use map in Chapter 1 (**Figure 1.2.1**).



**Table 4.2.6: Greene County Crop Yields 2017 - 2022**

Commodity	2017		2022	
	Acres	Crop Yield	Acres	Crop Yield
<b>Corn, Grain</b>	61,780	11,752,507 bushels	50,907	10,245,708 bushels
<b>Hay &amp; Haylage</b>	5,547	15,948 tons	5,306	11,326 tons
<b>Soybeans</b>	73,062	4,040,523 bushels	65,907	3,780,879 bushels
<b>Wheat</b>	2,689	206,731 bushels	4,448	406,113 bushels

Source: United States Department of Agriculture Census

## Future Trends

### Land Use and Development Trends

Drought and extreme heat are most likely to impact agriculture land uses and land uses that house or serve vulnerable populations, such as schools, daycares, hospitals, and nursing homes. The increase of people aged 65+ from 2017 (26,204) to 2023 (30,665) could mean more vulnerability to Extreme Heat for that population group. Increase of agricultural land use, crop yields, and livestock cash receipts can mean more vulnerability to drought in those areas.

### Climate Change

Climate change may increase the frequency and/or the severity of the impacts from drought and extreme heat events. As the climate gets warmer, there will be an associated increase in the number and severity of droughts and extreme heat events. Warmer global temperatures may be associated with a prolonged growing season, but this trend may also increase the risk of crop stress due to excessive heat and crop damage due to increased pests and disease. The longer growing season may help some crops but crops like corn and soybean will be negatively affected by the severe heat in the summer, which will decrease these crops' yields. Additionally, increased frequency and severity may negatively impact infrastructure. For example, dams and levees may be compromised after a prolonged drought if drying, reduction of soil strength, erosion, subsidence, or ground cracking occurs. Climate change is expected to increase the occurrence and duration of heat waves in the coming decades.

## 4.3 Earthquakes

### Description

Earthquakes are sudden and rapid movements of the Earth's crust and are caused by the abrupt shifting of rocks deep underneath the earth's surface. These movements vary in length and may last from a few seconds to several minutes.

The seismicity, or seismic activity, of an area refers to the frequency, type, and size of earthquakes experienced over time. Earthquakes are measured using observations from seismometers. The Moment Magnitude Scale (MMS), which was developed in the 1970's, is the most common scale on which earthquakes larger than approximately 5.0 in magnitude are reported for the entire world. Earthquakes smaller than magnitude 5.0, which are more numerous, are reported by national seismological observatories and measured most on the local magnitude scale – also referred to as the Richter Scale. These two scales are numerically similar in their range of validity. Earthquakes of magnitude 3.0 or lower are often almost imperceptible or weak, while earthquakes of magnitude 7.0 or greater can potentially cause serious damage over larger areas.

Damage from an earthquake also depends on the earthquake's depth in the Earth's crust. The shallower an earthquake's epicenter, the more damage to structures it will cause. Alternatively, an earthquake can also be measured by its intensity. The Modified Mercalli Intensity Scale (MMI) ranges in value I to XII, in roman numerals (**Table 4.3.1**).

Earthquakes can happen anywhere without warning; they are low-probability, high-consequence events. Most major earthquakes in the U.S. have occurred in California as well as in Alaska, Hawaii, Oregon, Puerto Rico, Washington, and the entire Mississippi River Valley. There have been recorded earthquakes throughout the U.S., and the Ohio River Valley has experienced earthquakes exceeding the 3.0 magnitude within the last 25 years.

### Location

Earthquakes are countywide hazards and can affect all areas and jurisdictions within Greene County. According to the Ohio Department of Natural Resources (ODNR), Ohio is located on the periphery of the New Madrid Seismic Zone, an area in and around Missouri that was the site of the largest earthquake sequence to occur in the country in the 1800's. Additionally, seismic activity is concentrated in the western Ohio region known as the *western Ohio seismic zone* (also referred to as the *Fort Wayne (Anna) seismogenic zone*), where more than 40 earthquakes have been felt since 1875.

Greene County is just west of the Grenville Front Tectonic Zone in the Granite-Rhyolite Rift Province and East Continent Rift Basin (**Figure 4.3.2**).

### Extent

Earthquakes pose a risk to life and property depending on severity. To monitor earthquakes, the State of Ohio and the ODNR Division of Geological Survey coordinates a 29-station network (**Figure 4.3.3**) of seismograph stations throughout the state to continuously record earthquake activity. The Ohio Seismic Network (OhioSeis) stations are distributed across the state but are concentrated in the most seismically active areas or in areas that provide optimal conditions for detecting earthquakes. While the seismic network cannot predict earthquakes or provide an alert prior to an event, it can provide insight into earthquake risks in the state so that intelligent decisions about building and facility design and construction, insurance coverage, and other planning decisions can be made by individuals, business and industry, and governmental agencies.

According to the ODNR, there is one Ohio Seismic Network monitoring station in Greene County and one in the neighboring Montgomery County.

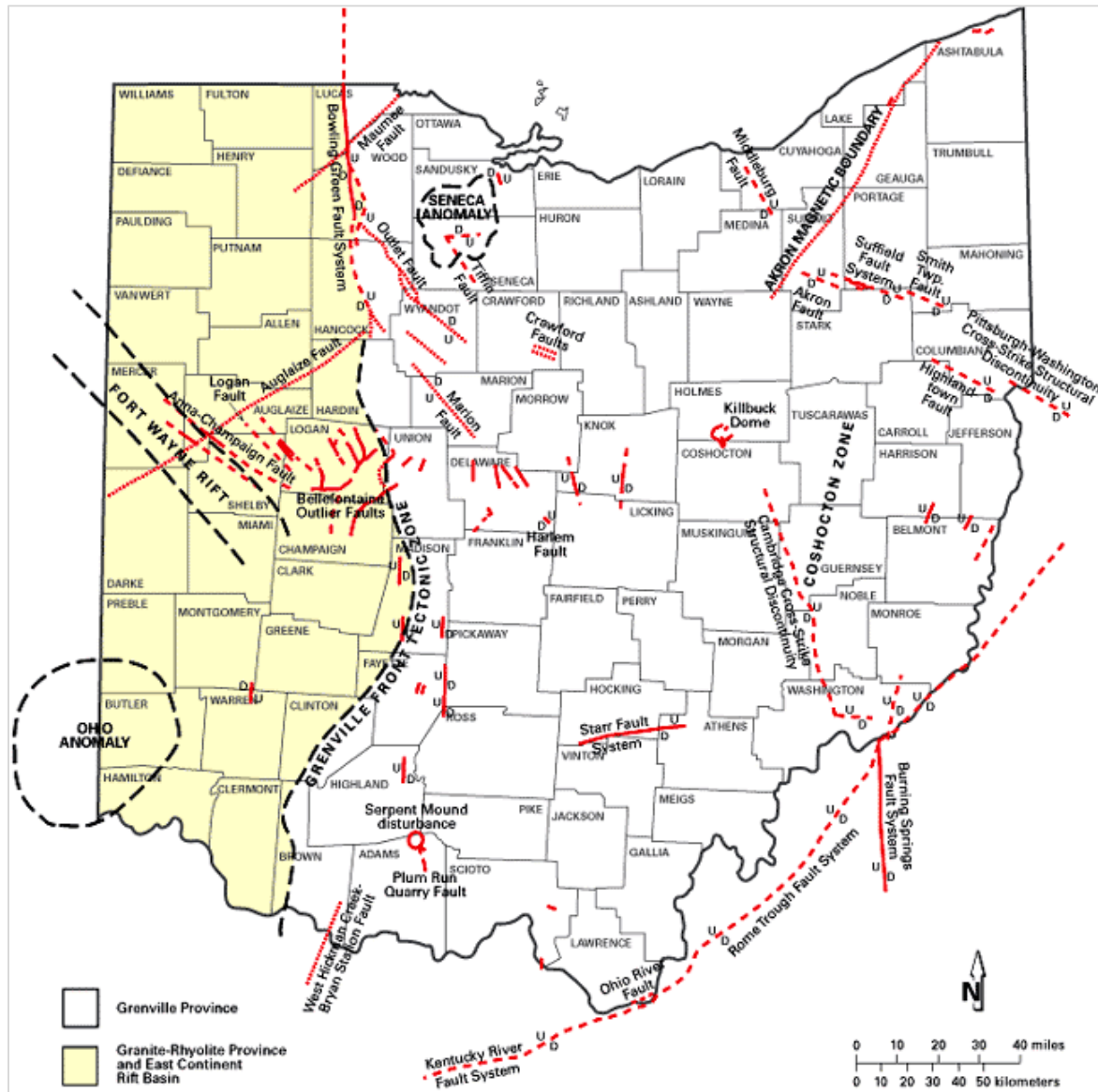
Earthquakes can yield a variety of different outcomes. With the ground shaking associated with earthquake events, buildings have a high potential to be impacted. If soil liquefaction, or the mixing of fine sediment and soil with groundwater occurs, buildings can sink into the ground. Earthquakes also have the potential to rupture dams or levees along a river, resulting in flooding and even tsunamis (see Dam Failure section). Earthquakes can cause landslides or avalanches in high-risk areas and can cause mines to subside. Furthermore, earthquakes that break gas and power lines can result in fires.

**Table 4.3.1: Modified Mercalli Intensity Scale**

Modified Mercalli Intensity Scale		Magnitude
I	Detected only by sensitive instruments.	1.5
II	Felt by few people at rest, especially on upper floors; delicately suspended objects may swing.	2
III	Felt noticeably indoors, but not always recognized as earthquake; standing autos rock slightly, vibrations like a passing truck.	2.5
IV	Felt indoors by many, outdoors by few, at night some awaken; dishes, windows, doors disturbed; standing autos rock noticeably.	3
V	Felt by most people; some breakage of dishes, windows, and plaster; disturbance of tall objects.	3.5
VI	Felt by all, many frightened and run outdoors, falling plaster and chimneys, damage small.	4
VII	Everybody runs outdoors; damage to buildings varies depending on quality of construction; noticed by drivers of autos.	4.5
VIII	Panel walls thrown out of frames; walls, monuments, chimneys fall; sand and mud ejected; drivers of autos disturbed.	5
IX	Buildings shifted off foundations, cracked, thrown out of plumb; ground cracked; underground pipes broken.	5.5
X	Most masonry and frame structures destroyed; ground cracked, rails bent, landslides.	6
XI	Few structures remain standing; bridges destroyed, fissures in ground, pipes broken, landslides, rails bent.	6.5
XII	Total damage; waves seen on ground surface, lines of sight and level distorted, objects thrown up into air.	7 7.5 8

Source: ODNR

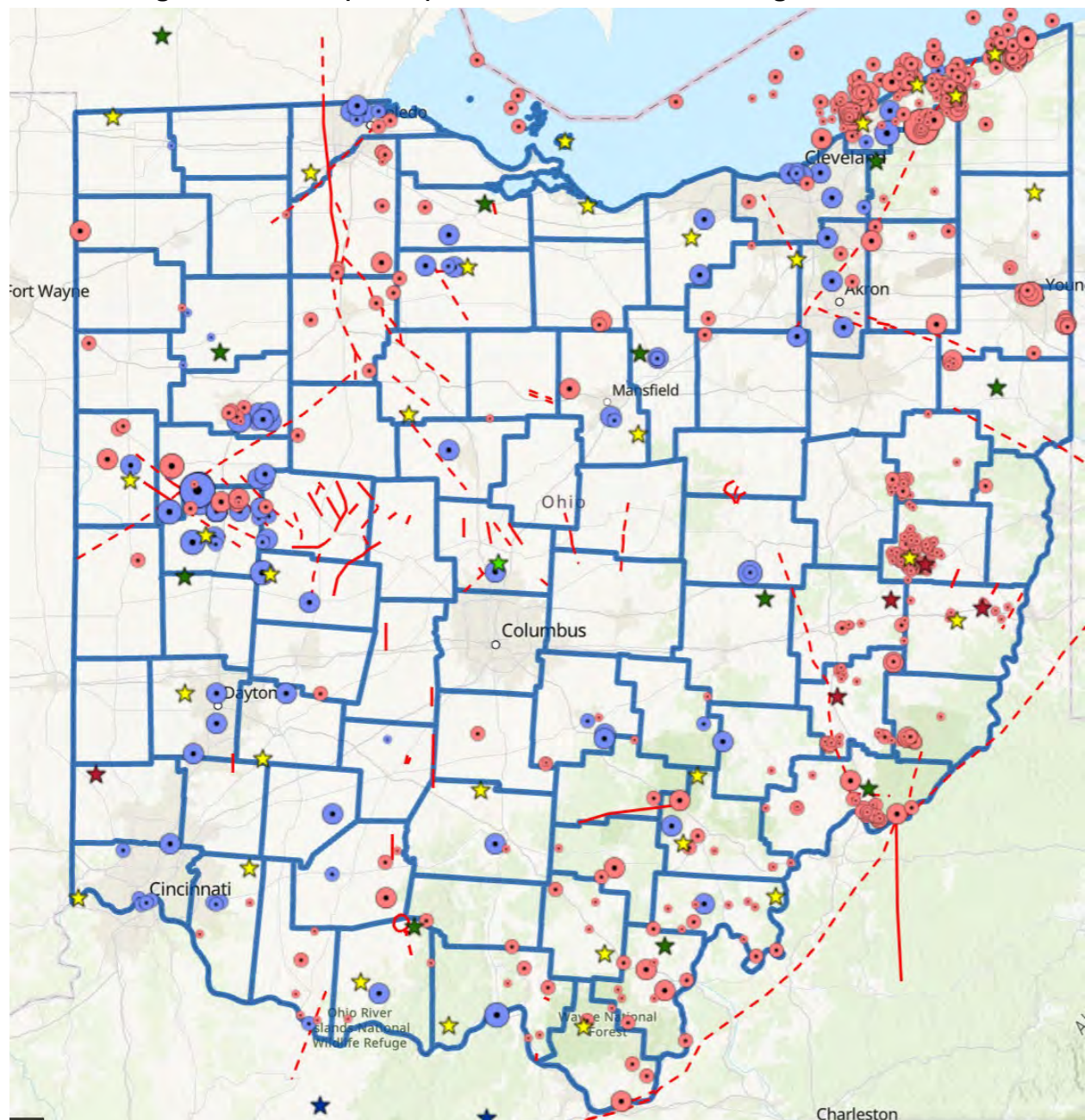
Figure 4.3.2: Ohio Faults and Seismic Zones



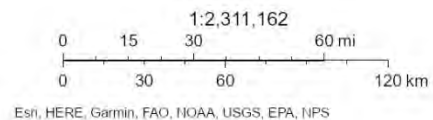
Source: ODNR



**Figure 4.3.3: Earthquake Epicenters and Seismic Monitoring Stations in Ohio**



Source: ODNR



## History

More than 400 earthquakes of 2.0 magnitude or greater with epicenters in Ohio have occurred since 1776. Most of these events have been small, in the 2.0 to 3.0 magnitude range, while 18 earthquakes have had a magnitude of 4.0 or higher. No deaths are recorded in Ohio from earthquakes. According

to ODNR, Greene County has had one recorded earthquake between 1886 and 2024, with a magnitude of 3.5. The earthquake occurred in the Village of Yellow Springs in 1925. There is limited data available on any property damage.

**Figure 4.3.4**, below, displays epicenters of all historical earthquakes with a magnitude greater than 1.0. Locations and magnitudes of non-instrumental earthquakes correspond to felt area or maximum epicentral Modified Mercalli Intensities and may be in error by a considerable distance.

### **Probability**

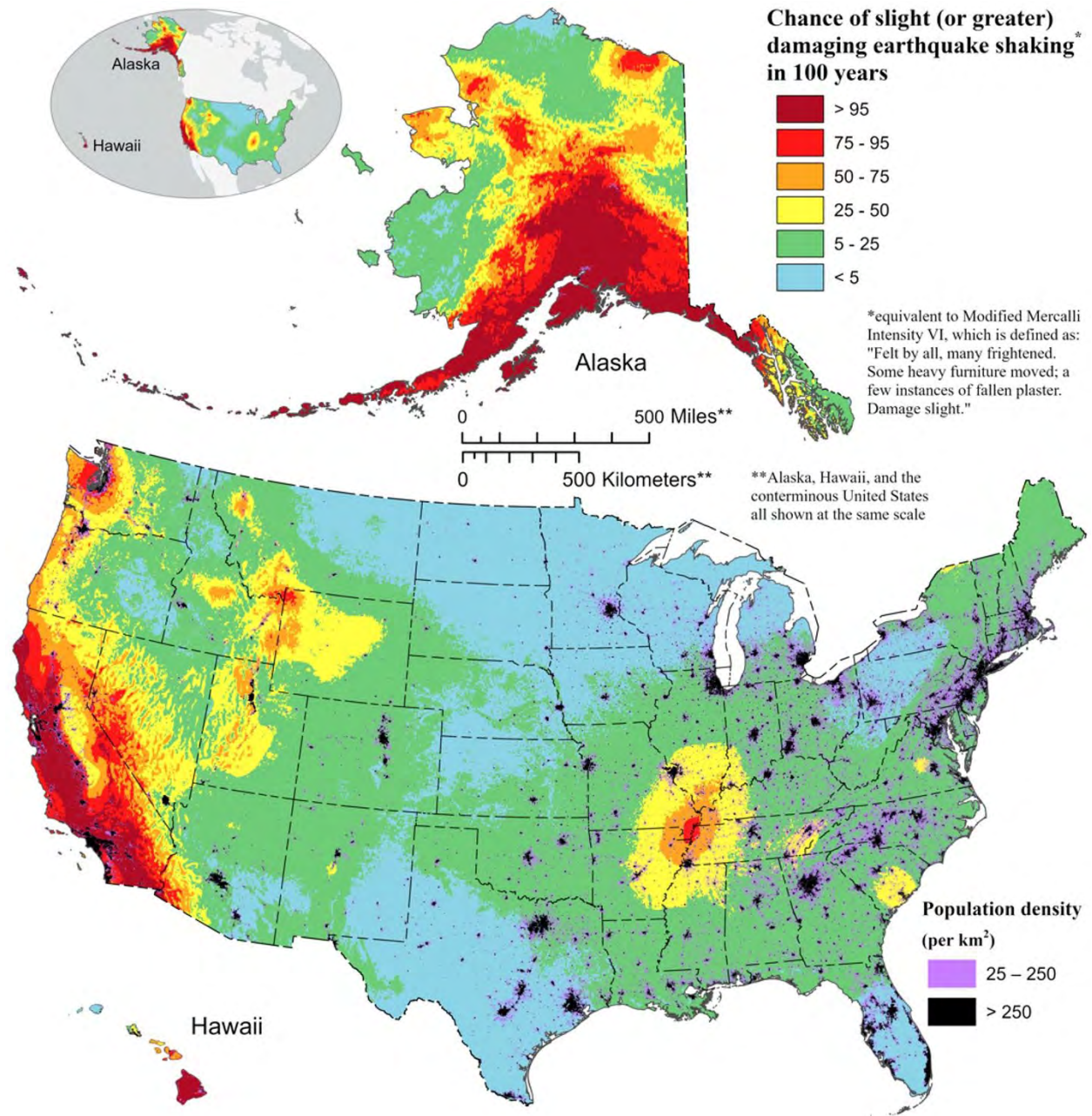
The USGS has both long-term and short-term probabilistic seismic hazard forecasts. In the 2024 one-hundred-year probabilistic seismic hazard forecast, the United States Geological Survey estimated that there is a 5 to 25 percent chance of potentially minor-damage ground shaking for Greene County (**Figure 4.3.4**).

The USGS also prepared national seismic hazard maps (NSHMP) for the United States. These time-independent maps are shown for two percent and ten percent probability of earthquake ground-shaking exceedance levels at specified probabilities over a 50-year period at several hundred thousand sites across the United States. The map (**Figure 4.3.5**) identifies that Greene County has a four to eight percent peak ground acceleration for two percent probability of exceedance in 50 years.

Furthermore, the ODNR indicates that the brief historic record of Ohio earthquakes suggests a risk of moderately damaging earthquakes in the western, northeastern, and southeastern parts of the State.

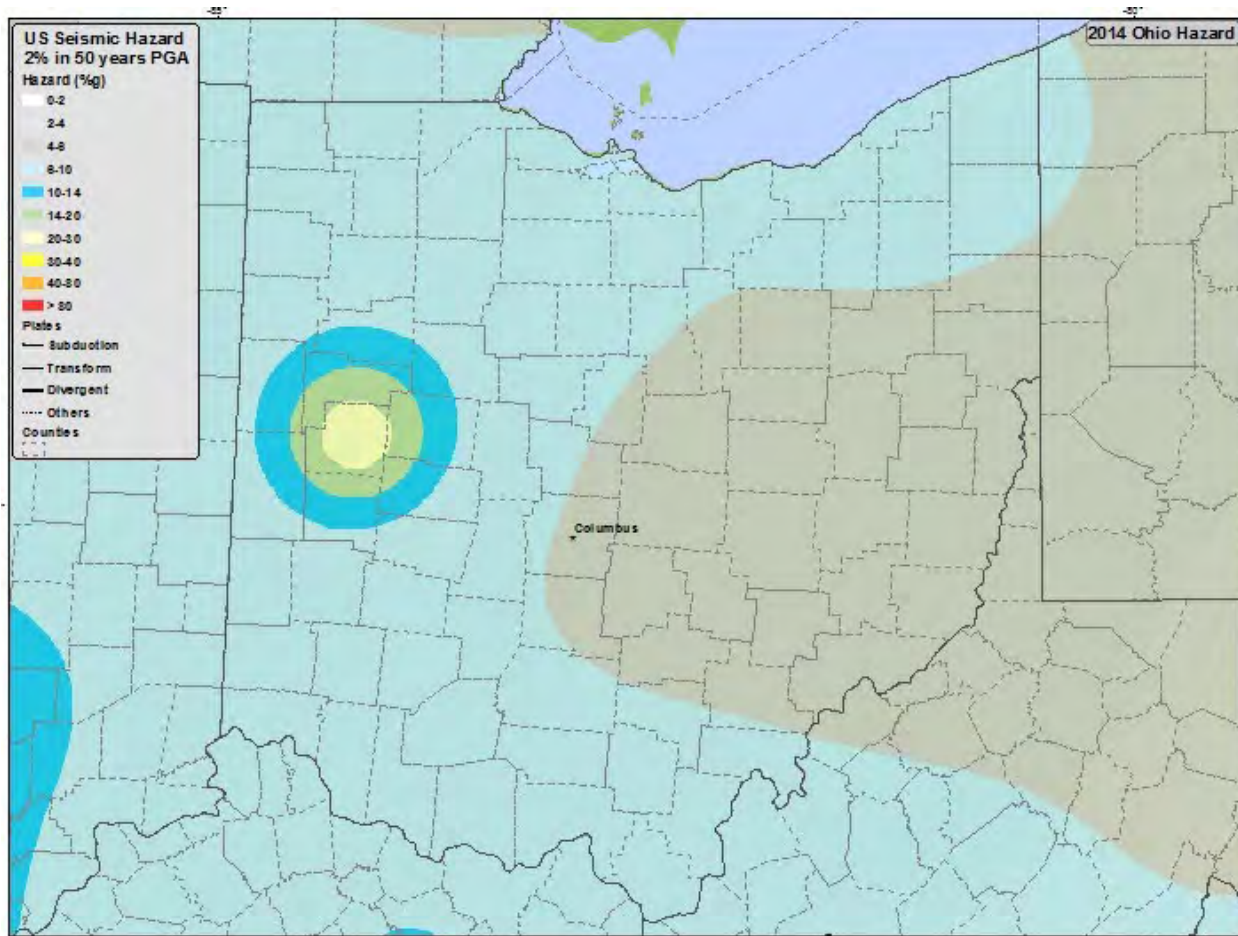


Figure 4.3.4: Earthquake Shaking and Seismic Design Categories



Source: USGS

Figure 4.3.5: 2014 Seismic Hazard Map of the State of Ohio



Source: USGS

## Vulnerability Assessment

### Infrastructure Impact

There has been one earthquake in Greene County since 1886, with a magnitude of 3.5. There is no information on whether the earthquake caused any property damage. Magnitudes under three are not generally noticed by people and cause little, if any, damage. Buildings, roadways, gas and power lines have the potential to be affected. Since the probability of an earthquake occurring in Greene County is less than one percent, there is a low risk of impact to infrastructure as a result.

### Population Impact

There is a relatively low risk of earthquakes occurring in Greene County. Accordingly, there is a low risk of impact to the population. If an earthquake occurs within Greene, the population could be impacted by loss of homes, loss of utilities, and a potential reduction in air quality.

According to the National Risk Index calculated by FEMA, Greene County's risk was scored at 79.1 ("relatively low") to earthquakes, as compared to all other U.S. counties, due to its very low expected annual loss, relatively moderate social vulnerability, and relatively moderate community resilience scores. Earthquakes are unlikely to occur in Greene County; therefore, the population is unlikely to be affected by earthquakes. Socially vulnerable populations may be more affected by earthquakes if they live in older housing units or apartment complexes that do not have adequate earthquake-resilient



infrastructure. The index indicates an expected annual loss of \$1.1 million due to earthquakes with a less than 0.045 percent chance of an event occurring per year.

### **Property Damage**

With any earthquake event, there is potential for property damage to occur, as ground shaking can lead to damaged buildings. Due to the non-site-specific nature of this hazard, **Table 4.3.6** lists the census tracts in Greene County, ranked with the highest vulnerability to the lowest vulnerability.

### **Loss of Life**

Greene County has no recorded earthquake events that have resulted in loss of life; however, if an earthquake occurs, there is potential for loss of life. If there are more people and structures in an earthquake prone location, there is likely to be more of an impact. Loss of life can be mitigated by educating the public on proper protection in the event of an earthquake. For example, the USGS resources on preparing for an Earthquake hazard ([USGS Resources for Earthquake Preparedness](#)) as well as the Ready Campaign ([Ready.gov](#)) are national public service campaigns designed to educate and empower the American people to prepare for, respond to, and mitigate disasters.

### **Economic Losses**

Earthquakes have the potential to damage infrastructure, resulting in the economic burden of clean up and repairs. Potential economic losses and damage associated with Greene County for earthquakes according to FEMA's National Risk Index are recorded in **Table 4.3.6** below. The table shows the 20 census tracts with the highest total EAL (expected annual loss) from earthquakes. EAL rates, calculated by FEMA, identify the total value of loss expected each year for a particular community, in this case the census tracts for Greene County. Expected losses for buildings, population (\$11.6 million for each fatality or 10 injuries), and agriculture per census tract for earthquakes are listed in the table below, ordered by highest to lowest total EAL (expected annual loss) from earthquakes.

**Table 4.3.6: Structure and Population Vulnerability from Earthquakes**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057260100	\$52,577	\$26,909	\$0	\$79,486
39057210101	\$41,830	\$8,832	\$0	\$50,662
39057240600	\$33,802	\$13,290	\$0	\$47,092
39057280102	\$29,752	\$16,336	\$0	\$46,088
39057200104	\$31,248	\$13,796	\$0	\$45,043
39057210602	\$29,541	\$11,299	\$0	\$40,840
39057270100	\$28,444	\$9,777	\$0	\$38,220
39057255000	\$27,238	\$7,468	\$0	\$34,707
39057210500	\$27,598	\$7,083	\$0	\$34,681
39057240500	\$24,807	\$7,929	\$0	\$32,736
39057280300	\$27,277	\$3,715	\$0	\$30,992
39057210603	\$24,215	\$4,707	\$0	\$28,922
39057240302	\$22,164	\$5,795	\$0	\$27,959

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210604	\$21,974	\$5,637	\$0	\$27,611
39057240200	\$20,609	\$6,529	\$0	\$27,139
39057240700	\$19,598	\$6,260	\$0	\$25,858
39057210401	\$20,061	\$4,800	\$0	\$24,862
39057220102	\$18,479	\$5,470	\$0	\$23,949
39057220201	\$18,619	\$4,093	\$0	\$22,712
39057280200	\$16,307	\$6,338	\$0	\$22,646
<b>Total</b>	<b>\$536,141</b>	<b>\$176,063</b>	<b>\$0</b>	<b>\$712,204</b>

Source: FEMA National Risk Index

## Future Trends

### Land Use and Development Trends

Because the incidence and likelihood of earthquakes is low in Greene County, all communities have a low risk. By planning for and managing land use to accomplish social, ecological, and economic sustainability, communities can reduce the negative impacts caused by earthquakes. This can be accomplished through comprehensive land-use plans and supportive federal and state policies. As such, enforcement of stricter building codes that ensure that all new developments are built up to code can reduce risk. Infrastructure (constructed facilities and lifelines) should be designed and constructed to resist earthquake shaking following the current state-of-the-art engineering and technology practices.

Greene County's Perspectives 2040 Goals are to focus on strategically balanced land development, protect farmland, expand and diversify the local economy, revitalize existing communities, preserve natural resources, and enhance quality of life. The Perspectives 2040 offers zone recommendations for natural and open spaces, agriculture, rural living, suburban living, urban living, community centers, commercial and employment centers, and institutional campuses. The developmental framework describes the developmental intent for each zone and will serve as a foundation for future regulatory policies. Given these developmental intentions there is no known changes in risks associated with earthquakes in Greene County.

### Climate Change

Climate change has no known effect on the probability or extent of earthquakes.

## 4.4 Flood

### Description

FEMA describes a flood as “a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters [and] the unusual and rapid accumulation or runoff of surface waters from any source.” Floods are typically riverine, coastal, or shallow. Flash floods are floods that occur quickly, even occurring without visible signs of precipitation.

Urban flooding can occur in areas of development that have a high level of impervious surfaces such as concrete. The level of development and the level of stormwater management practices impact the severity of urban flooding.

Common flood-related terms include:

- **100-Year Flood:** A flood that has a one percent chance of occurring each year. The 100-year floodplain can be seen in **Figure 4.4.1: Flood Hazard Map**. The elevation of the water from the 100-year flood is called the Base Flood. Mitigation strategies should be based on the base flood elevation.
- **Floodplain:** An area that has the potential to flood from any source.
- **Floodway:** Sometimes referred to as a regulatory floodway. FEMA defines a floodway as “the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height.”
- **Flash flood:** Flash floods are typically caused by heavy rainfall over a short period of time. These floods are particularly dangerous because they can occur in minutes and can sometimes occur even without rainfall such as when an ice jam breaks or dissolves. Areas impacted by wildfires are particularly susceptible to flash floods. Flash floods can occur just about anywhere with enough rainfall and are not restricted to the 100-year floodplain. Development/restriction to drainage or increased impervious surfaces can contribute to flash flood frequency.

### Location

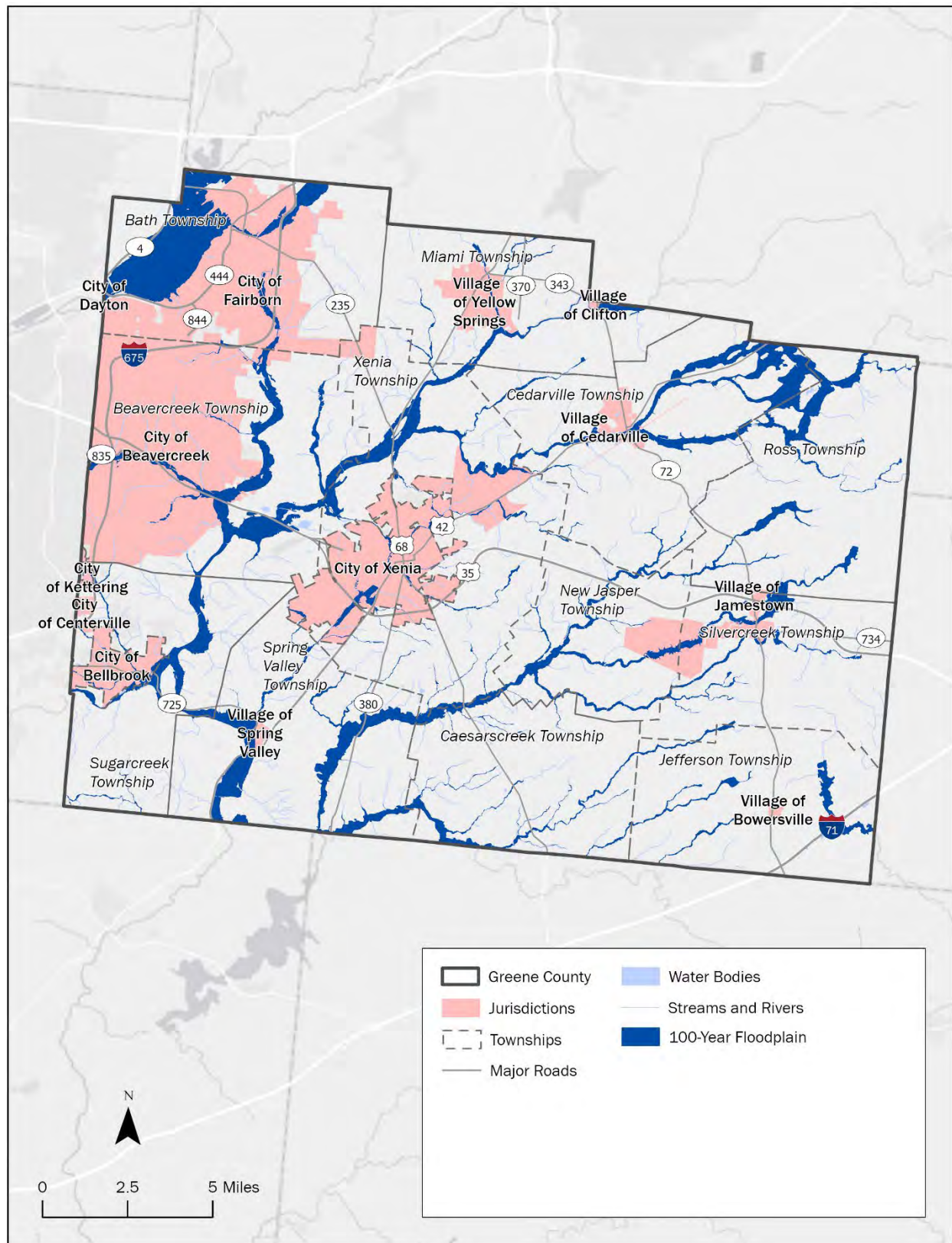
Flooding can occur throughout Greene County. Flash flooding is more likely to occur in developed areas or along lakes and rivers. **Figure 4.4.1** shows the location of the 100-year floodplain. Floods can and do occur outside the FEMA defined 100-year flood zone. Sometimes very small watersheds are not included in the FEMA analyses, but floods can occur in these smaller watersheds as well.

### Extent

Greene County currently has 57 flood insurance maps (see **Appendix F**). The most recent update is from March 2022.

Greene County and nine of its communities, including the City of Beavercreek, City of Bellbrook, City of Fairborn, City of Xenia, Village of Cedarville, Village of Clifton, Village of Jamestown, Village of Spring Valley, and the Village of Yellow Springs, participate in the National Flood Insurance Program (NFIP) (**Table 4.4.2**). The Village of Bowersville is not in the NFIP flood hazard area and does not participate in the NFIP.

**Figure 4.4.1: Flood Hazard Map of Greene County, Ohio**





**Table 4.4.2: National Flood Insurance Program Participation for Greene County, Ohio**

Community Name	County	NFIP Coordinator	Init FHBM Identified	Init FIRM Identified	Effective Map Date	Reg-Emer Date	Participating in NFIP
Greene County*	Greene	Scott Young	07/07/78	04/01/81	03/08/22	04/01/81	Yes
City of Beavercreek	Greene	Sandra Pereira	09/04/81	08/02/82	03/08/22	08/02/82	Yes
City of Bellbrook	Greene	Jason Foster	11/02/74	06/01/77	03/08/22	06/01/77	Yes
City of Xenia	Greene	Chris Berger	12/23/77	01/02/81	03/08/22	01/02/81	Yes
Village of Cedarville	Greene	Diane Porter	01/10/75	07/02/80	03/08/22	02/24/81	Yes
Village of Clifton	Greene Clark	J. Alex Bieri	08/08/75	07/02/80	03/08/22	07/08/80	Yes
City of Fairborn	Greene	Mike Gebhart		02/01/84	03/08/22	02/01/84	Yes
Village of Jamestown	Greene	Joshua Bradley	09/29/78	05/16/95	04/04/11	05/16/95	Yes
City of Kettering	Greene Montgomery	Steve Bergstresser	05/31/74	10/15/80	10/27/22	10/15/80	Yes
Village of Spring Valley	Greene	Dennis Painter	11/16/73	08/01/80	03/08/22	08/01/80	Yes
Village of Yellow Springs	Greene	Denise Swinger	10/18/74	09/04/85	03/08/22	09/04/85	Yes

Source: NFIP Community Status Book

### **Repetitive Loss**

There are 13 repetitive loss properties and zero severe repetitive loss properties in or near Greene County, Ohio, detailed in **Table 4.4.3**. FEMA defines a repetitive loss property as an insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period since 1978. FEMA defines a severe repetitive loss property as a single family property that is covered under flood insurance by the NFIP and has incurred flood-related damage for which four or more separate claim payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding \$5,000 and with cumulative amount of such claims payments exceeding \$20,000; or for which at least two separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property.

**Table 4.4.3: Repetitive Loss Properties in Greene County, Ohio**

Jurisdiction Occupancy	Total RL/SRL Structures	RL Structures	SRL Structures	Total Losses	Total Paid
<b>Greene County (Unincorporated)</b> Other Residential	1	1	0	3	\$21,355
<b>Greene County (Unincorporated)</b> Single Family Residential	2	2	0	5	\$20,460
<b>City of Bellbrook</b> Single Family Residential	3	3	0	6	\$25,166
<b>City of Beavercreek</b> Single Family Residential	3	3	0	6	\$41,843
<b>City of Beavercreek</b> Business Non- Residential	1	1	0	3	\$641,207
<b>City of Fairborn</b> Single Family Residential	1	1	0	6	\$69,332
<b>City of Xenia</b> Other Non-Residential	1	1	0	3	\$39,017
<b>City of Xenia</b> Business Non- Residential	1	1	0	3	\$127,075
<b>Total</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>35</b>	<b>\$985,455</b>

Source: Ohio EMA

## History

There have been 79 floods or flash floods in Greene County between January 1995 and December 2023. These events have caused \$279,500 in property damage. No deaths or injuries were reported. There have been two major disaster declarations related to flooding covering Greene County since May 1953. There have been three flood events that caused property damage since the 2020 Greene County Hazard Mitigation Plan. The major disaster declarations for flooding and floods that have caused the greatest amount of damage are described below:

### **Flash Floods in Greene County, June 18, 2021:**

A low-pressure system with warm and humid air moved across the Ohio Valley in June 2021 bringing thunderstorms and heavy rainfall. The rain washed out several roadways in Sugar Creek Township. On the same day heavy rainfall washed out a bridge three miles southwest of Jamestown. The rainfall caused numerous road closures across the County. Greene County reported \$100,000 in property damage. No deaths or injuries were reported.

**Major Disaster Declaration for Severe Storms and Flooding, May 23 – June 26, 1989:**

On June 10, 1989, a major disaster declaration (DR-831-OH) was issued for 13 counties. Individual and public assistance was offered to each of the 13 counties, including Greene County.

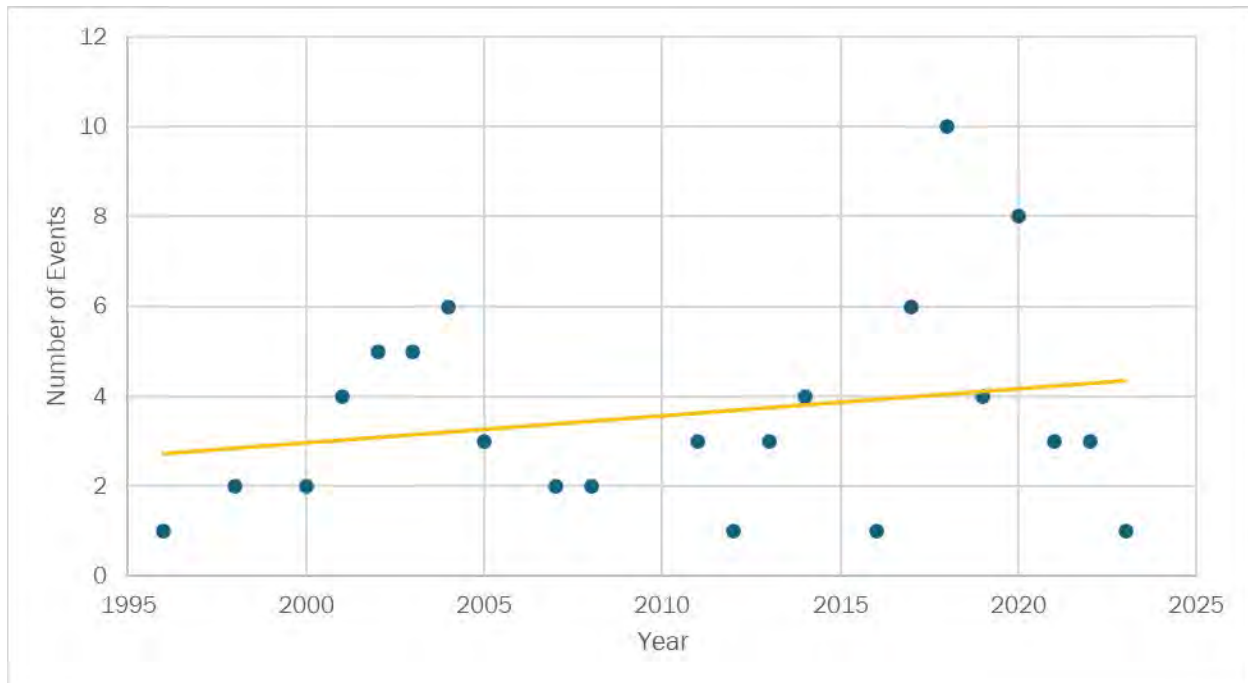
**Major Disaster Declaration for Heavy Rains and Flooding, June 5, 1986:**

On June 5, 1968, a major disaster declaration (DR-243-OH) was issued for 28 counties. Individual assistance was offered to each of the 13 counties, including Greene County.

**Probability**

**Figure 4.4.4** Between 1995 and 2023, Greene County experienced 79 flooding events, including both floods and flash floods. Annually, this amounts to approximately two floods or flash floods per year. The yellow trendline of flood occurrences per year is increasing, which may suggest that Greene County can expect an increased frequency of flood events each year. According to the State of Ohio Hazard Mitigation Plan (SOHMP), increased precipitation and variability from climate change will increase the likelihood and intensity of flood events. The Climate Change section in Future Trends discusses climate change further.

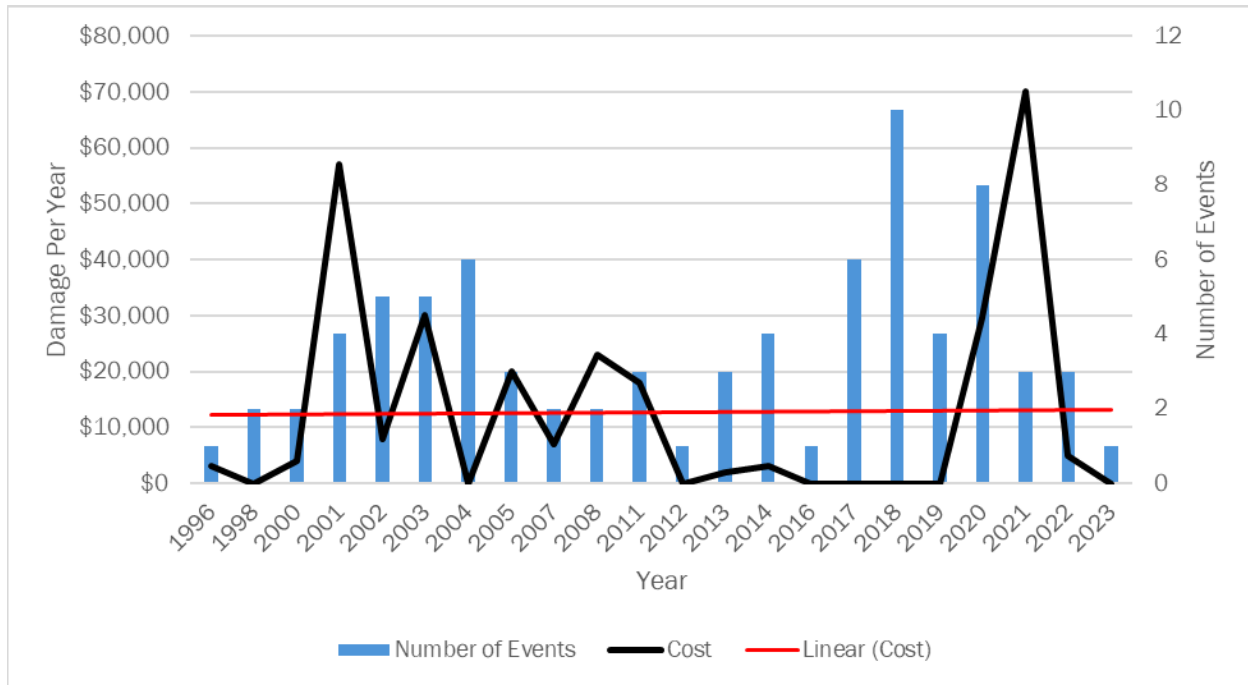
**Figure 4.4.4: Probability of Flooding**



Data Source: NOAA

**Figure 4.4.5** shows both the trend of flood events and affiliated cost over time since January 1995. Between 1995 and 2023, floods or flash flood events have resulted in \$279,500 in property damages (Source: NCEI). Annually, this amounts to approximately \$9,638 in property damages. The trendline (shown in red) indicates that the expected property loss stays relatively stable, with a slight upward increase and isn't expected to decrease.

**Figure 4.4.5: Probability and Cost of Flooding**



Data Source: NOAA

## Vulnerability Assessment

### Infrastructure Impact

Floods can impact roadways, including interstates and state routes, by blocking them due to high water, filling them with debris or washing away the road altogether.

### Population Impact

Floods and flash floods have caused damage to occupied homes and businesses in the past. During flood events, shelter and temporary housing may need to be provided to those impacted by flooding.

For social vulnerability, in the National Risk Index, “riverine flooding” had a score of 53.3 (“Relatively Low”). People that are most vulnerable to flooding are those who live within the 100-year floodplain in structures that are not elevated above the base flood elevation. The index indicates an expected annual loss of \$629,000 due to flood events with 2.1 events occurring per year.

### Property Damage

Floods have the potential to damage infrastructure, resulting in the economic burden of clean up and repairs. Potential economic losses and damage associated with Greene County for riverine flooding according to FEMA’s National Risk Index are recorded in **Table 4.4.6** below. EAL rates, calculated by FEMA, identify the total value of loss expected each year for a particular community, in this case the census tracts for Greene County. This table shows the 20 census tracts with the highest total EAL (expected annual loss). The table includes expected losses for buildings, population (\$11.6 million for each fatality or 10 injuries), and agriculture per census tract for riverine flooding.



**Table 4.4.6: Structure and Population Vulnerability from Riverine Flooding**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057220102	\$923	\$81,306	\$6,099	\$88,327
39057260100	\$378	\$25,439	\$59,285	\$85,102
39057200300	\$671	\$46,431	\$87	\$47,189
39057270100	\$608	\$31,298	\$8,627	\$40,533
39057230100	\$339	\$21,133	\$18,469	\$39,942
39057200902	\$283	\$32,155	\$3,972	\$36,409
39057210602	\$525	\$30,510	\$0	\$31,034
39057280102	\$103	\$4,100	\$19,133	\$23,336
39057240302	\$267	\$19,017	\$1,356	\$20,641
39057220202	\$235	\$18,492	\$239	\$18,965
39057210603	\$187	\$12,654	\$6,056	\$18,898
39057240600	\$170	\$11,873	\$5,306	\$17,349
39057220101	\$196	\$14,368	\$208	\$14,771
39057210500	\$271	\$9,690	\$3,962	\$13,923
39057240700	\$152	\$11,098	\$2,553	\$13,803
39057240303	\$62	\$13,314	\$0	\$13,376
39057280101	\$113	\$7,047	\$6,115	\$13,275
39057200400	\$163	\$13,058	\$0	\$13,221
39057240500	\$359	\$10,862	\$1,782	\$13,003
39057240100	\$316	\$7,558	\$3,478	\$11,353
<b>Grand Total</b>	<b>\$6,321</b>	<b>\$421,403</b>	<b>\$146,727</b>	<b>\$574,450</b>

Source: FEMA National Risk Index

#### **Loss of Life**

There are no reported deaths from flood events in Greene County between January 1995 through December 2023. Loss of life is possible in future floods or flash floods.

#### **Economic Losses**

Floods can halt economic activity, block roadways, and destroy agricultural crops. Businesses may need to shut down their operations due to flood water damage or road closures. Crop losses are also possible during floods or flashfloods.

## Future Trends

### *Land Use and Development Trends*

Any development that occurs in flood zones will be at risk. Development in these areas should be limited. Flash flooding is more likely to occur in areas with a high percentage of impervious surfaces. Future land use practices should limit the percentage of impervious surfaces. **Chapter 5** contains mitigation actions that address these issues.

The current total value of taxable real estate in Greene County is \$4,704,063,560. In 2022 and 2023, Greene County authorized a total of 949 new residential units at a total value of \$433,290,000. The population is expected to increase by 2.2 percent, or 3,640 people between 2020 and 2030. An additional increase of 259 people (less than one percent) is expected between 2030 and 2040. The increased population and the increase in residential units could lead to additional risks. New construction should not occur within flood zones.

Communities that are participating in the National Flood Insurance Program (NFIP) are required to adopt and enforce regulations and codes that apply to new developments in Special Flood Hazard Areas (SFHAs). These local floodplain management regulations must contain, at a minimum, NFIP requirements and standards that apply not only to new structures, but also to existing structures which are Substantially Improved (SI), or Substantially Damaged (SD) from any cause, whether natural or human-induced hazards.

According to 44 CFR 59.1, substantial improvement means any reconstruction, rehabilitation, addition or other improvement to a structure, the total cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Likewise, substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. SI/SD requirements are also triggered when any combination of costs to repair and improvements to a structure in an SFHA equals or exceeds 50 percent of the structure's market value (excluding land value).

$$\frac{(\text{Cost to Repair}) + (\text{Cost of Improvements})}{\text{Market Value of Structure}} \geq 50 \text{ Percent}$$

Enforcing the SI/SD requirements is a very important part of a community's floodplain management responsibilities. The purpose of the SI/SD requirements is to protect the property owner's investment and safety, and, over time, to reduce the total number of buildings that are exposed to flood damage, thus reducing the burden on taxpayers through the payment of disaster assistance. SD/SI requirements are enforced by the local floodplain administrator and monitored by the Ohio Department of Natural Resources (ODNR) Floodplain Management Program during Community Assistance Visits. If a local floodplain administrator is overwhelmed by the number of SD/SI inspections after a large event, ODNR has developed a network of building code officials that are trained in conducting SD/SI field determinations. Help with SD/SI inspections can be requested through the county emergency management agency director.

For more information regarding Substantial Improvement and Substantial Damage, please refer to [FEMA's Substantial Improvement/ Substantial Damage Desk Reference, P-758](#) or contact the [ODNR Floodplain Management Program](#).

### *Climate Change*

According to the International Panel on Climate Change, climate change has impacted human and natural systems. For example, infrastructure and stormwater systems in the Midwest are threatened by increased precipitation frequency and intensity induced by climate change (NCA 2018). According

to the SOHMP, increased precipitation and variability by climate change will also increase the likelihood and intensity of flood events, which will mostly occur during the summer and fall months. These events will mainly occur from late summer to early winter, increasing the likelihood of cool season flood events in late autumn and early winter. Additionally, heavy precipitation events and precipitation are projected to increase during winter and spring, causing flooding, sewer overflow, inundated roadways, delayed growing season and crop damage, and infrastructure damage. Emergency action plans, green infrastructure, and anticipating extreme events are important steps to prepare for climate change.

## 4.5 Invasive Species

### Description

Harmful species are species that have potential negative impacts on the environment and economy of Greene County. Harmful species are both native and invasive. The National Oceanic and Atmospheric Administration (NOAA) defines an invasive species as “an organism that causes ecological or economic harm in a new environment and is not native.” Harmful species are species that are native to a region, but that also cause significant ecological, public health, or economic harm. Their growth is often encouraged through human activity.

Invasive species can be terrestrial (land dwelling) or aquatic (water dwelling). Terrestrial species include plants, trees, shrubs, animals, birds, and insects, as well as fungi, bacteria, molds, and viruses. Aquatic species include aquatic plants and algae, fish, mollusks, amphibians, and insects, as well as fungi, bacteria, molds, and viruses.

### Location

Invasive species have the potential to impact any location within the County. The most invasive of terrestrial species degrade the State’s woodlands, wetlands, and prairies. Aquatic Invasive Species use rivers to spread. Ohio has over 66,000 miles of streams, 312 miles of Great Lakes shoreline, nearly 2,000 inland lakes and reservoirs, and shares major watersheds with other states and Canada. Greene County lies in the Mississippi River basin, which is an ecologically diverse river system, and is susceptible to invasions through the Ohio River and its tributaries.

### Extent

Once invasive species become widely established, controlling their spread is both technically difficult and expensive, making eradication nearly impossible. Invasive species can usually overtake native species and alter the natural wildlife habitat.

The Ohio Department of Agriculture (ODA) has issued a quarantine for six counties in Ohio (Butler, Clermont, Hamilton, Greene, Montgomery, and Warren counties) beginning April 11, 2024, to prevent the spread of the box tree moth (**Figure 4.5.1**). Plants should not be transported outside of the quarantine zone.

**Figure 4.5.1: Box Tree Moth**





The **Emerald Ash Borer (EAB)** (Figure 4.5.2) is a common invasive species in Greene County. It is an exotic beetle that feeds on ash trees inhibiting its ability to transport water and nutrients. This insect was first found in Ohio in 2002 and has since been found in every county in the State. The EAB was first discovered in Greene County in 2009. Since the EAB has been found in every county, there are no quarantines in effect within Ohio's borders. Ohio is still listed in the Federal quarantine boundary.

**Figure 4.5.2: Emerald Ash Borer and Feeding Tunnels**



Source: David Cappaert (Left) and National Park Services (Right)

Approximately 2,300 plant species occur in the wild in Ohio. Of these, about 78 percent are native, that is, they were found in the region before the times of European settlement. Of the remaining 22 percent, fewer than 100 have been identified to be problems in natural areas. According to the Ohio Invasive Plants Council, there are 38 invasive plant species in Ohio that have been banned and more under consideration (Table 4.5.3). These plants cannot be sold, distributed, or imported.

Studies conducted by Ohio Department of Natural Resources, Ohio Sea Grant, and the Ohio State University have identified over 70 invasive aquatic species in Ohio (Table 4.5.4). With the exception of White Perch, it is unlawful to possess, import, or sell these species live.

**Table 4.5.3: Plant Invasive Species in Ohio as of January 7, 2018**

Scientific Name	Common Name
<i>Ailanthus altissima</i>	Tree-of-heaven
<i>Alliaria petiolate</i>	Garlic mustard
<i>Berberis vulgaris</i>	Common barberry
<i>Butomus umbellatus</i>	Flowering rush
<i>Celastrus orbiculatus</i>	Oriental bittersweet
<i>Centaurea stoebe</i> ssp. <i>Micranthos</i>	Spotted knapweed
<i>Dipsacus fullonum</i>	Common teasel
<i>Dipsacus laciniatus</i>	Cutleaf teasel
<i>Egeria densa</i>	Brazilian elodea
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Elaeagnus umbellata</i>	Autumn olive
<i>Epilobium hirsutum</i>	Hairy willow herb

Scientific Name	Common Name
<i>Frangula alnus</i>	Glossy buckthorn
<i>Heracleum mantegazzianum</i>	Giant hogweed
<i>Hesperis matronlis</i>	Dame's rocket
<i>Hydrilla verticillata</i>	Hydrilla
<i>Hydrocharis morsus-ranae</i>	European frog-bit
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Lonicera maackii</i>	Amur honeysuckle
<i>Lonicera morrowii</i>	Morrow's honeysuckle
<i>Lonicera tatarica</i>	Tatarian honeysuckle
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Lythrum virgatum</i> (effective January 7, 2019)	European wand loosestrife
<i>Microstegium vimineum</i>	Japanese stiltgrass
<i>Myriophyllum aquaticum</i>	Parrotfeather
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil
<i>Nymphoides peltata</i>	Yellow floating heart
<i>Phragmites australis</i>	Common reed
<i>Potamogeton crispus</i>	Curley-leaved pondweed
<i>Pueraria montana</i> var. <i>lobate</i>	Kudzu
<i>Pyrus calleryana</i> (effective January 7, 2023)	Callery pear
<i>Ranunculus ficaria</i>	Fig buttercup, lesser celandine
<i>Rhamnus cathartica</i>	Common Buckthorn
<i>Rosa multiflora</i>	Multiflora rose
<i>Trapa natans</i>	Water chestnut
<i>Typha angustifolia</i>	Narrow-leaved cattail
<i>Typha x glauca</i>	Hybrid cattail
<i>Vincetoxicum nigrum</i>	Black Swallow-Wort

**Table 4.5.4: Aquatic Invasive Species in Ohio**

Type	Scientific Name	Common Name
Fish	<i>Alosa pseudoharengus</i>	Alewife
Fish	<i>Carassius auratus</i>	Goldfish
Fish	<i>Carassius carassius</i>	Crucian Carp
Fish	<i>Carassius gibelio</i>	Prussian Carp

Type	Scientific Name	Common Name
Fish	<i>Channa app. and Parachanna app.</i>	Snakeheads
Fish	<i>Claris batrachus</i>	Walking Catfish
Fish	<i>Ctenopharyngodon idella</i>	Diploid Grass Carp - White Amur
Fish	<i>Ctenopharyngodon Idella</i>	Grass Carp
Fish	<i>Cyprinus carpio</i>	Common Carp
Fish	<i>Fundulus catenatus</i>	Northern Studfish
Fish	<i>Fundulus diaphanus</i>	Eastern Banded Killifish
Fish	<i>Gambusia holbrooki and Gambusia affinis</i>	Eastern & Western Mosquitofish
Fish	<i>Gasterosteus aculeatus</i>	Three Spine Stickleback
Fish	<i>Gymnocephalus cernuus</i>	Ruffe
Fish	<i>Hypophthalmichthys harmandi</i>	Large-scale Silver Carp
Fish	<i>Hypophthalmichthys molitrix</i>	Silver Carp
Fish	<i>Hypophthalmichthys nobilis</i>	Bighead Carp
Fish	<i>Lates niloticus</i>	Nile Perch
Fish	<i>Leuciscus idus</i>	Ide
Fish	<i>Morone americana</i>	White Perch
Fish	<i>Mylopharyngodon piceus</i>	Black Carp
Fish	<i>Neogobius melanostomus</i>	Round Goby
Fish	<i>Osmerus mordax</i>	Rainbow Smelt
Fish	<i>Perca fluviatilis</i>	European Perch
Fish	<i>Perccottus glenii</i>	Amur Sleeper
Fish	<i>Petromyzon marinus</i>	Sea Lamprey
Fish	<i>Phoxinus phoxims</i>	Eurasian Minnow
Fish	<i>Proterorhinus marmoratus</i>	Tubenose Goby
Fish	<i>Pseudorasbora parva</i>	Stone Moroko
Fish	<i>Rhodeus sericeus</i>	Bitterling
Fish	<i>Rutilus sericeous</i>	Roach
Fish	<i>Sander lucioperca</i>	Zander
Fish	<i>Scardinius erythrophthalmus</i>	European Rudd
Fish	<i>Scardinius erythrophthalmus</i>	Rudd
Fish	<i>Silurus glanis</i>	Wels Catfish
Fish	<i>Tinca tinea</i>	Tench
Mollusks	<i>Bellamya (Cipangopaludina)</i>	Mystery Snails

Type	Scientific Name	Common Name
Mollusks	<i>Bithynia tentaculata</i>	Faucet Snail
Mollusks	<i>Corbicula fluminea</i>	Asian Clam
Mollusks	<i>Dreissena bugensis</i>	Quagga Mussel
Mollusks	<i>Dreissena polymorpha</i>	Zebra Mussel
Mollusks	<i>Limnoperna fortune</i>	Golden Mussel
Mollusks	<i>Potamopyrgus antipodarum</i>	New Zealand Mudsnail
Crustaceans	<i>Bythotrephes longimanus</i>	Spiny Waterflea
Crustaceans	<i>Cercopagis pengoi</i>	Fishhook Waterflea
Crustaceans	<i>Cherax destructor</i>	Yabby
Crustaceans	<i>Cherax tenuimanus</i>	Marron
Crustaceans	<i>Dikerogammarus villosus</i>	Killer Shrimp
Crustaceans	<i>Eriocheir sinensis</i>	Chinese Mitten Crab
Crustaceans	<i>Eriocheir sinensis</i>	Chinese Mitten Crab
Crustaceans	<i>Faxonius virilis</i>	Virile Crayfish
Crustaceans	<i>Hemimysis anomala</i>	Bloody-red Shrimp
Crustaceans	<i>Procambarus clarki</i>	Red Swamp Crayfish
Plant	<i>Butomus umbellatus</i>	Flowering-rush
Plant	<i>Egeria densa</i>	Brazilian Waterweed
Plant	<i>Hydrilla verticillata</i>	Hydrilla
Plant	<i>Hydrocharis morsus-ranae</i>	European Frog-bit
Plant	<i>Iris pseudacorus</i>	Yellow Iris
Plant	<i>Ludwigia peploides</i>	Creeping Water-primrose
Plant	<i>Lysimachia nummularia</i>	Moneywort
Plant	<i>Lythrum salicaria</i>	Purple Loosestrife
Plant	<i>Marsilea quadrifolia</i>	European Water Clover
Plant	<i>Myriophyllum aquaticum</i>	Parrotfeather
Plant	<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
Plant	<i>Najas minor</i>	Brittle Naiad
Plant	<i>Nelumbo nucifera</i>	Pink Lotus
Plant	<i>Nitellopsis obtusa</i>	Starry Stonewort
Plant	<i>Nymphoides peltata</i>	Yellow Floating Heart
Plant	<i>Phalaris arundinacea</i>	Reed Canary Grass
Plant	<i>Phragmites australis</i>	Common Reed (Phragmites)



Type	Scientific Name	Common Name
Plant	<i>Pistia stratiotes</i>	Water Lettuce
Plant	<i>Potamogeton crispus</i>	Curly-Leaf Pondweed
Plant	<i>Trapa natans</i>	Water Chestnut
Plant	<i>Typha angustifolia</i> , <i>Typha x glauc</i>	Narrowleaf and Hybrid Cattails

Other invasive species that have the potential to impact Greene County and the surrounding counties in Ohio include:

**Asian Long-Horned Beetles** are wood-boring beetles native to Asia that were unintentionally introduced to North America, likely in wood packing material. Clermont County experienced an infestation in 2011. They pose a significant threat to forested land. There are no known Asian Long-Horned Beetle infestations in Greene County.

**Mute Swans** are non-native invasive species found on public lakes across Ohio, originally known as winter visitors with the first published record in the United States in 1936 and Ohio in 1987. During the breeding season, March through May, adult mute swans become highly territorial and will fight to push native birds out of their nesting area. Mute swans have attacked humans and pets during this time as well. Mute swans can consume submerged aquatic vegetation and usually uproot the whole plant leaving nothing behind. This takes away natural habitat from fish and leaves little food source for native waterfowl. The removal of aquatic vegetation can also cause water quality issues and erosion problems.

### History

Greene County has been impacted by the Emerald Ash Borer, with infestations starting as early 2009. The extent of this damage is unknown. Box Tree Moths have been found in Greene County, and most of the County is part of a quarantine zone. Additionally, it is possible that any of the other species listed above have at one point affected the County and its residents.

### Probability

Since there are many invasive species throughout Ohio, it is probable that Greene County will experience some of the invasive species listed above (**Tables 4.5.1 and 4.5.2**).

### Vulnerability Assessment

#### Infrastructure Impact

There are no likely impacts to public roadways or utilities. Public trees may be destroyed or impacted by various invasive species. Aquatic invasive species could destroy water quality, make poor habitat for fish, and clog water intake pipes. Some species also increase fire potential and can be problematic to levees, dams, and irrigation systems.

#### Population Impact

There are no likely impacts on the local population. Recreational activities such as boating and fishing may be mildly impacted.

#### Property Damage

Property damage, in the form of reduced values from impacts on landscaping, is likely.

#### Loss of Life

Loss of life because of invasive species is very unlikely. Some of these species consumed as food could lead to diseases and other health impacts in humans.

### ***Economic Losses***

Economic impacts can vary greatly depending on the target and the invasive species and their impacts on those targets. Agricultural and horticultural revenue losses may be experienced if crops and plants are affected by an invasive species. Also, there may be indirect economic losses with degradation of forested lands and tree canopies. Examples include reduction in viable lumber for construction, increased heating and cooling costs, and reduced property value.

### **Future Trends**

#### ***Land Use and Development Trends***

There could be slight impacts on development and land use due to invasive species. Some invasive species can be particularly damaging to crops, agricultural land, and wetlands. Future development may involve site investigation to identify any potential invasive species on the property.

#### ***Climate Change***

According to the Fifth National Climate Assessment, warming temperatures caused by climate change is aiding in the spread of invasive species. Climate change can favor nonnative invading species over native ones due to the tolerance of invasive species to warmer climate zones and native communities' decreased resistance to the new extreme weather in their environment.

## 4.6 Landslide and Mine Subsidence

### Description

The Ohio Department of Natural Resources (ODNR) defines a landslide as “a variety of downslope movements of earth materials. Some slides are rapid, occurring in seconds, whereas others may take hours, weeks, or even longer to develop.” Landslides are commonly triggered by human-induced vibrations, over-steepened slopes, increased weight on a slope, and removal of vegetation on areas with landslide-prone slopes. Landslides can also be caused by heavy precipitation.

Subsidence is the motion of the earth’s surface as it shifts downward relative to a benchmark (often sea level) of the surrounding terrain. In Ohio, the two primary causes are abandoned underground mines (AUMs) and karst. Karst is a topographic feature formed when carbonate rock, such as limestone, dolomite, and gypsum, is eroded by water draining or moving from these areas. Karsts are commonly represented as caves.

According to the Ohio Administrative Code 3901-1-48, mine subsidence is loss caused by the collapse or lateral or vertical movement of structures resulting from the caving in of underground mines including coal mines, clay mines, limestone mines, and salt mines. Mine subsidence does not include loss caused by earthquakes, landslides, volcanic eruptions, or collapse of strip mines, storm and sewer drains, or rapid transit tunnels. Several factors determine the potential for mines to collapse including depth, mining technique used, types of rock and/or soils, and development on the ground surface. Additionally, abandoned underground coal mines in Ohio have the potential to discharge acidic water which, if discharged into creeks or streams, can alter the chemical composition of the water habitat and cause considerable harm to sensitive aquatic life.

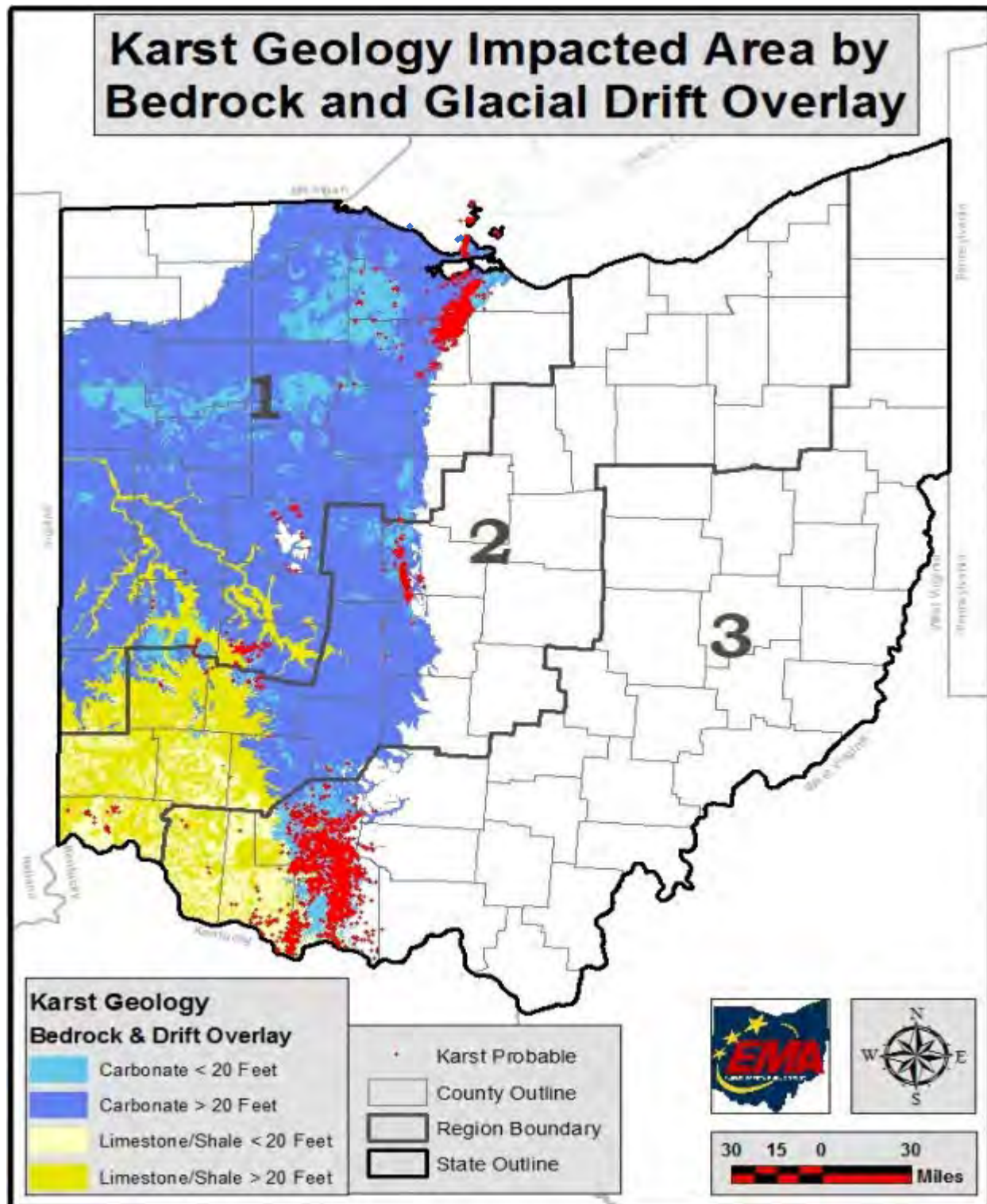
### Location

Several sink holes have been located in Cedarville and Miami Townships. **Figure 4.6.1** shows the location of areas impacted by bedrock and glacial drift overlay.

**Figure 4.6.2** shows the location of abandoned underground mines (UAMs) in Ohio and which counties have the option or are required to obtain mine subsidence insurance. The majority of abandoned underground mines can be found in region three or in nearby counties. Greene County is located in region two where nine counties have the option to obtain insurance. Greene County does not have any unabandoned underground mines.

**Figure 4.6.3** shows the location of areas at risk for landslides. Greene County is in region two and has low incidence of landslides. The map displays both the incidence of landslides and susceptibility of the land surface to landslides. Briefly, the map was constructed by evaluating geologic units shown on the geologic map of the United States (King and Beikman, 1974) and classifying them as having high, medium, or low landslide incidence based on number of known landslides, and as having the high, medium, or low susceptibility to landslide. High incidence was assigned to map units (indicated in red on the map) having more than 15 percent of their area involved in landslide; moderate incidence (in tan) to those having between 15 and 1.5 percent; and low incidence (in yellow) to those having less than 1.5 percent.

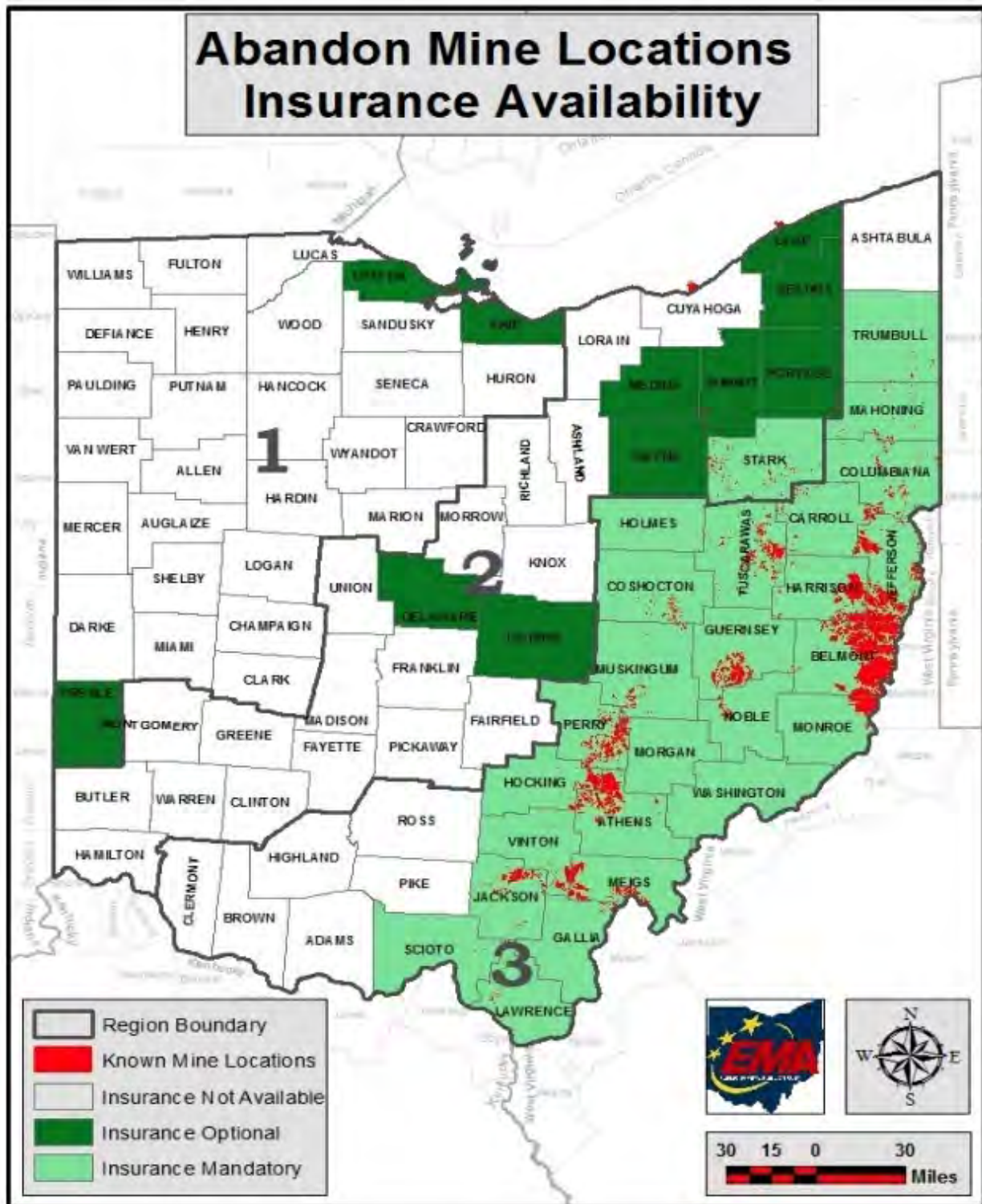
Figure 4.6.1: Karst Geology Impacted Area by Bedrock and Glacial Drift Overlay



Source: State of Ohio Enhanced Hazard Mitigation Plan

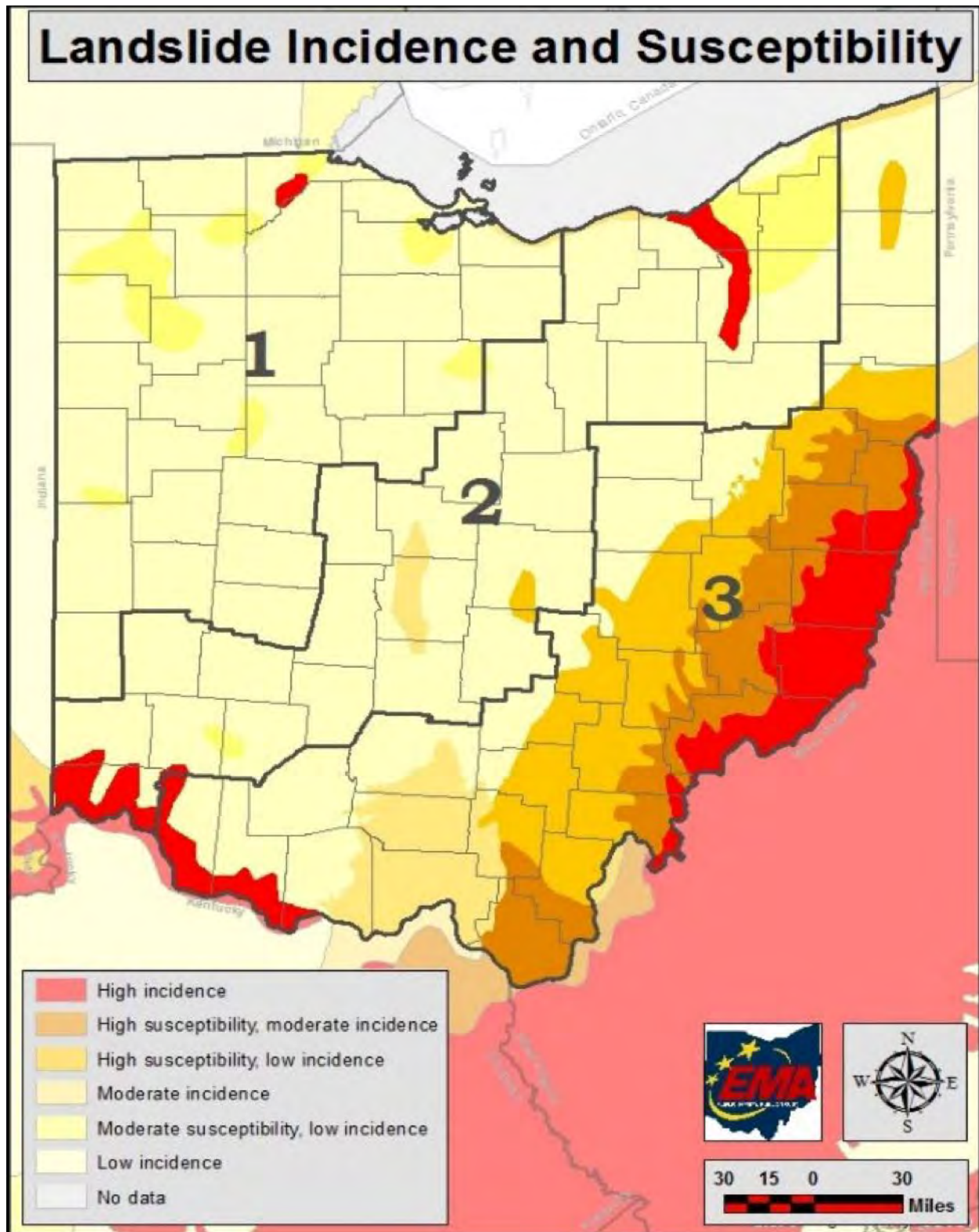


Figure. 4.6.2: Abandon Mine Locations and Insurance Availability



Source: State of Ohio Enhanced Hazard Mitigation Plan

Figure 4.6.3: Landslide Incidence and Susceptibility Map



Source: State of Ohio Enhanced Hazard Mitigation Plan

## Extent

According to ODNR Division of Geologic Survey, Greene County is home to five bedrock formations: the Allegheny and Pottsville Groups Undivided, the Conemaugh Group, the Monongahela Group, the Dunkard Group (Permian-Pennsylvanian), and the Dunkard Group (Permian). These formations include a mix of shale, mudstone, limestone, siltstone, sandstone, conglomerate, and subordinate amounts of limestone, clay, flint, and coal.

There are three major types of landslides:

1. Rotational slump, or a mass of weak rock or sediment moving as a block unit along a slope. These are the largest types of landslides found in Ohio.
2. Earthflow, or a mass of rock or sediment flowing downslope. These are the most common types of landslides in Ohio.
3. Rock fall, or a rapid downslope movement of large blocks of bedrock. Most rockfalls in Ohio involve sandstone or limestone that have been weakened by surface water.

According to the Ohio Mine Subsidence Insurance Underwriting Association, mine subsidence is caused by the collapse of underground mines causing damage or movement to a property and/or structure located above. Mine Subsidence insurance is required in 26 counties and optional for 11 counties in Ohio. Insurance for mandatory counties carries an annual premium of \$1.00 and the premium for optional counties is \$5.00.

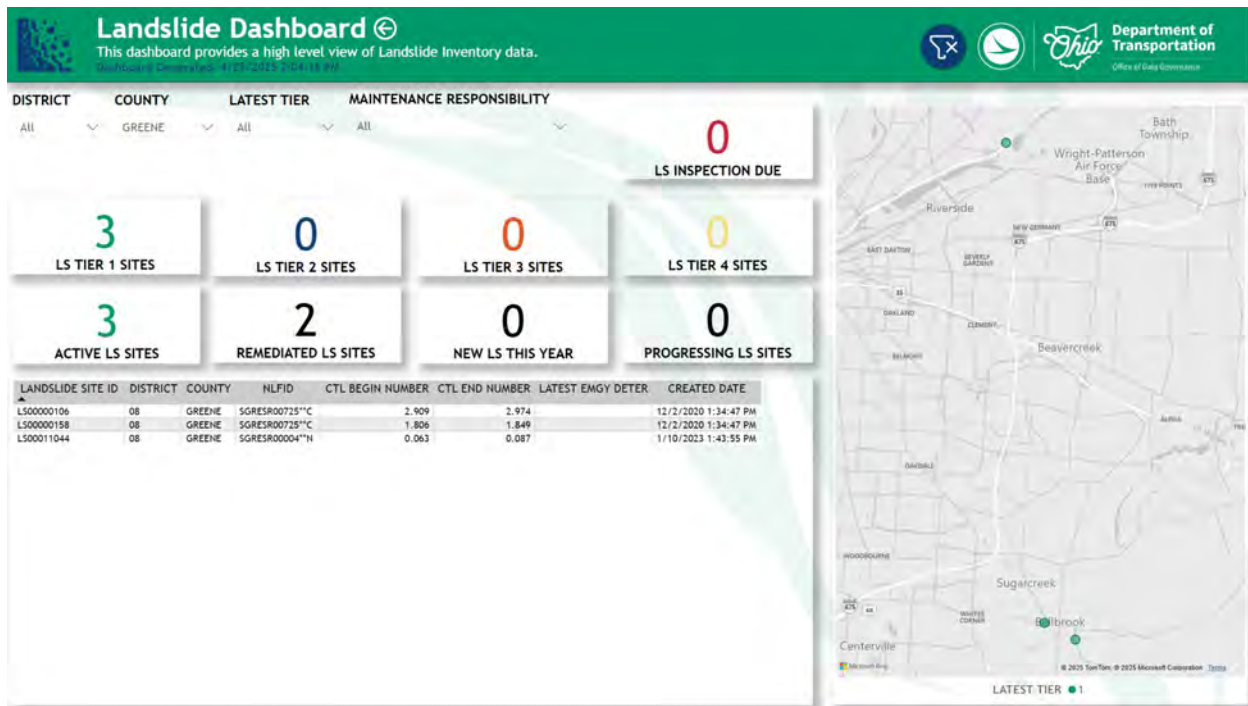
## History

According to the Ohio Department of Transportation (ODOT) there have been three landslides in Greene County. Most of the landslides occur along major roadways, such as S.R. 4 and S.R. 725 (**Figure 4.6.4**). All three landslides are rated Tier 1 and two have been remediated. Tier 1 ratings do not require a detailed rating and have a low probability of additional movement and a low probability of significant impact to an ODOT asset or adjacent property. There have been no rock slopes in Greene County.

Since incidents of landslides and rockslides often go unreported, individual sites are an accurate way to discuss both past problem areas and future probability of events. The most common tier in the County is Tier 1, with three Tier 1 sites for landslides.



Figure 4.6.4: Landslide Dashboard for Greene County



Source: Ohio Department of Transportation Geohazards Dashboard

## Probability

According to the ODNR, Greene County falls within an area of low risk for slope failure and landslides, and rock slopes should not be considered a likely event. The 1870 Ohio Mine Law required a mine be registered if it had more than ten employees and mined more than 200,000 tons of coal. This leaves an undocumented number of smaller mines that closed prior to 1870. There are a known 6,000 underground mines in Ohio. On February 08, 2022, the federal government granted the State of Ohio \$46.4 million to reclaim abandoned coal mines. There haven't been any reports of UAMs in Greene County.

## Vulnerability Risk Assessment

### Infrastructure Impact

Landslides can block or damage roadways, and damage existing utility infrastructure. Mine subsidence can occur under existing roadways or utility infrastructure causing anything from minor damage to complete destruction.

### Population Impact

Landslides and mine subsidence can cause injury or death if a person is struck by or trapped under falling earthen material. Mine subsidence can cause sinkholes under occupied structures which could lead to injuries.

For social vulnerability, mine subsidence is not listed in the National Risk Index, but landslide is listed with a score of 16.4 (relatively low). The index indicates an expected annual loss of \$22,000 due to landslides with zero events occurring per year.

### Property Damage

Properties caught in the path of a landslide can be destroyed or severely damaged. Properties, including their structures, can be destroyed by mine subsidence.



**Table 4.6.5** below shows the 20 census tracts with the highest total EAL (expected annual loss) from landslides, ranked in order from highest to lowest total EAL. These EAL rates, calculated by FEMA, identify the total value of loss expected each year for a particular community, in this case the census tracts for Greene County. The subcategories in the chart below show expected losses for buildings, population (\$11.6 million for each fatality or 10 injuries), and agriculture per census tract for landslides.

**Table 4.6.5: Structure and Population Vulnerability from Landslides**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210500	\$568	\$1,700	\$0	\$2,267
39057220102	\$481	\$1,669	\$0	\$2,150
39057220101	\$483	\$1,485	\$0	\$1,968
39057210603	\$340	\$1,378	\$0	\$1,718
39057200902	\$278	\$1,367	\$0	\$1,645
39057200103	\$159	\$1,229	\$0	\$1,388
39057220202	\$207	\$1,097	\$0	\$1,304
39057200901	\$149	\$1,085	\$0	\$1,234
39057260100	\$352	\$767	\$0	\$1,120
39057230100	\$257	\$853	\$0	\$1,110
39057210604	\$154	\$718	\$0	\$872
39057240100	\$142	\$710	\$0	\$852
39057200300	\$155	\$650	\$0	\$805
39057220201	\$106	\$567	\$0	\$673
39057210402	\$117	\$547	\$0	\$664
39057240600	\$157	\$493	\$0	\$650
39057255000	\$87	\$253	\$0	\$340
39057280200	\$85	\$217	\$0	\$302
39057210602	\$25	\$124	\$0	\$149
39057210605	\$34	\$90	\$0	\$125
<b>Grand Total</b>	<b>\$4,336</b>	<b>\$16,999</b>	<b>\$0</b>	<b>\$21,336</b>

Source: FEMA National Risk Index

### Loss of Life

Loss of life is possible during sudden mine subsidence or landslides. However, there are no known fatalities in Greene County due to mine subsidence or landslides.

### ***Economic Losses***

Landslides and mine subsidence can block or destroy sections of roadways vital to shipping. Stores, storage facilities, and other structures that are important to economic activity can also be severely damaged or destroyed. It can also be quite expensive to repair sinkholes when they occur.

### ***Future Trends***

#### ***Land Use and Development Trends***

Uses that serve vulnerable populations, such as schools and hospitals, should not be placed in areas that are in high-risk zones for landslides. Development should be limited to areas with minimal slope to reduce potential losses during landslides. Development should also consider low-impact techniques to reduce the likelihood of runoff from precipitation and therefore reduce the risk of landslides. If new residential construction units are within areas with steep slopes, it would increase property and population vulnerabilities in those areas.

The current total value of taxable real estate in Greene County is \$4,704,063,560. In 2022 and 2023, Greene County authorized a total of 949 new residential units at a total value of \$433,290,000. The population is expected to increase by 2.2 percent, or 3,640 people between 2020 and 2030. An additional increase of 259 people (less than one percent) is expected between 2030 and 2040. The increased population and the increase in residential units could lead to additional risks.

Using the United States Geological Survey Landslide Inventory and Susceptibility map as a resource for mapping, future land use changes can reduce the potential of property damage. The map depicts areas that have increasing susceptibility to landslides. For Greene County there are several long stretches of state highways, roads, and rivers that have increasing susceptibility to landslides, rock slopes, and mine subsidence.

### ***Climate Change***

According to the Midwest chapter of the Fifth National Climate Assessment, the likelihood of precipitation has increased by five to 15 percent, and the amount of rain falling during heavy precipitation events has increased by 45 percent on average between 1958 to 2021. Extreme precipitation could increase the likelihood of landslides in areas with steep slopes. Flooding caused by heavy precipitation could also increase the rate of runoff for acid mine drainage along rivers and streams. More frequent and intense rain events can also increase erosion rates and lead to greater amounts of sediment runoff into rivers, lakes, and streams (U.S. Environmental Protection Agency 2023).

## 4.7 Severe Summer Weather

### Description

Severe summer weather events may include severe thunderstorms and thunderstorm winds, hail, and lightning. High winds, tornadoes, and flooding may also be related to severe summer storms, and due to the potential threat of these events, they are each discussed in separate risk assessments. While tropical storms and hurricanes are also forms of severe storms, Greene County does not have any record of such events affecting the County; therefore, the County has not deemed tropical storms and hurricanes to be a threat, and these specific types of weather will not be addressed further.

According to the National Weather Service (NWS), a severe thunderstorm is a thunderstorm that produces a tornado, has winds of at least 58 MPH, and/or hail at least one inch in diameter. A Severe Thunderstorm Watch is issued by the NWS if conditions are favorable for the development of severe thunderstorms. A watch is usually in place for four to eight hours, during which time people should be prepared to move to a safe place if threatening weather approaches.

A Severe Thunderstorm Warning is issued if either the WSR-88D radar indicates a severe thunderstorm or if a spotter reports a storm producing hail or winds meeting the criteria outlined in the description above. The WSR-88D radar is an advanced Weather Surveillance Doppler Radar utilized by the NWS to generate a radar image. The NWS recommends that people in the affected area seek safe shelter immediately, as severe thunderstorms have the potential to produce tornadoes with little-to-no advance warning. Lightning frequency is not a criterion for issuing a severe thunderstorm warning. The warnings are usually issued for one hour and can be issued without a Severe Thunderstorm Watch already in effect. The National Weather Service Forecast Office in Cleveland, Ohio is responsible for issuing Severe Thunderstorm Watches and Warnings for Greene County.

Lightning is caused by a rapid discharge of electrical energy that has built up in the atmosphere between clouds, the air, or the ground. Lightning strikes can be either direct or indirect. A direct strike is when lightning strikes a building or a specific zone, which can result in fusion points melting holes of varying sizes at the point of impact of materials with high resistivity. An indirect lightning strike is when lightning causes power surges that disrupt electrical equipment.

Severe summer weather can also create strong winds – often called “straight-line” winds – to differentiate thunderstorm winds from tornadic winds. Straight-line winds, which have the potential to cause damage, are caused by an outflow generated by a thunderstorm downdraft.

Hail is a type of frozen precipitation that occurs when thunderstorm updrafts carry raindrops upward into extremely cold atmospheric zones where they freeze before falling to the ground. The resulting hailstones can fall at speeds greater than 100 MPH and range in size from smaller than 0.50 inch (the size of a pea) to 4.5 inches (the size of a softball) (Source: National Weather Service).

The NWS can issue various types of wind advisories and warnings. A **wind advisory** is issued when sustained winds of 31 to 39 MPH are reached for an hour or more and/or if there are wind gusts of 46 to 57 MPH for any duration. A **High Wind Watch** indicates that sustained, strong winds are possible, and outdoor items should be secured. People should modify plans so they are not caught outside. Additionally, a **High Wind Warning** indicates that sustained, strong winds (40 MPH or greater) with even stronger gusts (greater than 58 MPH) are happening. People should seek shelter, and those driving should keep both hands on the wheel and slow down. An **extreme wind warning** is issued for surface winds of 115 MPH or greater associated with non-convective, downslope, derecho (not associated with a tornado), or sustained hurricane winds that are expected to occur within one hour.

### Location

Severe summer weather is a countywide hazard, and all of Greene County is susceptible to severe summer weather events.

## Extent

Severe summer weather events have the potential to create large-scale damage in Greene County. Specifically, lightning is responsible for approximately 20 deaths annually across the United States, as well as hundreds of injuries (Source: NOAA). Winds associated with severe summer storms have the potential to cause damage by bringing down tree limbs and generating widespread power outages. Additionally, hail can result in property damage. Severe summer storms can lead to flooding, downed trees and power lines, and other dangerous conditions.

## History

According to the National Centers for Environmental Information (NCEI), there have been 251 high-, strong-, or thunderstorm-wind events, seven heavy rain events, three heat events, and 125 hail events recorded in Greene County from January 1995 to December 2023. These events resulted in \$19,232,857 in property damage and \$0 in crop damage. There was one death and no additional injuries caused by severe summer weather events in Greene County during this timeframe. The single death was caused by strong wind on August 4, 2004, when an estimated 45 mph gust caused the roof and wall of an autobody shop at a car dealership in Fairborn to collapse, killing a 38-year-old man. All severe storm events from 1995 to 2023 are summarized in Table 4.7.1, below:

**Table 4.7.1: Thunderstorm-Related Events in Greene County since 1995**

Severe Storm Event Type	Number of Events	Injuries	Deaths	Property Damage	Crop Damages
Hail	125	0	0	\$101,000	\$0
Heat	3	0	0	\$0	\$0
Heavy Rain	7	0	0	\$0	\$0
High Wind	17	0	0	\$17,934,000	\$0
Strong Wind	1	0	1	\$60,000	\$0
Thunderstorm Wind	233	0	0	\$1,128,857	\$0
<b>Total:</b>	<b>386</b>	<b>0</b>	<b>1</b>	<b>\$19,223,857</b>	<b>\$0</b>

Source: NOAA Storm Events Database

There were no disaster declarations for severe storms in Greene County since the previous hazard mitigation plan in 2020. However, the County has been subject to five Major Disaster Declarations (DR) and three emergency declarations (EM) for severe storms, flooding, hurricane (Hurricane Katrina Evacuation), and a Tropical Depression (remnants of Hurricane Ike) since January 1995. Several of the most damaging events and/or events that resulted in deaths and/or injuries are described in more detail below.

### ***A Major Disaster Declaration for Severe Storms, Straight-line Winds, Tornadoes, Flooding, Landslides, and Mudslides, May 27, 2019:***

Severe thunderstorms that produced hail up to 1.75 inches in diameter impacted areas including Byron, Cedarville, New Germany, Yellow Springs, and Zimmerman in May of 2019. These storms were part of a larger tornadic outbreak that began as far west as West Texas on May 17. As a warm front moved east into Ohio, thunderstorms developed as the evening progressed, with hail reportedly falling after 10 p.m. There were no reports of property, crop damage, injuries or deaths in Greene County.



***Thunderstorm Wind Event, May 26, 2015:***

Moist air and an unstable upper-level disturbance moved east through the Ohio Valley on May 26, 2015. By afternoon, scattered thunderstorms had developed with the potential for tornadoes and damaging winds. Thunderstorm winds caused minor roof damage to a few homes and downed several trees along Grange Hall Road in Zimmerman, and straight-line winds were blamed for damages near Shakertown Road. Property damages of \$50,000 were reported; however, there were no reported crop damages, injuries or deaths in Greene County.

***Emergency Declaration for Severe Storms, June 29, 2012:***

A northwesterly flow in the upper atmosphere combined with an overly hot and unstable air mass and triggered powerful derecho storm system that quickly moved east-southeast through the Ohio Valley in June 2012, causing extensive damage. Nearly all counties in southwestern Ohio experienced straight-line winds that caused widespread power outages that in some areas lasted several days. The communities of Fairborn, Xenia and Zimmerman suffered downed trees and branches causing \$3,000 in property damage, with no reports of crop damage. Additionally, no injuries or deaths were reported in Greene County.

***Major Disaster Declaration for Severe Storm Associated with Tropical Depression Ike, September 14, 2008:***

The remnants of Hurricane Ike swept across the Midwest on September 14, 2008, causing widespread damage across Ohio. Sustained strong winds of 40 to 50 MPH were experienced across Greene County, with the highest observed wind gust of 63 MPH in Beavercreek. Most residents lost power, which was not fully restored for days to weeks depending on location. The storm downed hundreds, if not thousands, of trees and many utility poles, leading to the closure of numerous roads and streets. Damage to homes and buildings was significant, with hundreds losing roofing or siding and many others damaged by fallen trees. Reported property damage from this storm totaled \$17,900,000. Although crop losses occurred in other areas of Ohio, there were no reports of crop damage in Greene County. In addition, no injuries or deaths were reported in Greene County because of this event.

***Strong Wind Event, August 4, 2004:***

Tropical air moving northward collided with a high-pressure system resulting in severe thunderstorms across the Midwest in early August, 2004. The front of strong thunderstorms reached western Ohio on August 4, resulting in the death of a 38-year-old man in Fairborn when an estimated 45 mph gust caused the roof and wall of an autobody shop at a car dealership to collapse. No additional deaths or injuries were reported in Greene County. The storm resulted in \$60,000 of property damage, with no reports of crop damage.

***Thunderstorm Wind Event, July 24, 2000:***

On July 24, 2000, thunderstorms across the region resulted in strong thunderstorm winds that toppled numerous trees. Some downed trees damaged homes and one home in Fairborn suffered major damage from a tree fall. Total property damage resulting in \$50,000 was reported. No deaths or injuries were reported in Greene County related to this event.

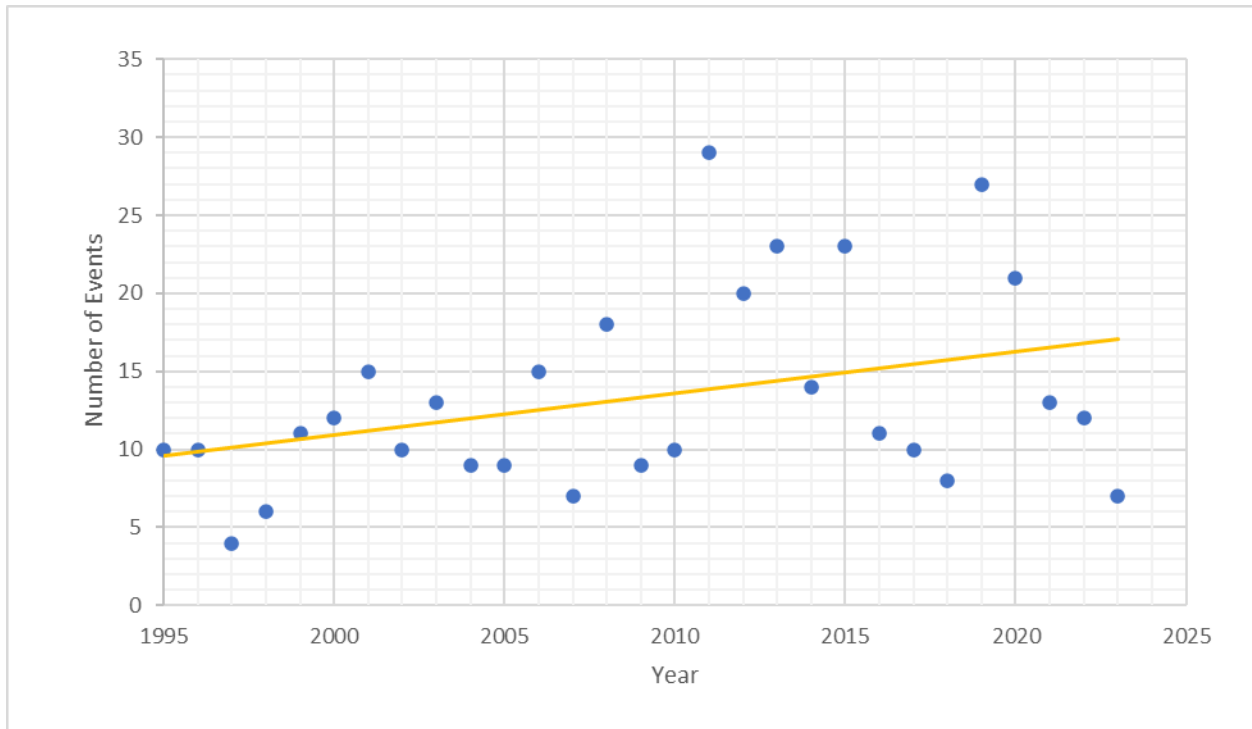
***Thunderstorm Wind Event, June 14, 1996:***

Severe thunderstorms swept through the area in mid-June, 1996, bringing high winds that damaged the roof of the Beavercreek High School. Hail of .75-inch diameter was recorded at the Wright-Patterson Air Force Base. The total reported property damage from this event was \$160,000. There were no reports of injuries, deaths or crop damage in relation to this event in Greene County.

## Probability

According to the NCEI, there have been 220 severe summer storms that resulted in 386 storm events reported in Greene County from January 1995 to December 2023. This amounts to approximately eight severe storms causing an average of 13 severe summer storm events annually. Total property losses for these storm events reached \$19,232,857 over the 29-year period, with an average of \$663,202 annually in property damage and an average of \$51,000 in property damage per event. Figure 4.7.2 below shows the trend in number of severe summer storm events per year since 1995. The year 2011 had 29 severe summer weather events, the highest of the last 29 years. Preliminary research suggests that the frequency and intensity of severe thunderstorms could increase, also increasing the number of storm events per storm as the climate changes, according to the National Climate Assessment. The Climate Change section in Future Trends discusses climate change further.

**Figure 4.7.2: Severe Summer Storm Event Probability**



Source: NOAA

## Vulnerability Assessment

### Infrastructure Impact

Above-ground infrastructure is at risk for storm damage by wind and falling debris. For infrastructure, high winds and hail are the most damaging part of a severe storm. Thunderstorm winds can strip bark from trees and detach limbs. If large branches fall, they can damage buildings and above-ground infrastructure. In the most severe storms with high winds, large trees can be uprooted and have the potential to fall on buildings including houses, which can cause property damage, as well as injury or death.

Utilities are at risk of damage by severe summer storms as well. Electrical lines are spread throughout the County connecting homes, businesses, and other facilities. Severe storms are likely to down tree limbs and generate other debris that can affect above-ground electrical lines causing power outages. Downed power lines that are still live are extremely hazardous and can cause death by electrocution.

### **Population Impact**

Summer storms are random in nature and affect the entire area of the County. Everyone in the County should be prepared during a storm event. Populations residing in mobile home parks are particularly vulnerable and should seek shelter when advised.

According to the National Risk Index, social vulnerability for Greene County was considered “very low” and community resilience was “very high”; however, risk changes based on the storm event. For summer storms, community risk for hail, lightning, and strong wind events in Greene County was scored at 25.6 (“very low”) for hail, 86.0 (“relatively moderate”) for lightning, and 83.6 (“relatively moderate”) for strong winds, when compared to the rest of the United States. This information indicates that severe summer storms are exposing the population of Greene County to a low to moderate level of risk from storm events. The index indicates an expected annual loss of \$37,620 due to hail events, \$525,216 due to lightning events, and \$1,302,627 due to strong wind events, with 3.7, 73.3, and 2.4 events occurring per year, respectively, based on all events recorded in the NRI. Greene County’s full list of census tracts can be found in Appendix E.

### **Property Damage**

As described above, severe summer weather events, including hail, heavy rain, and high winds have caused an average of \$663,202 in property damage annually since 1995. While these events have likely caused damage to crops, those damages are likely to be reported under tornados or flooding. Due to the non-site-specific nature of this hazard, **Tables 4.7.3 - 4.7.5** list all structures within Greene County as having potential impacts from severe storms.

### **Loss of Life**

There has been one death in Greene County since 1995. There is always potential for injuries and fatalities during severe summer weather.

### **Economic Losses**

Severe summer weather has the potential to damage infrastructure, resulting in the economic burden of clean up and repairs. Potential economic losses and damage associated with Greene County for hail, strong wind events, and lightning are recorded in **Tables 4.7.3 to 4.7.5** below. This table summarizes the population from 2020, building value, expected annual loss (EAL) for buildings, and expected annual loss (EALP) for population equivalence in Greene County. The top 20 most vulnerable census tracts according to FEMA’s National Risk Index are used for the calculations. EAL for buildings and population combine the totals from hail, strong wind events, and lightning. Compared with other hazards, severe summer weather has a very low index rating, meaning that economic loss due to severe summer weather is very low for Greene County.

**Table 4.7.3: Structure and Population Vulnerability from Hail**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057260100	\$671	\$309	\$3,405	\$4,384
39057280102	\$353	\$106	\$2,423	\$2,881
39057270100	\$385	\$172	\$1,142	\$1,699
39057210603	\$876	\$376	\$333	\$1,585
39057230100	\$352	\$114	\$1,029	\$1,495
39057240600	\$523	\$246	\$624	\$1,394

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210500	\$794	\$299	\$122	\$1,215
39057220102	\$573	\$221	\$401	\$1,195
39057280101	\$281	\$121	\$782	\$1,184
39057280200	\$223	\$64	\$886	\$1,173
39057240700	\$349	\$123	\$489	\$962
39057200104	\$605	\$240	\$62	\$907
39057210602	\$627	\$246	\$0	\$873
39057210604	\$564	\$264	\$19	\$847
39057240500	\$477	\$213	\$140	\$829
39057200902	\$342	\$168	\$316	\$826
39057220101	\$524	\$194	\$94	\$812
39057210101	\$616	\$179	\$0	\$795
39057240302	\$397	\$187	\$196	\$781
39057210401	\$510	\$248	\$0	\$758
<b>Grand Total</b>	<b>\$10,042</b>	<b>\$4,090</b>	<b>\$12,463</b>	<b>\$26,595</b>

Source: FEMA National Risk Index

**Table 4.7.4: Structure and Population Vulnerability from Lightning**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210603	\$1,342	\$22,657	\$0	\$23,999
39057260100	\$1,120	\$20,349	\$0	\$21,468
39057210500	\$1,260	\$18,695	\$0	\$19,955
39057210604	\$937	\$17,139	\$0	\$18,076
39057200104	\$1,036	\$16,411	\$0	\$17,447
39057200500	\$481	\$15,831	\$0	\$16,312
39057210602	\$980	\$15,084	\$0	\$16,064
39057240600	\$820	\$15,214	\$0	\$16,034
39057210402	\$728	\$15,276	\$0	\$16,004
39057210401	\$794	\$15,085	\$0	\$15,880
39057200700	\$324	\$14,073	\$0	\$14,397
39057210201	\$602	\$13,585	\$0	\$14,187



Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057220102	\$876	\$13,192	\$0	\$14,068
39057200901	\$643	\$12,914	\$0	\$13,557
39057240500	\$723	\$12,642	\$0	\$13,365
39057240200	\$485	\$12,740	\$0	\$13,225
39057220201	\$740	\$12,290	\$0	\$13,030
39057210101	\$1,043	\$11,981	\$0	\$13,023
39057200600	\$489	\$11,950	\$0	\$12,440
39057200300	\$489	\$11,932	\$0	\$12,420
<b>Grand Total</b>	<b>\$15,912</b>	<b>\$299,040</b>	<b>\$0</b>	<b>\$314,951</b>

Source: FEMA National Risk Index

**Table 4.7.5: Structure and Population Vulnerability from Strong Winds**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210603	\$53,705	\$13,700	\$107	\$67,512
39057210500	\$48,694	\$10,880	\$39	\$59,613
39057260100	\$38,086	\$10,391	\$1,009	\$49,486
39057210602	\$38,439	\$8,967	\$0	\$47,406
39057200104	\$37,122	\$8,729	\$20	\$45,870
39057210101	\$37,788	\$6,517	\$0	\$44,305
39057210604	\$34,599	\$9,600	\$6	\$44,205
39057240600	\$32,059	\$8,954	\$199	\$41,211
39057220102	\$33,206	\$7,623	\$118	\$40,947
39057210401	\$31,264	\$9,036	\$0	\$40,301
39057220101	\$31,613	\$6,951	\$30	\$38,594
39057210402	\$28,564	\$9,095	\$0	\$37,659
39057240500	\$29,253	\$7,743	\$45	\$37,041
39057220201	\$27,764	\$6,986	\$0	\$34,750
39057210300	\$25,794	\$6,406	\$5	\$32,206
39057240302	\$24,324	\$6,819	\$63	\$31,206
39057200901	\$23,737	\$7,179	\$22	\$30,938
39057210201	\$22,919	\$7,836	\$0	\$30,755
39057280300	\$27,519	\$2,742	\$5	\$30,267

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057255000	\$22,179	\$6,166	\$9	\$28,355
<b>Grand Total</b>	<b>\$648,628</b>	<b>\$162,320</b>	<b>\$1,677</b>	<b>\$812,627</b>

Source: FEMA National Risk Index

## Future Trends

### *Land Use and Development Trends*

Severe summer storms can occur anywhere, bringing an entire community or region to a standstill, including commuter and emergency transportation and medical services. Any development that has occurred since the adoption of the previous plan, and any future development, has the potential to be impacted by severe summer storms. All land uses are equally impacted by severe summer weather.

The current total value of taxable real estate in Greene County is \$4,704,063,560. In 2022 and 2023, Greene County authorized a total of 949 new residential units at a total value of \$433,290,000. The population is expected to increase by 2.2 percent, or 3,640 people between 2020 and 2030. An additional increase of 259 people (less than one percent) is expected between 2030 and 2040. The increased population and the increase in residential units could lead to additional risks.

Building design and construction are also impacted by the intensity of summer storms. Areas prone to severe storms should have buildings designed to withstand high winds, heavy rainfall, and potential flooding to avoid structural damage. On the other hand, proper ventilation and cooling systems are essential to manage the heat and humidity that often accompany summer storms.

It is important to maintain consistency between emergency planning, financial plans and budgets, and development planning. Zoning codes should ensure that there is adequate greenspace in existing and new developments to foster drainage and provide space for water runoff. Locating emergency facilities, and partnering with emergency organizations during the planning process, will help develop improved contingency responses in cases where emergency transportation and services are cut off during an extreme weather event.

### *Climate Change*

Preliminary research suggests that the frequency and intensity of severe thunderstorms could increase as the climate changes, according to the National Climate Assessment. A warming climate may also increase the number of days with conditions conducive to a severe thunderstorm. Future modeling techniques could reveal additional information about the correlation between atmospheric changes and severe thunderstorm formation and intensity.

## 4.8 Severe Winter Weather

### Description

Severe winter weather includes winter storms, heavy snow, and extreme cold. Winter storms including blizzards are events that have heavy snow, sleet, ice, freezing rain, or high winds as their primary type of precipitation. While the precipitation itself is typically not dangerous, frozen roads and exposure to cold can cause death and injury.

A winter storm forms under the correct combination of three conditions:

1. Below freezing temperatures in the clouds and near the ground, which are necessary to make snow and ice.
2. Lift, which raises the moist air from the clouds and causes precipitation. Warm air colliding with cold air and being forced to rise over the cold is an example of lift.
3. Moisture is needed to form clouds and precipitation. Air blowing across a body of water is a common source of moisture.

Winter storms are categorized by their type: blizzards, ice storms, lake effect storms, and snow squalls. Extreme cold events often accompany winter storms, bringing low temperatures and higher risks of frostbite and hypothermia.

- **Blizzards** are winter storms that are a combination of blowing snow and wind which lead to very low visibility. Heavy snowfalls and severe cold often accompany blizzards, but this is not required. Ground blizzards occur when strong winds pick up snow that has already fallen.
- **Ice Storms** occur when at least a quarter inch of ice accumulates on exposed surfaces. Roads and sidewalks can become dangerously slick, and trees and powerlines can easily break under the weight of accumulated ice.
- **Lake Effect Storms** are cold, dry air masses that move over the Great Lakes regions and drop the moisture as snow in the northeastern portion of Ohio near the Great Lakes area.
- **Snow Squalls** are brief, intense snow showers accompanied by strong winds. Impacts may be significant.
- **Extreme Cold Events** occur when temperatures drop below normal for the given area, and they generally coincide with winter storms or are the lasting effect of a winter storm.

### Location

Winter storms are typically large events that impact large areas at once. Winter storms will impact the entire County and have the potential to impact multiple counties.

### Extent

The State of Ohio Hazard Mitigation Plan 2024 lists winter storms as one of the three highest threat hazards in Ohio. The average annual snowfall in Greene County is 12-24 inches according to NOAA, which is lower than the state average of about 27 inches. Snowfall typically occurs between November and April with January being the coldest month on average.

### History

There have been at least 125 winter storm events, including cold/wind chill, extreme cold/wind chill, heavy snow, ice storm, winter storm, and winter weather in Greene County since January 1995. These events caused \$546,000 in property damage and \$540,000 in crop damage according to the National Centers for Environmental Information (NCEI). An extreme cold/wind chill event on December 21,

2008, caused the death of one person in Greene County due to prolonged exposure. All severe winter weather and extreme cold events from 1995 to 2023 are summarized in **Table 4.8.1**, below:

**Table 4.8.1: Severe Winter Related Events in Greene County since 1995**

Severe Storm Event Type	Number of Events	Deaths	Injuries	Property Damage	Crop Damage
Cold/Wind Chill	1	0	0	\$20,000	\$0
Extreme Cold/Wind Chill	3	1	0	\$0	\$540,000
Frost/Freeze	1	0	0	\$0	\$0
Heavy Snow	11	0	0	\$1,000	\$0
Ice Storm	5	0	0	\$0	\$0
Winter Storm	25	0	0	\$525,000	\$0
Winter Weather	79	0	0	\$0	\$0
<b>Grand Total</b>	<b>124</b>	<b>1</b>	<b>0</b>	<b>\$546,000</b>	<b>\$540,000</b>

Source: NOAA Storm Events Database

Greene County has not had a federal disaster declaration for winter storms since the previous hazard mitigation plan in 2020. However, the County has been subject to four Emergency Declarations for snowstorms, and one Disaster Declaration for a severe winter storm/record/near record snow since 1968. Several of the most damaging events and/or events that resulted in deaths and/or injuries are described in more detail below. These events are not necessarily the most recent, and all events are listed individually in **Appendix A**.

***Extreme Cold/Windchill Event, December 21, 2008:***

Severe cold weather was responsible for the death of a Greene County woman found outside of her home on Sunday, December 21st. No property damage or crop damage amounts were reported.

***Emergency Declaration for Record Snow and Near Record Snow, March 7, 2008 – March 9, 2008:***

A low-pressure system along the Gulf Coast blanketed northeast and north-central Ohio with 5 to 20 inches of snow, with Greene County receiving 15.4 inches over two days. Wind gusts of 20-30 MPH led to intermittent blizzard conditions and snow drifts of 3 feet or more causing numerous accidents. No property damage or crop damage amounts were reported. No injuries or deaths were reported in Greene County. An emergency declaration (EM-3286-OH) was issued on April 24, 2008, offering public assistance to 20 counties in Ohio, including Greene County.

***Frost/Freeze Event, April 6, 2007:***

Temperatures rose in the Ohio Valley in mid-March, allowing for the agricultural season to start early. In April, temperatures dropped into the 20s, threatening crops throughout Ohio. Overall, crop damage was estimated at 16.74 million for 31 counties in Ohio. There was \$540,000 in crop damage was reported. No deaths or injuries were reported.

***Emergency Declaration for Snow, December 22, 2004 – December 24, 2004:***

A unique and unusual combination of an Arctic cold front, warm and humid air mass, and a low-pressure center from the southern Great Plains collided in the Ohio River Valley resulting in a historic snow and ice storm that hit Illinois, Indiana, Kentucky, and Ohio. Snowfall rates in some areas were up to two inches per hour accumulating over 30 hours to over 2 feet of snow, setting new records across Illinois, Indiana, and western Ohio. The heavy snow caused damage and collapsed the roofs of homes and businesses across the region. Additionally, a secondary ice storm along the snowstorm's



southern edge in Kentucky and Ohio. Together the snow, ice, and blizzard conditions from wind gusts of up to 30 MPH paralyzed highway, airline, and train traffic, stranding thousands of people. Record low temperatures made recovery and clean-up efforts more difficult. The resulting property damage and clean-up costs were historic and over \$100 million for the state of Ohio, second only to the Blizzard of 1978. Although there were many injuries and 17 deaths reported, there were no reports of injury to death in Greene County. An emergency declaration (EM-3198-OH) was issued on January 11, 2005, offering public assistance to 26 counties in Ohio, including Greene County.

***Major Disaster Declaration for Severe Winter Storm and Record/Near Record Snow, February 14, 2003 – March 3, 2003:***

Abundant moisture from a warm front and low-pressure mixed with surface cold air resulting in 6-8 inches of snowfall across Ohio, with the highest accumulation along I-70. Greene and several other counties received record or near record snowfall. Counties in southern Ohio also saw some ice accumulation. On March 14, 2003, a major disaster declaration (DR-1453-OH) was issued for blank counties, including Greene County. Greene County was eligible for public assistance. No deaths or injuries were reported.

***Winter Storm Event, January 6-8, 1996:***

The 1996 blizzard developed from a low-pressure system in the Gulf of Mexico and moved north up the East Coast dropping snow, sleet, and freezing rain over the region causing auto, air, and train traffic delays and power outages. The worst effects in Ohio were along the Ohio River and the I-70 corridor as wind gusts whipped up the dry, powdery snow into whiteout conditions. The weight of snow from this event, mixed with another snowstorm earlier in the week, caused the collapse and partial collapse of roofs of homes and businesses. The event caused a reported \$500,000 in property damage in Greene County. No reports of injuries or deaths were reported in Greene County from this event.

***Emergency Declaration for Blizzards & Snowstorms, January 26, 1978:***

On January 26, 1978, an emergency declaration (EM-3055-OH) was issued for every county in Ohio due to Blizzards and snowstorms. Every county in Ohio was able to receive public assistance.

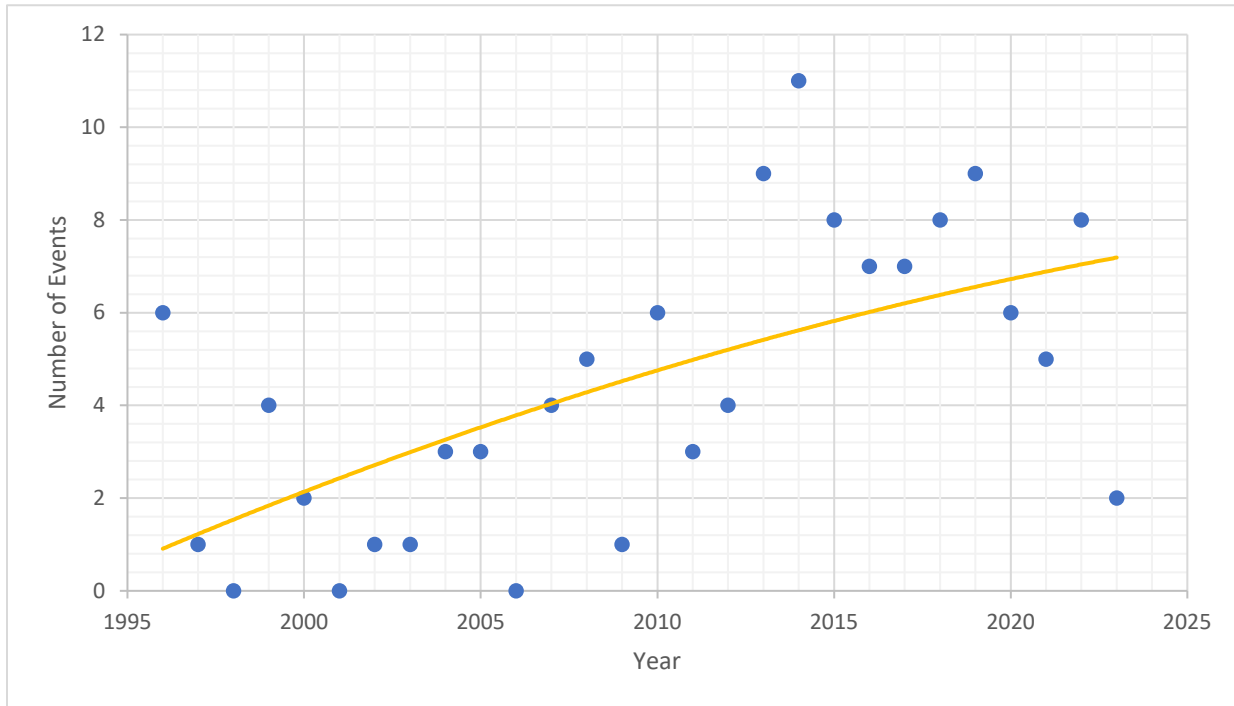
***Emergency Declaration for Snowstorms, February 2, 1977:***

On February 2, 1977, an emergency declaration (EM-3029-OH) was issued for 47 counties in Ohio, including Greene County due to snowstorms. Each of the 47 counties was able to receive public assistance.

**Probability**

According to the NCEI, there have been a total of 124 severe winter storm events reported in Greene County from January of 1995 to December 2023, with total losses amounting to \$546,000 in property damage. Averaged over those 29 years, there were approximately 4.3 winter storm events annually with average annual damages of \$18,828. **Figure 4.8.2** shows the trend of severe winter weather events over time between January 1995 and December 2023. The trend line increases over the 29 years and begins to slowly level off from 2020. According to the Fifth National Climate Assessment, due to the warming climate, extreme winter weather will be less severe and less frequent in Ohio, and heavy snowfall will manifest as heavy rainfall in future years. The Climate Change section in Future Trends discusses climate change further.

**Figure 4.8.2: Severe Winter Weather Probability**



Source: NOAA

## Vulnerability Assessment

### Infrastructure Impact

Winter storms can cause damage to overhead utilities. Wires can collapse under the weight of accumulated snow and ice leading to disruption in communication and power supply for days. Debris can block roadways or damage property as tree limbs can also collapse under the weight of accumulated snow and ice. Water pipes can freeze under extremely low temperatures that may accompany severe winter storms. Roads and sidewalks can be blocked by the accumulation of snow, as well as being iced over. Bridges and overpasses are particularly dangerous because they freeze before other surfaces. Heavy snow fall and accumulation can cause business and private homes to have partial or full roof collapses. The State of Ohio Hazard Mitigation Plan 2024 estimates the annual probability of 5.1 severe winter storms annually.

### Population Impact

All residents of Greene County are expected to be affected by severe winter storms. Infants, older adults, sick people, and pets are more vulnerable to injuries and health conditions related to exposure to heavy snow, ice, and lasting extreme cold temperatures. It is advisable to equip vulnerable populations with indoor easy-to-read thermometers and heating devices in locations where they are highly visible.

For social vulnerability, according to FEMA's National Risk Index, Greene County was scored a 16.23 ("very low") to the adverse impacts of all natural hazards, compared to the rest of the U.S. In addition, the index calculates a 55.7/100 ("relatively low") risk score of a cold wave event with an expected annual loss of \$75,000, a score of 97.6/100 ("very high") risk of ice storms with an expected annual loss of \$2,000,000, and a 81.3/100 ("relatively moderate") risk of winter weather events with an annual loss of \$186,000 expected for Greene County.

### Property Damage

Property can be damaged by accumulated snow and ice, debris, and falling trees and utility poles. Extreme low temperatures can also freeze the water in pipes which could cause them to explode. All buildings in the County are exposed and vulnerable to winter storms. The State of Ohio Hazard Mitigation Plan 2024 estimates annual potential losses due to damage caused by winter storms in Greene County to be \$569,857.

Property owners should weatherproof their homes and buildings and conduct regular inspections to eliminate impacts from extreme weather conditions. The Federal Emergency Management Agency (FEMA) suggests that individuals with damaged property should contact their insurance company and take photos of any damage. If individuals are uninsured or underinsured, they should seek assistance by visiting [www.DisasterAssistance.gov](http://www.DisasterAssistance.gov).

### Loss of Life

There was one reported death during the extreme cold/wind chill event December 21, 2008, due to prolonged exposure in Greene County. Most common causes of death from winter events are vehicular accidents from iced-over and dangerous roads, frostbite or hypothermia from prolonged exposure to cold, heart attacks from heavy snow shoveling, and carbon monoxide poisoning due to toxic fumes from heating sources.

A few ways to prepare and protect from extreme winter weather conditions include, but are not limited to, staying indoors during dangerous cold events, dressing warmly when outside, staying off icy and dangerous roads, equipping vehicles with an emergency supply kit, preparing for power outages and using heating devices intended for indoor use only, staying updated about emergency information and alerts, seeking medical assistance on signs of hypothermia or frostbite, and checking on neighbors.

### Economic Losses

Economic losses can occur from businesses shutting down for potentially long periods of time, structural damage, and death and injury. Economic activity can be completely halted during winter storms including transportation of goods and people. Electricity outages may lead to spoiled goods. Since winter storms occur during the winter season, damage to crops is unlikely but possible. Damaged buildings and pipes, fallen trees and power lines, and costs to repair damages and remove snow further impact the economy of cities and towns. Additionally, deaths and injuries can lead to economic losses for a community. **Table 4.8.3-4.8.5** shows the total value of economic impacts expected in Greene County from winter hazard events.

The table below shows the 20 census tracts with the highest total EAL (expected annual loss) from severe winter events. EAL rates, calculated by FEMA, identify the total value of loss expected each year for a particular community, in this case the census tracts for Greene County. Expected losses for buildings, population (\$11.6 million for each fatality or 10 injuries), and agriculture per census tract for cold wave, ice storm, and winter weather events.

**Table 4.8.3: Structure and Population Vulnerability from Cold Wave**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057260100	\$105	\$1,553	\$9,011	\$10,669
39057280102	\$55	\$532	\$6,435	\$7,022
39057270100	\$60	\$863	\$3,028	\$3,951
39057230100	\$55	\$572	\$2,716	\$3,343

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057240600	\$80	\$1,199	\$1,606	\$2,884
39057210603	\$133	\$1,832	\$854	\$2,818
39057280101	\$44	\$610	\$2,070	\$2,724
39057280200	\$34	\$316	\$2,295	\$2,645
39057220102	\$88	\$1,090	\$1,055	\$2,234
39057240700	\$53	\$602	\$1,260	\$1,915
39057210500	\$121	\$1,455	\$314	\$1,889
39057200902	\$52	\$817	\$812	\$1,681
39057240302	\$60	\$913	\$504	\$1,477
39057240500	\$72	\$1,035	\$358	\$1,466
39057200104	\$92	\$1,167	\$159	\$1,418
39057210604	\$86	\$1,283	\$49	\$1,418
39057210602	\$95	\$1,199	\$0	\$1,294
39057210402	\$71	\$1,216	\$1	\$1,287
39057210401	\$77	\$1,208	\$0	\$1,286
39057220101	\$80	\$949	\$242	\$1,270
<b>Grand Total</b>	<b>\$1,514</b>	<b>\$20,409</b>	<b>\$32,769</b>	<b>\$54,692</b>

Source: FEMA National Risk Index

**Table 4.8.4: Structure and Population Vulnerability from Ice Storm**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39145003600	\$99,468	\$4,780	\$0	\$104,248
39145003800	\$90,186	\$3,796	\$0	\$93,983
39145002400	\$71,193	\$3,129	\$0	\$74,322
39145002800	\$68,970	\$3,543	\$0	\$72,513
39145003100	\$69,987	\$2,274	\$0	\$72,261
39145002100	\$68,754	\$3,046	\$0	\$71,799
39145002200	\$67,093	\$2,881	\$0	\$69,974
39145002300	\$64,081	\$3,350	\$0	\$67,431
39145003700	\$60,013	\$2,486	\$0	\$62,499
39145002902	\$59,355	\$3,123	\$0	\$62,479



Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39145002600	\$57,905	\$3,153	\$0	\$61,058
39145004000	\$57,891	\$2,750	\$0	\$60,641
39145002700	\$54,180	\$2,702	\$0	\$56,882
39145003400	\$52,904	\$3,173	\$0	\$56,077
39145003000	\$50,969	\$957	\$0	\$51,926
39145003300	\$47,774	\$2,235	\$0	\$50,009
39145003500	\$45,104	\$2,382	\$0	\$47,487
39145002500	\$43,963	\$2,505	\$0	\$46,468
39145003900	\$42,448	\$2,734	\$0	\$45,182
39145002901	\$42,420	\$1,420	\$0	\$43,840
<b>Grand Total</b>	<b>\$1,214,658</b>	<b>\$56,419</b>	<b>\$0</b>	<b>\$1,271,077</b>

Source: FEMA National Risk Index

**Table 4.8.5: Structure and Population Vulnerability from Winter Weather**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210603	\$2,760	\$6,222	\$9	\$8,990
39057210500	\$2,181	\$5,275	\$94	\$7,550
39057210602	\$2,502	\$4,941	\$3	\$7,446
39057260100	\$1,778	\$4,360	\$1	\$6,138
39057210101	\$1,975	\$4,072	\$0	\$6,048
39057200104	\$1,908	\$3,964	\$2	\$5,873
39057220102	\$1,650	\$4,072	\$17	\$5,740
39057210604	\$1,607	\$4,104	\$0	\$5,710
39057220101	\$1,468	\$4,131	\$0	\$5,598
39057240600	\$1,837	\$3,703	\$11	\$5,551
39057210401	\$1,577	\$3,513	\$0	\$5,091
39057220201	\$1,503	\$3,516	\$4	\$5,023
39057240500	\$1,942	\$2,960	\$0	\$4,902
39057210402	\$1,659	\$3,223	\$3	\$4,884
39057280300	\$1,178	\$3,559	\$0	\$4,737
39057210300	\$864	\$3,809	\$0	\$4,673
39057240302	\$1,029	\$3,623	\$0	\$4,653

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057200901	\$1,220	\$3,260	\$2	\$4,482
39057210201	\$1,251	\$3,100	\$5	\$4,357
39057280102	\$1,325	\$2,909	\$0	\$4,235
<b>Grand Total</b>	<b>\$33,214</b>	<b>\$78,317</b>	<b>\$150</b>	<b>\$111,681</b>

Source: FEMA National Risk Index

## Future Trend

### Land Use and Development Trends

Winter storms can occur anywhere bringing an entire community or region to a standstill, including commuter and emergency transportation and medical services. Any development that has occurred since the adoption of the previous plan, and any future development, has the potential to be impacted by winter storms. All land uses are equally impacted by severe winter weather.

The current total value of taxable real estate in Greene County is \$4,704,063,560. In 2022 and 2023, Greene County authorized a total of 949 new residential units at a total value of \$433,290,000. The population is expected to increase by 2.2 percent, or 3,640 people between 2020 and 2030. An additional increase of 259 people (less than one percent) is expected between 2030 and 2040. The increased population and the increase in residential units could lead to additional risks.

Building design and construction is also impacted by the amount of snowfall. Areas that receive high snowfall should have buildings designed to withstand the weight of the snow to avoid sagging, cracking, and collapsing roofs. On the other hand, snow is a natural insulator, and snow accumulated on rooftops helps hold heat in buildings and, consequently, reduces heating costs.

It is important to maintain consistency between emergency planning, financial plans and budgets, and development planning. Zoning codes should ensure that there is adequate greenspace in existing and new developments to foster drainage and offers space to pile cleared snow. Locating emergency facilities, and partnering with emergency organizations during the planning process, will help develop improved contingency responses in cases where emergency transportation and services are cut off during an extreme weather event.

### Climate Change

According to the Midwest chapter of the Fourth National Climate Assessment, the average Midwest air temperature increased by more than 1.5 degrees Fahrenheit between 1900 and 2010. In recent years, however, warming has increased three times as quickly between 1980 and 2010. By the end of 2030, Ohio's climate may trend towards the climate of Southern Illinois. By 2100, Ohio might feel like Arkansas or Texas. As a result, the warming climate suggests that extreme winter weather will be less severe and less frequent in Ohio, and heavy snowfall will manifest as heavy rainfall in future years.

## 4.9 Tornadoes and Severe Wind

### Description

FEMA defines a tornado as “a violently rotating column of air extending from a thunderstorm to the ground.” Tornadoes can generate wind speeds greater than 250 miles per hour. Tornado paths can be as large as one mile wide and 50 miles long. Nationally, there is an average of 800 tornadoes reported annually across all 50 states.

In general, the midsection of the United States experiences a higher rate of tornadoes than other parts of the country because of the recurrent collision of moist, warm air moving north from the Gulf of Mexico with colder fronts moving east from the Rocky Mountains. Supercells, a dangerous type of thunderstorm which form from rotating thunderstorms, can cause the most destructive type of tornado.

Tornado Warnings are issued by the Wilmington, Ohio, Forecast Office when a tornado is indicated by the WSR-88D radar or sighted in person by spotters. The WSR-88D radar is an advanced Weather Surveillance Doppler Radar utilized by the National Weather Service (NWS) to generate a radar image. Once a warning has been issued, people in the warning area should seek shelter immediately. Warnings will include the location of the tornado, as well as the communities in its path. A tornado warning can be issued without a tornado watch, and they are typically issued for 30 minutes at a time. If the supercell thunderstorm responsible for the formation of the tornado is also producing large volumes of rain, the tornado warning may be combined with a Flash Flood Warning. The NWS office will follow up any Tornado Warnings with Severe Weather Statements to provide up-to-date information on the tornado and inform the public when the warning is no longer in effect (Source: NWS).

Severe weather events can also create strong winds – often called “straight-line” winds – to differentiate thunderstorm winds from tornadic winds. These winds, which have the potential to cause damage, are caused by an outflow generated by a thunderstorm downdraft.

The NWS can issue various types of wind advisories and warnings. A **wind advisory** is issued when sustained winds of 31 to 39 MPH are reached for an hour or more and/or if there are wind gusts of 46 to 57 MPH for any duration. A **High Wind Watch** indicates that sustained, strong winds are possible, and outdoor items should be secured. People should modify plans, so they are not caught outside. Additionally, a **High Wind Warning** indicates that sustained, strong winds (40 MPH or greater) with even stronger gusts (greater than 58 MPH) are happening. People should seek shelter, and those driving should keep both hands on the wheel and slow down. An **extreme wind warning** is issued for surface winds of 115 MPH or greater associated with non-convective, downslope, derecho (not associated with a tornado), or sustained hurricane winds that are expected to occur within one hour.

### Location

Severe wind events and tornadoes can occur anywhere in Greene County. All areas and jurisdictions should be considered at risk for these events.

### Extent

Tornadoes are measured by the amount of damage caused by a certain wind speed, assuming greater wind speeds will result in greater damage. The original Fujita Tornado Damage Scale (F-scale) was developed in 1971 without much consideration to a building or structure’s integrity or condition as it relates to the wind speed required to damage it. The Enhanced Fujita-scale (EF-Scale) took effect on February 1, 2007. This scale retains the original F-scale’s F0 through F5 wind ratings and classifies tornado damage across 28 different types of damage indicators. These indicators mostly involve building/structure type and are assessed at eight damage levels from 1 through 8. Therefore, construction types and their relative strengths and weaknesses are incorporated into the EF classification given to a particular tornado. The most intense damage along with the type of

construction affected within the tornado path will generally determine the EF scale rating given to the tornado. **Table 4.9.1** lists the classifications under the EF- and F-scale. It should be noted that the wind speeds listed in this table are estimates based on damage rather than actual measurements.

Neither the National Oceanic and Atmospheric Administration (NOAA) or NWS have re-evaluated the historical tornado data using the enhanced scale; therefore, this assessment and subsequent plans will reference both scales until a complete switchover has occurred.

**Table 4.9.1: Fujita and Enhanced Fujita Scale Classifications**

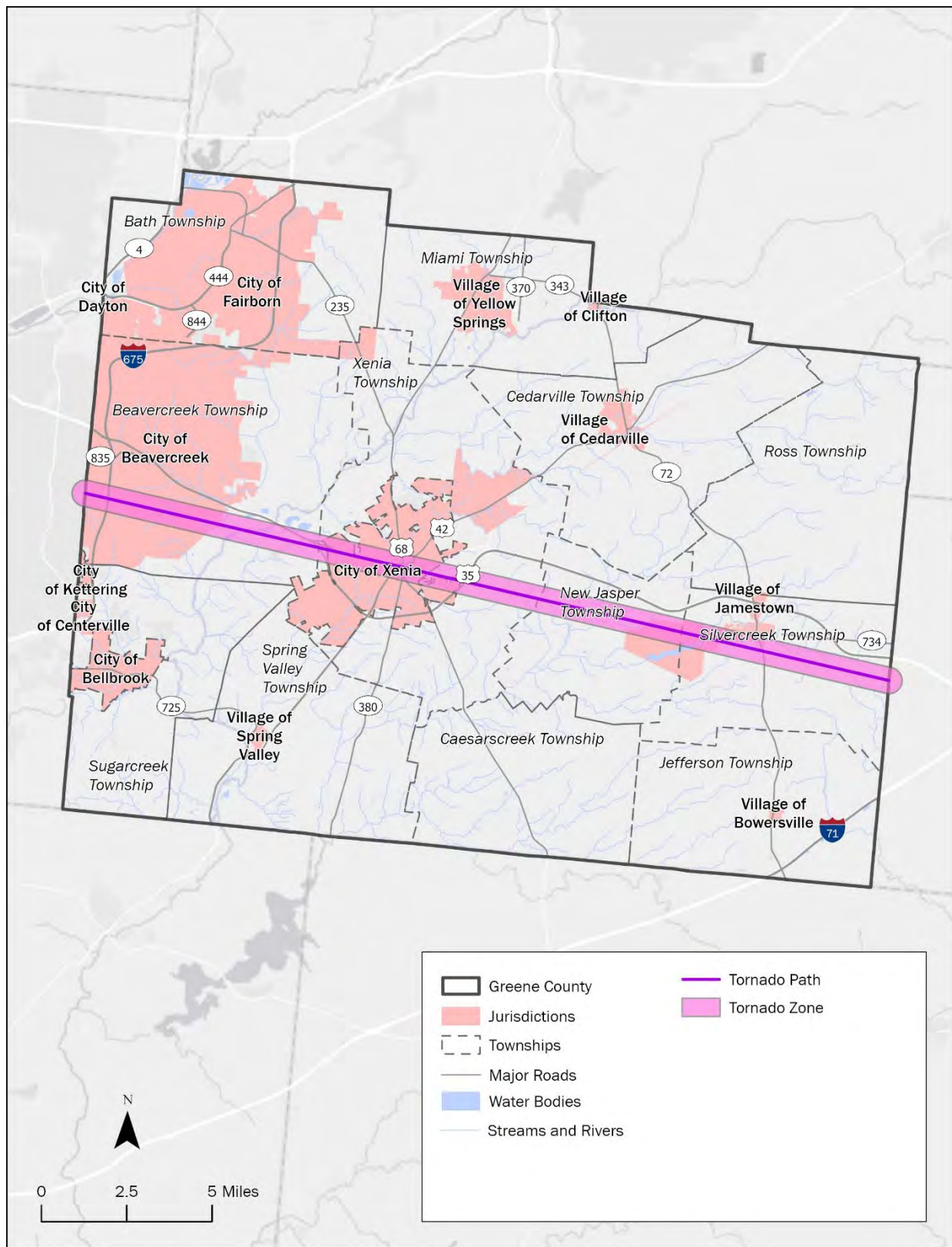
Fujita Scale 3-Second Wind Gust (MPH)		Damage Levels	Enhanced Fujita Scale 3-Second Wind Gust (MPH)	
F0	45-78	Light Damage: Tree branches down.	EF-0	65-85
F1	79-117	Moderate damage: Roof damage.	EF-1	86-110
F2	118-161	Considerable damage: Houses damaged.	EF-2	111-135
F3	162-209	Severe damage: Buildings damaged.	EF-3	136-165
F4	210-261	Devastating damage: Structures leveled.	EF-4	166-200
F5	262-317	Incredible damage: Whole towns destroyed.	EF-5	Over 200

Source: SOHMP

**Figure 4.9.2** simulates an extremely destructive, worst-case scenario EF5 tornado and its impacts on Greene County assets and infrastructure.



**Figure 4.9.2: Worst Case Tornado Scenario**



## History

There have been 11 tornado events, two of which caused three tornadoes each, in Greene County between January 1995 and December 2023. Greene County has had four Major Disaster Declarations for Severe Storms, Tornadoes, Windstorms, and Straight-Line Winds. The tornadoes caused an estimated \$67.1 million in property damage, one death, and 102 injuries. The high and strong wind events caused an estimated \$18 million in property damage and one death. Several of the most damaging events, events that resulted in deaths and/or injuries, and events with emergency or major disaster declarations are described in more detail below.

### ***A Major Disaster Declaration for Severe Storms, Straight-line Winds, Tornadoes, Flooding, Landslides, and Mudslides, May 27, 2019 – May 29, 2019:***

In May 2019, a tornado outbreak lasted about two weeks, producing 400 tornadoes across multiple states. Between May 27 and May 29, 19 tornadoes occurred in Ohio. A thunderstorm developed in the evening hours of May 27, 2019, producing many destructive tornadoes. Three tornadoes developed and traveled through Greene County. An EF3 tornado touched down in Montgomery County and traveled through western and central Greene County, completely lifting several roofs and destroying outside walls of several buildings. Several homes on Rushton Drive had entire roofs lift off and several buildings had exterior walls destroyed with only interior walls standing. There were homes along Gardenview and Wendover Drives that had garage doors destroyed, roofs collapsed and/or removed. An EF1 tornado touched down on Lackey Road, damaging trees and causing minor structural damage to a building's roof and siding. Multiple large tree limbs were downed and a power pole was knocked down. A carport was destroyed and there was mud splatter on several homes, with some roof and siding damage. A EF0 tornado touched down along South Charleston Road, damaging roofs, interior walls, and trees along Rogers Road and Watkins Road. In the Beavercreek an apartment complex had large sections of roofs removed and upper level's exterior walls collapsed. Several businesses had partially collapsed walls and roof lift off near North Fairfield Road. According to the Regional Planning Commission there were 1,182 Green County properties damaged by the tornadoes. A Major Disaster Declaration (DR-4447-OH) was declared on June 18, 2019, offering individual assistance to eight counties, public assistance to one county, and both individual and public assistance to three counties. Greene County was offered both individual and public assistance. Greene County reported approximately \$50.3 million in property damage. No deaths were reported in Greene County.

### ***An EF1 Tornado in Greene County, May 26, 2015:***

An EF1 tornado touched down at the Greene Crossing Shopping Center on Indian Ripple Road, lifting at least five cars in late May 2015. Two individuals sustained injuries when tornados rolled their cars. As many as 22 vehicles were damaged, along with Fitworks (a local gym). An HVAC unit was also pushed off of a rooftop. The tornado traveled northeast, damaging several home roofs and downing numerous trees. Greene County reported approximately \$750,000 in property damage. No deaths or additional injuries were reported in Greene County.

### ***An EF3 Tornado in Greene County, May 14, 2014:***

In May 2014, an EF3 tornado touched down west of Stringtown Road and traveled across Highway 35 and Federal Road, significantly damaging a barn. The tornado then traveled across Highway 72 where it damaged a property, destroying outbuildings and several fences. Roof damage was seen on one residential home and several barns. A trailer was also tipped over. The tornado intensified as it traveled past a stone quarry, hitting an 1880 home head on and destroying the house. The tornado then crossed Barber Road where it caused significant damage to another residence. Greene County reported approximately \$500,000 in property damage. No deaths or injuries were reported in Greene County.

***A Major Disaster Declaration for Severe Windstorm associated with Tropical Depression Ike, September 14, 2008:***

The remnants of Hurricane Ike moved northeast with a frontal boundary across the lower Ohio Valley in September 2008. Wind gusts of up to 70 mph were observed, causing significant damage and widespread power outages. Sustained winds were observed up to 50 mph and lasted for several hours. A Major Disaster Declaration (DR-1805-OH) was declared on October 24, 2008, offering public assistance to 33 counties, including Greene County. The County reported approximately \$17.9 million in property damage. No deaths or injuries were reported in Greene County.

***Strong Wind Event in Greene County, August 4, 2004:***

In early August 2004, strong winds with gusts up to 45 mph caused significant roof and wall damage to a body shop in the Village of Fairborn. The wall collapsed on a 38-year-old man, leading to his death. Greene County reported approximately \$60,000 in property damage. No additional deaths or injuries were reported in the County.

***A Major Disaster Declaration for Severe Storms and Tornado, September 20, 2000:***

On September 20, 2000, a dangerous and violent tornado touched down in Sugarcreek Township, and traveled through Beavercreek Township, the City of Xenia, and Xenia Township. The EF4 tornado traveled at 65 miles per hour (mph) for eight to nine miles. The tornado destroyed and/or damaged over 250 homes, 40 businesses, and six churches. The tornado picked up and tossed cars along US-35, and four semi-trailers were thrown up to 400 yards. In Sugarcreek Township, the tornado damaged 14 homes and three barns. Along the path, many electric poles were downed, causing over 10,000 people to be without power for at least a day. A Major Disaster Declaration (DR-1343-OH) was declared on September 26, 2020, offering public and individual assistance to Greene County. The County reported one death and 100 injuries, along with approximately \$15 million in property damage. No additional information is available.

***A Major Disaster Declaration for Tornadoes, April 4, 1974:***

In early April 1974, a super outbreak of tornadoes occurred across central and eastern U.S. and parts of Canada. A total of 148 tornadoes were confirmed, 30 of which were EF4 and EF5. There were 335 direct deaths and over 6,000 injuries across 13 U.S. states and Ontario, Canada. An EF5 tornado struck the City of Xenia, causing devastating damage to homes and businesses. The tornado caused 33 deaths and hundreds of injuries in the City of Xenia. A Major Disaster Declaration (DR-421-OH) was declared on April 4, 1974, offering public and individual assistance to 14 counties, including Greene County.

**Probability**

There were 11 tornado events in Greene County between January 1995 and December 2023 resulting in a total of \$67 million in property damage. There were 18 strong wind or high wind events between January 1995 and December 2023, resulting in a total of \$18 million in property damage. On average that equates to .48 tornadoes and .62 wind events a year, with an average of \$2.3 million in property damage for tornadoes and \$620,793 in property damage for wind events.

Although it is difficult to predict future tornado activity, a study completed in 2018 on spatial trends of tornadoes saw an eastward shift in tornado frequency. Two other studies (2015 and 2016) showed an increase in tornado frequency in the eastern United States and a decrease in tornado activity in central United States. The study published in 2016 on spatial redistribution of tornado activity stated that there is a documented increase in hazardous conductive weather (HCW) in the lower Ohio valley regions. The studies do note that the number of tornadoes produced from a single storm is increasing. For instance, in 2020 there were 20 documented tornadoes in Ohio, seven tornadoes from one storm and five tornadoes from another. In Greene County, there were two events that caused three tornadoes each.

## Vulnerability Assessment

### Infrastructure Impact

Above-ground infrastructure can be damaged by tornadoes. Debris lofted airborne by tornadoes as well as fallen trees can cause damage to buildings and infrastructure and lead to road closures. Above ground utility infrastructure can be damaged or destroyed, which can cause service outages.

### Population Impact

Tornadoes are random in nature and have the potential to occur anywhere in the County. Everyone within the County should be prepared for a tornado. Residents in mobile home parks are particularly vulnerable and should have a plan in place.

For social vulnerability, according to the National Risk Index, tornadoes and strong winds have a score of 81.2 (“relatively moderate”) and 83.6 (“relatively moderate”) in Greene County. The index indicates an expected annual loss of \$4.4 million due to tornadoes and \$1.3 million due to strong winds, with 0.3 and 2.4 events occurring per year, respectively.

### Property Damage

Tornadoes that have occurred in Greene County are generally weaker, rated EF-2 or lower; however, even weaker tornadoes can cause significant damage to property. In the last 29 years the property damage in Greene County has included homes, businesses, mobile homes, roofs, windows, siding, powerlines, and tree damage. About 25 percent of the tornadoes that have hit Greene County have been rated EF3 or higher. Two tornado events have caused the bulk of approximately \$65 million in property damage. One event in 2019, which produced three tornadoes, caused \$50.3 million and another event in 2000, which produced one tornado, caused \$15 million.

Wind damage in Greene County has included homes, businesses, roofs, siding, trees, and powerlines. Most of the wind events cause little to no damage, however, one event caused \$17.9 million in property damage.

### Loss of Life

There has been one reported death and 102 injuries a result of tornadoes in Greene County since 1995. In addition, there were 33 reported deaths and hundreds of injuries directly related to the tornado of 1974. There has been one death as a result of high/strong wind since 1995. Loss of life and injuries are always possible during tornadoes and strong wind events. Falling debris is the main the cause of death in a tornado, along with becoming airborne.

### Economic Losses

Tornadoes and strong winds have the potential to damage infrastructure, resulting in the economic burden of clean up and repairs, as well as the economic loss from deaths and injuries. Expected annual loss (EAL) rates, calculated by FEMA, identify the total value of loss expected each year for a particular community, in this case Greene County census tracts. Potential economic losses and damage associated with Greene County for tornadoes and strong wind are recorded in **Tables 4.9.3 and Table 4.9.4** below. The tables show the top 20 census tracts with expected losses for buildings, population (\$11.6 million for each fatality or ten injuries), and agriculture per census tract from tornadoes and strong winds, listing them from highest total EAL to lowest. Additional census tracts can be found in **Appendix E**.

**Table 4.9.3: Structure and Population Vulnerability from Tornadoes**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210603	\$165,544	\$61,681	\$30	\$227,255



Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210500	\$150,083	\$48,984	\$13	\$199,080
39057210602	\$118,456	\$40,373	\$0	\$158,829
39057200104	\$114,398	\$39,299	\$6	\$153,703
39057260100	\$110,329	\$42,698	\$238	\$153,264
39057210604	\$106,622	\$43,223	\$2	\$149,846
39057220102	\$110,338	\$37,041	\$37	\$147,416
39057210101	\$116,448	\$29,342	\$0	\$145,790
39057240600	\$98,704	\$40,272	\$52	\$139,028
39057210401	\$96,345	\$40,685	\$0	\$137,029
39057220101	\$99,515	\$32,039	\$8	\$131,562
39057220201	\$94,816	\$35,291	\$0	\$130,107
39057210402	\$88,025	\$40,949	\$0	\$128,974
39057240500	\$90,148	\$34,861	\$12	\$125,021
39057210300	\$79,489	\$28,844	\$1	\$108,334
39057210201	\$70,627	\$35,282	\$0	\$105,908
39057240302	\$75,035	\$30,740	\$16	\$105,791
39057200901	\$73,148	\$32,323	\$6	\$105,478
39057240200	\$61,698	\$35,920	\$1	\$97,620
39057280300	\$84,996	\$12,350	\$2	\$97,347
<b>Grand Total</b>	<b>\$2,004,762</b>	<b>\$742,197</b>	<b>\$424</b>	<b>\$2,747,382</b>

Source: FEMA National Risk Index

**Table 4.9.4 Structure and Population Vulnerability from Strong Winds**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210603	\$53,705	\$13,700	\$107	\$67,512
39057210500	\$48,694	\$10,880	\$39	\$59,613
39057260100	\$38,086	\$10,391	\$1,009	\$49,486
39057210602	\$38,439	\$8,967	\$0	\$47,406
39057200104	\$37,122	\$8,729	\$20	\$45,870
39057210101	\$37,788	\$6,517	\$0	\$44,305
39057210604	\$34,599	\$9,600	\$6	\$44,205

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057240600	\$32,059	\$8,954	\$199	\$41,211
39057220102	\$33,206	\$7,623	\$118	\$40,947
39057210401	\$31,264	\$9,036	\$0	\$40,301
39057220101	\$31,613	\$6,951	\$30	\$38,594
39057210402	\$28,564	\$9,095	\$0	\$37,659
39057240500	\$29,253	\$7,743	\$45	\$37,041
39057220201	\$27,764	\$6,986	\$0	\$34,750
39057210300	\$25,794	\$6,406	\$5	\$32,206
39057240302	\$24,324	\$6,819	\$63	\$31,206
39057200901	\$23,737	\$7,179	\$22	\$30,938
39057210201	\$22,919	\$7,836	\$0	\$30,755
39057280300	\$27,519	\$2,742	\$5	\$30,267
39057255000	\$22,179	\$6,166	\$9	\$28,355
<b>Grand Total</b>	<b>\$648,628</b>	<b>\$162,320</b>	<b>\$1,677</b>	<b>\$812,627</b>

Source: FEMA National Risk Index

## Future Trends

### Land Use and Development Trends

Tornadoes can occur anywhere. Any development that has occurred since the previous plan and any future development has the potential to be impacted by tornadoes. While the location of development will not be impacted by tornadoes, shelters should be installed in high occupancy buildings, parks, fairs and festivals, mobile home parks, and similar developments.

The vulnerability of structures and populations to tornado damage is related to the number and age of buildings and population density, such that older buildings with more people increases vulnerability, and fewer buildings and people reduces vulnerability. Much of Greene County is nonresidential including rangeland, forest, cropland and pasture, with only 22.23 percent either residential or industrial/commercial.

The current total value of taxable real estate in Greene County is \$4,704,063,560. In 2022 and 2023, Greene County authorized a total of 949 new residential units at a total value of \$433,290,000. The population is expected to increase by 2.2 percent, or 3,640 people between 2020 and 2030. An additional increase of 259 people (less than one percent) is expected between 2030 and 2040. The increased population and the increase in residential units could lead to additional risks.

### Climate Change

While rainfall, heat, and drought have clear links to climate change, the link between climate change and tornadoes is not yet fully understood. Tornado records in the United States typically only go back as far as the 1950's, making it difficult to compare trends over long periods of time. Additionally, tornado reporting was not fully standardized until 2007, when the Enhanced Fujita Scale was released.

However, some short trends have been identified, although not yet linked directly to climate change. The number of days with tornadoes in the United States has fallen, but tornado outbreaks, or the number of tornadoes in one day, have increased. The intensity and strength of tornadoes has also increased as tornado distribution has shifted eastwards, increasing tornado risk for Ohio (Center for Climate and Energy Solutions).

According to the Fifth National Climate Assessment, severe storms are brief and cover small areas, thus the effects of climate change on severe storms are difficult to measure. Research suggests tornado activity has become more variable, with a decrease in the number of days per year with tornadoes but an increase in the number of tornadoes that occur on these days. In general, there is some indication that the frequency and intensity of thunderstorms will increase in a warming climate.

## 4.10 Wildfire

### Description

A wildfire is an uncontrolled fire that burns in a natural area of combustible vegetation such as a forest, grassland, or prairie, and typically occurs in rural areas. Non-wilderness fires are uncontrolled burning in residential or commercial development that are out of the scope of this plan. However, it is important to note that non-wilderness fires often accidentally cause wildfires. They can happen at any time or place, and more than half of the wildfires recorded have been started due to human activity. While wildfires can be caused by human activity or a natural phenomenon such as lightning, it is often the weather conditions that determine how much a wildfire grows.

### Location

According to the State of Ohio Hazard Mitigation Plan (SOHMP), Greene County is in Region 2 and falls outside the Ohio Department of Natural Resources (ODNR) Division of Forestry's Forest Fire Protection Area (**Figure 4.10.1**). All but eight counties in Region 2 fall outside the ODNR Division of Forestry wildfire protection area. Region 2 is home to the most developed metropolitan areas and has the highest population density. Due to the urban areas, grasslands and woodlands are not as abundant, reducing the potential for large-scale wildfires.

### Extent

Several factors can contribute to the escalation of risk for wildfires, including the prevalence of forests and agricultural lands and their proximity to homes, residences, and structures, as well as the distance between fire and emergency management services. In these cases, the presence of fire near structures causes fire departments to shift focus away from fire suppression and toward structure protection.

According to the SOHMP, 99.9 percent of wildfires in Ohio are caused by human action or accident. As such, many wildfires in Ohio burn in proximity to homes and structures. From 2018 to 2022, the main causes of wildfires in Ohio included debris burning, incendiary (arson), equipment, smoking, campfires, children (playing with matches), lightning, and railroad.

### History

The SOHMP identifies 75 total fire events from 2018 to 2022, with an average of 2.78 acres burned per incident. These events burned a total of 80 acres.

Estimating the monetary losses associated with wildfires is difficult because most of these events occur on open land or fields with monetary losses often not being recorded. This lack of data may result in inconsistencies if an analysis was done based on reported monetary loss. As such, acres burned per fire event is a more consistent method of analysis for this hazard.

### Probability

According to the State of Ohio Hazard Mitigation Plan, there is a 100 percent probability that a wildfire will occur within any county in any given year. Based on the reported 75 fire events in Greene County from 2018 to 2022, an average of approximately five fire events is estimated to occur annually in the County. In addition, according to the U.S. Environmental Protection Agency, the average total area burned by wildfires has increased since the 1980s, and the record-breaking fires tend to occur during record-breaking warm years. The Climate Change section in Future Trends discusses climate change further.



Figure 4.10.1: Ohio Wildfire Protection Areas



Source: ODNR Ohio Division of Forestry

## Vulnerability Assessment

### Infrastructure Impact

According to the USDA Forest Service Wildfire Risk to Communities, a free website with interactive maps and charts, Greene County has a low risk of wildfire damage to homes.

### Population Impact

If a wildfire occurs within the County, the entire population could be impacted by the loss of homes, infrastructure, and crops. Large portions of Greene County are used for agriculture, increasing the risk of economic loss to farms in spring, fall, and during drought. A growth in the number of houses in forested areas is expanding the Wildland Urban Interface (WUI), putting more structures within areas of continuous vegetation and increasing the potential for loss. Furthermore, some residents may be more vulnerable because they tend to experience more difficulty preparing for, responding to, and recovering from wildfire. The **USDA Forest Service Wildfire Risk to Communities** identifies areas that have a greater risk (medium) to wildfire. The vulnerable populations are children under the age of five and people who are Black, Native American, and/or Hispanic. Race and ethnicity are correlated with disparities in access to aid, resources and health.

According to the National Risk Index, calculated by FEMA, Greene County's risk score for wildfires is 51.1 ("very low") compared to all other U.S. counties, based on its relatively moderate social vulnerability and community resilience, and very low expected annual loss. The index indicates an expected annual loss of \$52,000 due to wildfires.

### Property Damage

There were 75 recorded wildfire events between 2018 and 2022 in Greene County, burning approximately 80 acres. There were no structures threatened or destroyed. It is assumed that the County has experienced some crop damage because of wildfires, however that data was not available. Occasionally, in the event of a wildfire, fire engines belonging to local fire departments can be damaged while suppressing wildfires, although there are no reports of this in Greene County. Potential economic losses and damage associated with Greene County for wildfires are recorded in **Table 4.10.2** below.

The table shows the 20 census tracts with the highest total EAL (expected annual loss) from wildfires, listed from highest total EAL to lowest. EAL rates, calculated by FEMA, identify the total value of loss expected each year for a particular community, in this case the census tracts for Greene County.

**Table 4.10.2: Structure and Population Vulnerability from Wildfires**

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210603	\$3,697	\$301	\$0.2	\$3,998
39057210500	\$3,465	\$242	\$0.1	\$3,707
39057220102	\$3,322	\$236	\$0.2	\$3,558
39057210604	\$2,322	\$212	\$0.0	\$2,534
39057210602	\$2,123	\$186	\$0.0	\$2,309
39057220101	\$2,123	\$141	\$0.1	\$2,264
39057230100	\$1,954	\$125	\$0.4	\$2,079
39057255000	\$1,542	\$146	\$0.0	\$1,688

Census Tract	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Agriculture)	Expected Annual Loss (Total)
39057210300	\$1,332	\$95	\$0.0	\$1,427
39057210402	\$1,235	\$127	\$0.0	\$1,362
39057210605	\$1,256	\$97	\$0.0	\$1,353
39057210202	\$1,160	\$119	\$0.0	\$1,279
39057210201	\$1,138	\$115	\$0.0	\$1,253
39057200901	\$1,141	\$111	\$0.1	\$1,252
39057200902	\$1,156	\$95	\$0.2	\$1,251
39057240600	\$1,131	\$96	\$0.2	\$1,227
39057240700	\$1,136	\$74	\$0.2	\$1,210
39057260100	\$1,073	\$118	\$0.4	\$1,191
39057220201	\$1,062	\$100	\$0.0	\$1,162
39057210101	\$1,049	\$102	\$0.0	\$1,150
<b>Total</b>	<b>\$34,414</b>	<b>\$2,837</b>	<b>\$2</b>	<b>\$37,253</b>

Source: FEMA National Risk Index

### Loss of Life

Greene County has no recorded wildfire-related loss of life or injuries. Injuries caused by wildfires are not widely publicized, so information is limited. With any wildfire event, there is potential for loss of life. Advanced evacuation warnings can reduce the likelihood of death from wildfires.

### Economic Losses

According to the SOHMP, there are 21 state-owned or state-leased community lifelines (critical facilities) with a relatively low hazard risk. These facilities have a total replacement cost of \$17,560,312. No state-owned or state-leased critical facilities were considered to have a relatively moderate, relatively high, or very high-risk rating to wildfires.

### Future Trends

#### Land Use and Development Trends

Communities should monitor areas that are especially susceptible to wildfires and avoid development in such areas. A slight increase in forested and pasture/hay areas can mean slightly more vulnerability to wildfire. Newer structures are being built in rural and wooded lots, expanding the WUI in the County, resulting in increased vulnerability to the structures and inhabitants. New developments in these areas should implement fire protective measures; however, the County hasn't implemented building codes that specifically address wildfire for either incorporated or unincorporated buildings or homes. Additionally, a rise in oil and gas infrastructure in the County further adds to the number of high-value infrastructure at risk from wildfire.

Figures 1.2.1 and 1.2.2 in Chapter 1 show areas susceptible to drought and heatwaves. New construction should reference the figures and resources outlined in this plan in order to minimize risk of drought and heatwaves, which can increase wildfire spread.

### ***Climate Change***

According to the U.S. EPA and National Climate Assessment, the national average total area burned by wildfires has increased since the 1980's, and the record-breaking fires tend to occur during record-breaking warm years. Combustion from wildfires also releases carbon dioxide into the atmosphere, contributing to climate change and negatively impacting human health. If climate change increases the frequency and intensity of drought in the region, then the risk of wildfire can also increase.



# 5 | Hazard Mitigation Strategy

## 5.1 Hazard Mitigation Strategy

### Hazard Priorities

Potential hazards, including natural, geological, and human-caused hazards, were rated by members of the Core Planning Committee, which included representatives from each jurisdiction in Greene County. Each potential hazard was rated on a scale of zero to five, with zero indicating the hazard should not be studied and five indicating the most significant threat to the representative's jurisdiction. A priority score was developed for each hazard by averaging the representatives' ratings. The hazards were then ranked by their priority score, where the highest priority score was given a hazard rank of one for each jurisdiction within the County and one for the County itself. The resulting hazard rank and associated priority score for each hazard are shown in **Table 5.1.1 – Table 5.1.11**.

**Table 5.1.1: Greene County Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Tornadoes	4.75	2
Flooding	3.83	3
Severe Winter Weather and Extreme Cold	3.83	4
Severe Summer Weather	3.75	5
Drought and Extreme Heat	3.17	6
Invasive Species	2.75	7
Dam/Levee Failure	2.67	8
Landslides, Land Subsidence, and Erosion	2.58	9
Earthquakes	2.00	10
Wildfire	1.92	11

**Table 5.1.2: City of Beavercreek Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Tornadoes	4.00	2
Severe Winter Weather and Extreme Cold	3.67	3
Severe Summer Weather	3.33	4
Flooding	2.33	5
Invasive Species	2.00	6
Wildfire	1.67	7
Dam/Levee Failure	1.00	8
Drought and Extreme Heat	1.00	9
Earthquakes	1.00	10
Landslides, Land Subsidence, and Erosion	0.67	11

**Table 5.1.3: City of Bellbrook Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Dam/Levee Failure	4.00	2
Tornadoes	4.00	3
Drought and Extreme Heat	1.00	4
Severe Summer Weather	1.00	5
Severe Winter Weather and Extreme Cold	1.00	6
Flooding	1.00	7
Invasive Species	Do Not Include	
Earthquakes	Do Not Include	
Landslides and Land Subsidence	Do Not Include	
Wildfire	Do Not Include	

**Table 5.1.4: City of Fairborn Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Tornadoes	4.50	2
Dam/Levee Failure	3.00	3
Flooding	3.00	4
Severe Winter Weather and Extreme Cold	3.00	5
Wildfire	3.00	6
Drought and Extreme Heat	2.50	7
Earthquakes	2.00	8
Invasive Species	2.00	9
Severe Summer Weather	2.00	10
Landslides, Land Subsidence, and Erosion	1.50	11

**Table 5.1.5: City of Xenia Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Severe Winter Weather and Extreme Cold	5.00	2
Tornadoes	5.00	3
Earthquakes	3.00	4
Flooding	3.00	5

Hazard	Priority Score	Hazard Rank
Severe Summer Weather	3.00	6
Invasive Species	2.00	7
Wildfire	2.00	8
Dam/Levee Failure	1.00	9
Drought and Extreme Heat	1.00	10
Landslides, Land Subsidence, and Erosion	1.00	11

**Table 5.1.6: Village of Bowersville Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Drought and Extreme Heat	2.00	2
Earthquakes	2.00	3
Severe Winter Weather and Extreme Cold	2.00	4
Tornadoes	2.00	5
Flooding	1.00	6
Invasive Species	1.00	7
Landslides, Land Subsidence, and Erosion	1.00	8
Severe Summer Weather	1.00	9
Wildfire	1.00	10
Dam/Levee Failure	Do Not Include	

**Table 5.1.7: Village of Cedarville Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Severe Winter Weather and Extreme Cold	5.00	2
Tornadoes	5.00	3
Drought and Extreme Heat	4.00	4
Flooding	4.00	5
Severe Summer Weather	3.00	6
Dam/Levee Failure	2.00	7
Invasive Species	1.00	8
Landslides, Land Subsidence, and Erosion	1.00	9
Wildfire	1.00	10
Earthquakes	Do Not Include	



**Table 5.1.8: Village of Clifton Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Tornadoes	4.50	2
Severe Summer Weather	4.00	3
Severe Winter Weather and Extreme Cold	4.00	4
Drought and Extreme Heat	3.00	5
Earthquakes	3.00	6
Flooding	3.00	7
Invasive Species	2.50	8
Dam/Levee Failure	1.00	9
Landslides, Land Subsidence, and Erosion	1.00	10
Wildfire	1.00	11

**Table 5.1.9: Village of Jamestown Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Tornadoes	4.50	2
Severe Summer Weather	4.00	3
Severe Winter Weather and Extreme Cold	4.00	4
Drought and Extreme Heat	3.00	5
Earthquakes	3.00	6
Flooding	3.00	7
Invasive Species	2.50	8
Dam/Levee Failure	1.00	9
Landslides, Land Subsidence, and Erosion	1.00	10
Wildfire	1.00	11

**Table 5.1.10: Village of Spring Valley Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Flooding	5.00	2
Tornadoes	5.00	3
Drought and Extreme Heat	4.00	4
Severe Summer Weather	4.00	5

Hazard	Priority Score	Hazard Rank
Severe Winter Weather and Extreme Cold	4.00	6
Dam/Levee Failure	3.00	7
Landslides, Land Subsidence, and Erosion	2.00	8
Wildfire	2.00	9
Earthquakes	1.00	10
Invasive Species	1.00	11

**Table 5.1.11: Village of Yellow Springs Hazard Priorities**

Hazard	Priority Score	Hazard Rank
Multiple Hazards	5.00	1
Flooding	5.00	2
Severe Summer Weather	5.00	3
Severe Winter Weather and Extreme Cold	5.00	4
Tornadoes	5.00	5
Drought and Extreme Heat	4.00	6
Wildfire	4.00	7
Invasive Species	2.00	8
Dam/Levee Failure	1.00	9
Earthquakes	Do Not Include	
Landslides and Land Subsidence	Do Not Include	

### **Hazards Not Assessed**

Below is a discussion covering hazards that were not included in this Plan update, as compared to the hazards included in the SOHMP and in Greene County's previous 2020 HMP.

#### ***Coastal Erosion***

Coastal erosion is a hazard that is not applicable to Greene County due to the County's inland location, so it was not assessed.

#### ***Dam/Levee Failure***

The Village of Bowersville does not deem dam/levee failures to present a significant hazard, and has opted to not include any mitigation actions for the hazard.

#### ***Earthquakes***

The City of Bellbrook, the Village of Cedarville, and the Village of Yellow Springs have not deemed earthquakes to present a significant risk and have opted to not include any mitigation actions for the hazard.

#### ***Invasive Species***

The City of Bellbrook has not deemed invasive species to present a significant risk and has opted to not include any mitigation actions for the hazard.

### ***Hurricanes/Tropical Storms***

Hurricanes/tropical storms are hazards that are not directly applicable to Greene County due to the County's inland location, so they were not assessed. However, if remnants of hurricanes or tropical storms were experienced as thunderstorms, thunderstorm winds, or high/severe winds, those events were included in the severe summer storms and/or tornado assessments.

### ***Landslides, Land Subsidence, and Erosion***

The City of Bellbrook and the Village of Yellow Springs have not deemed landslides, land subsidence, and erosion to present significant risks and have opted to not include any mitigation actions for the hazard.

### ***Seiche/Coastal Flooding***

Seiche/coastal flooding is a hazard that is not applicable to Greene County due to the County's inland location, so it was not assessed.

### ***Wildfire***

The City of Bellbrook has not deemed wildfire to present a significant risk and has opted to not include any mitigation actions for the hazard.

## **5.2 Hazard Mitigation Goals**

Developing achievable goals forms the foundation for all mitigation actions and activities that will aid Greene County in attaining the overall mission of the Core Planning Committee. As such, the Core Planning Committee and participating jurisdictions assessed the goals of the 2020 Hazard Mitigation Plan and updated them for this Plan update. Goals were established and reviewed based upon their relationship to the hazard priorities and potential adverse impact of those hazards upon the community. The goals, as well as the hazards assessed for this Plan, informed the development of actions that the County and participating jurisdictions can take to mitigate the impacts of the hazards.

The goals of the Greene County Hazard Mitigation Plan are as follows:

- Goal 1: Increase public awareness.
- Goal 2: Protect life and property.
- Goal 3: Create and/or strengthen partnerships.
- Goal 4: Create a safer environment through construction or installation projects of natural hazard safety systems.
- Goal 5: Reduce losses that result from the failure of High Hazard Potential Dams.

### **Hazard Mitigation Actions & Priorities**

Members of the Core Planning Committee completed a Previous Mitigation Action Status survey, which indicated the status of mitigation actions included in the 2020 Hazard Mitigation Plan. This survey asked representatives to indicate whether the mitigation actions from the previous plan were completed, deleted, deferred, unchanged, or ongoing. It also asked the representative if the mitigation action should be included in this Plan update. The results are included in **Appendix B**. In addition, new mitigation actions were developed and considered for inclusion in this Plan update that address gaps in the previous plan or new issues that have arisen since the 2020 Plan.

All new and previous mitigation actions were reviewed and rated by members of the Core Planning Committee and local jurisdictions based on five criteria: cost-effectiveness, technical feasibility, environmentally soundness, immediate need, and total risk reduction. For each action, each of the five criteria were rated on a scale of one to five (low to high). All the surveys were collected and the individual criteria for each mitigation action were averaged and then added together to develop a

single raw score for each individual mitigation action per jurisdiction. The raw score for each action was used in combination with the rankings of the associated hazard, as determined by the Hazard Priority Survey (**Tables 5.1.1 – 5.1.11**), to develop a score for each mitigation action. The action scores were then ranked to indicate the priority of each specific action. The action with the highest action score was given an action priority of one, indicating that action was the highest priority. Hazard Mitigation Action priorities are organized by hazard in **Table 5.2.1 – Table 5.2.11**. Each table is specific to the jurisdiction or County. The information used to develop the priorities from the jurisdictions surveys and comments can be found in **Appendix G**, along with all completed surveys that were used to prioritize the hazards and develop the goals.

Mitigation projects will only be implemented if the benefits outweigh the associated cost of the proposed project. The Core Planning Committee, in coordination with the Greene County EMA, performed a general assessment of each action that would require FEMA funding as part of the planning process. A detailed cost-benefit analysis of each mitigation action will be required during the project planning phase in order to determine the economic feasibility of each action. Projects will also be evaluated for social and environmental impact-related feasibility, as well as technical feasibility and any other criteria that evaluate project effectiveness. This evaluation of each project will be performed during the pre-application phase of a grant request. Project implementation will be subject to the availability of FEMA grants and other funding sources, as well as local resources.

Projects that are determined to be infeasible during this review process will be re-evaluated by members of the Core Planning Committee for re-scheduling or deletion.

**Table 5.2.1: Mitigation Actions Priority Table by Hazard for Greene County**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Concrete, structural repairs, and other improvements at Huffman Dam.	Greene County, Cedarville Township, Spring Valley Township	8	59	Miami Conservancy District	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
2	Construct or repair storm drainage systems and/or levees.	Greene County, Cedarville Township, Spring Valley Township	8	55	City of Bellbrook, Greene County EMA	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
3	Develop a dam failure evacuation plan for Huffman Dam.	Greene County, Cedarville Township, Spring Valley Township	8	56	Miami Conservancy District and Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
4	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	Greene County, Cedarville Township, Spring Valley Township	8	53	Greene County EMA, Jurisdictional Leaders	General Operating Budget	12/2025 - 12/2030	New



#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
5	Obtain or create inundation maps for all dams.	Greene County, Cedarville Township, Spring Valley Township	8	54	Greene County EMA, Jurisdictional Leaders	General Operating Budget	12/2025 - 12/2030	New
6	Structural stability analysis of Huffman Dam to assess any risks and develop a rehabilitation strategy, if necessary.	Greene County, Cedarville Township, Spring Valley Township	8	57	Miami Conservancy District	General Operating Budget	12/2025 - 12/2030	Previous
7	Update dam maintenance programs and services.	Greene County, Cedarville Township, Spring Valley Township	8	58	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
<i>Drought &amp; Extreme Heat</i>								
8	Develop and distribute information about risks associated with drought.	Greene County, Cedarville Township, Spring Valley Township	6	51	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
9	Establish program(s) providing air conditioning to at-risk populations.	Greene County, Cedarville Township, Spring Valley Township	6	50	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
10	Provide water and shade at all public outdoor events during extreme heat.	Greene County, Cedarville Township, Spring Valley Township	6	49	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
<i>Earthquakes</i>								
11	Require compliance and enforcement of existing building codes.	Greene County, Cedarville Township, Spring Valley Township	10	60	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
<i>Flooding</i>								
12	Adopt floodplain buffer areas to restrict development beyond the floodplain especially with the Little Miami Scenic River.	Greene County	3	26	Greene County EMA, Jurisdictional Leaders	General Operating Budget	12/2025 - 12/2030	New

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
13	Ensure compensatory storage for development in the floodplain	Greene County	3	27	Greene County EMA, Jurisdictional Leaders	General Operating Budget	12/2025 - 12/2030	New
14	Develop a set of planned alternative routes and gates frequently flooded areas and inform the citizens.	Greene County, Cedarville Township, Spring Valley Township	3	29	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
15	Develop and distribute an informational brochure on the types of homeowner's hazard insurance, i.e. flood, fire, earthquake, etc.	Greene County, Cedarville Township, Spring Valley Township	3	34	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
16	Encourage regular and periodic pier inspections for bridges.	Greene County, Cedarville Township, Spring Valley Township	3	30	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
17	Encourage watershed and wetland planning, as well as natural resource management in conjunction with land-use planning for natural hazard mitigation.	Greene County, Cedarville Township, Spring Valley Township	3	32	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
18	Ensure all eligible jurisdictions are participating in the NFIP.	Greene County, Cedarville Township, Spring Valley Township	3	28	Greene County EMA, Jurisdictional Leaders	General Operating Budget	12/2025 - 12/2030	New
19	Establish a Flood Diversion program for roads in Greene County using the Hyper Reach mass notification system.	Greene County, Cedarville Township, Spring Valley Township	3	33	Greene County EMA, Spring Valley, Fairborn, Xenia, Yellow Springs, Bellbrook, Beavercreek, Jamestown, Bowersville	Staff Time	12/2025 - 12/2030	Previous
20	Identify at-risk structures in Special Flood Hazard Area.	Greene County, Cedarville Township, Spring Valley Township	3	31	Cedarville Township, Bellbrook, Xenia, Yellow Springs, Fairborn, Beavercreek, Jamestown, Bowersville	Staff Time	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
21	Massie Creek US 68 N property acquisition; Kaufman/Washington Mill/Patterson.	Greene County, Cedarville Township, Spring Valley Township	3	35	Greene County EMA	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Invasive Species</i>								
22	Partner with organizations whose mission is to restore or preserve beneficial natural systems (wetlands, watersheds, etc.).	Greene County, Cedarville Township, Spring Valley Township	7	52	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
<i>Landslides and Mine Subsidence (Included with Multiple Hazards)</i>								
<i>Multiple Hazards</i>								
23	Develop and complete a baseline survey to gather citizens' perceptions of the risks associated with natural disasters and the tools and services available to the public to reduce risk.	Greene County, Cedarville Township, Spring Valley Township	1	11	Greene County EMA	Emergency Management Performance Grant (EMPG) Special Project Grants	12/2025 - 12/2030	Previous
24	Develop and complete a periodic post-educational campaign surveys to gather citizens' perceptions of the risks associated with natural disasters and the tools and services available to the public to reduce risk (Method to measure the effectiveness of educational campaigns).	Greene County, Cedarville Township, Spring Valley Township	1	14	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
25	Develop and distribute information about risks associated with the identified natural disasters affecting the County.	Greene County, Cedarville Township, Spring Valley Township	1	9	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
26	Educate the public, businesses and residents, of the importance of creating hazard contingency plans (May be included in materials about natural hazard risk).	Greene County, Cedarville Township, Spring Valley Township	1	6	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
27	Encourage code enforcement and engineering practitioners to enroll in seminars/classes offered by accredited building training centers that showcase the latest materials and techniques in natural hazard resistant construction.	Greene County, Cedarville Township, Spring Valley Township	1	7	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
28	Encourage jurisdictions to prevent or prohibit new development in areas vulnerable to natural hazards.	Greene County, Cedarville Township, Spring Valley Township	1	10	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
29	Encourage mitigation measures for existing development in areas vulnerable to natural hazards.	Greene County, Cedarville Township, Spring Valley Township	1	4	Greene County EMA	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
30	Encourage the cooperation of neighbors to include but not limited to: Contingency plans for the evacuation and care of neighboring families and pets and communication among the neighbors in the event of a natural hazard.; Contingency plans for checking-in on the shut-in and frail elderly neighbors.	Greene County, Cedarville Township, Spring Valley Township	1	5	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
31	Establish clearly identified places of refuge within public facilities and spaces, neighborhoods, and businesses.	Greene County, Cedarville Township, Spring Valley Township	1	3	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
32	Launch educational campaigns through public/government cable channels and newsletters, websites, street festivals, libraries, school functions, etc.	Greene County, Cedarville Township, Spring Valley Township	1	8	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
33	Restrict the storage of materials both hazardous and non-hazardous in the floodplain.	Greene County	1	1	Greene County EMA, Jurisdictional Leaders	General Operating Budget	12/2025 - 12/2030	New
34	Two maps should be generated as established in the Miami Valley Emergency Operations Plan, 1993, Annex L, Damage Assessment, PG L-5. One map should graphically display Public damage where the worst damage is located and where minimal damage is located. The second should address the same for Private damages.	Greene County, Cedarville Township, Spring Valley Township	1	12	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous



#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
35	Upgrade windows to high impact windows on schools.	Greene County, Cedarville Township, Spring Valley Township	1	13	Greene County EMA, Fairborn, Xenia, Beavercreek, Bellbrook, Jamestown, Bowersville	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
36	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	Greene County, Cedarville Township, Spring Valley Township	1	2	Greene County EMA, Jurisdictional Leaders	General Operating Budget	12/2025 - 12/2030	New
<i>Severe Summer Weather</i>								
37	Develop and distribute information/education on weather-related-preparedness tools and resources, i.e. sources to purchase such material, etc.	Greene County, Cedarville Township, Spring Valley Township	5	41	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
38	Develop and launch awareness/educational campaigns to increase knowledge of weather alert methods (alert radios, e-mail, cell phones, etc.).	Greene County, Cedarville Township, Spring Valley Township	5	38	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
39	Educate the public on the importance of properly trimming and maintaining the trees on their property (may be included in materials about natural hazard risk).	Greene County, Cedarville Township, Spring Valley Township	5	45	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
40	Encourage the use of vinyl siding to reduce dent damage due to hail incidents.	Greene County, Cedarville Township, Spring Valley Township	5	47	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
41	Encourage utility companies to hire tree trimming contractors who are capable of a more citizen friendly trimming service	Greene County, Cedarville Township, Spring Valley Township	5	37	Greene County EMA	General Operating Budget	12/2025 - 12/2030	Previous
42	Furnish and install a 25KW Emergency Standby Generator with Automatic Transfer Switch at Gerspacher Water Tower. This generator is needed to maintain communications.	Greene County, Cedarville Township, Spring Valley Township	5	40	Greene County Sanitary Engineer	Emergency Management Performance Grant (EMPG) Special Project Grants	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
43	Furnish and install a 25KW Emergency Standby Generator with Automatic Transfer Switch at Indian Ripple Water Tower. This generator is needed to maintain communications.	Greene County, Cedarville Township, Spring Valley Township	5	43	Greene County Sanitary Engineer	Emergency Management Performance Grant (EMPG) Special Project Grants	12/2025 - 12/2030	Previous
44	Furnish and install a 40KW Emergency Standby Generator with Automatic Transfer Switch at the Valley Well Field for wells 11 and 12. This generator is needed to maintain continuous service to the potable water system.	Greene County, Cedarville Township, Spring Valley Township	5	42	Greene County Sanitary Engineer	Emergency Management Performance Grant (EMPG) Special Project Grants	12/2025 - 12/2030	Previous
45	Furnish and install an emergency generator with automatic transfer switch at the Environmental Services facility. The facility is the receiving facility for storm debris and 24/7 operation could be needed.	Greene County, Cedarville Township, Spring Valley Township	5	44	Greene County Sanitary Engineer	Emergency Management Performance Grant (EMPG) Special Project Grants	12/2025 - 12/2030	Previous
46	Furnish, wire, and install a 60Hz, 175kW Emergency Standby Generator with Automatic Transfer Switch at the Greene County Engineer's Building. This generator is needed to maintain emergency operations for the Engineer's Office for 24/7 operations during and after a major storm event.	Greene County	5	39	Greene County Engineer	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	New
47	Supply equipment to manage storm debris.	Greene County, Cedarville Township, Spring Valley Township	5	48	Greene County Sanitary Engineer	Staff Time	12/2025 - 12/2030	Previous
48	Supply two portable generators with emergency connections to be used at sanitary lift stations and potable water pump stations during power outages.	Greene County, Cedarville Township, Spring Valley Township	5	46	Greene County Sanitary Engineer	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
<i>Severe Winter Weather and Extreme Cold</i>								
49	Establish and encourage the use of weather warning radios in all public spaces, businesses, and residences.	Greene County, Cedarville Township, Spring Valley Township	4	36	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Tornadoes</i>								
50	Appeal to the State to enhance or create wind/impact resistant Ohio Basic Building Code(s).	Greene County, Cedarville Township, Spring Valley Township	2	24	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
51	Construct tornado safe rooms in public areas and neighborhoods without basements.	Greene County, Cedarville Township, Spring Valley Township	2	19	Greene County EMA	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
52	Encourage the use of wind and impact resistant building components designed to withstand tornado strength winds.	Greene County, Cedarville Township, Spring Valley Township	2	22	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
53	Install a tornado warning system on the north end of town near the university campus.	Greene County, Cedarville Township, Spring Valley Township	2	18	Township Trustees	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
54	Provide drone footage of tornado damaged areas as soon as possible after the event.	Greene County	2	15	Greene County EMA, Jurisdictional Leaders	General Operating Budget	12/2025 - 12/2030	New
55	Request legislation requiring tornado safe rooms in new mobile home communities and new residential communities without basements.	Greene County, Cedarville Township, Spring Valley Township	2	23	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
56	Seek \$2.1 million in funding to install a county-wide tornado warning system complete with battery backup in communities with inadequate coverage, or no tornado siren systems.	Greene County, Cedarville Township, Spring Valley Township	2	17	Greene County EMA, Jurisdictional Leaders	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
57	Supply of a portable 6-inch bypass pump that will be used to bypass pump the sanitary sewer in the event of a catastrophic failure of the system. The proximity of local streams, creeks, and rivers make this equipment a higher priority to prevent pollution of the environment.	Greene County, Cedarville Township, Spring Valley Township	2	25	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
58	Supply of an emergency response trailer including chainsaws, traffic safety signage, and proper PPE.	Greene County, Cedarville Township, Spring Valley Township	2	21	Greene County Engineer	Staff Time	12/2025 - 12/2030	Previous
59	Test the effectiveness of tornado sirens.	Greene County, Cedarville Township, Spring Valley Township	2	16	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous
60	Tornado safe rooms for Kitridge Road, Spangler Road and Spring Valley and State Route 725 Trailer Parks.	Greene County, Cedarville Township, Spring Valley Township	2	20	Greene County EMA	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
Wildfire								
61	Develop and distribute information about risks associated with wildfires.	Greene County, Cedarville Township, Spring Valley Township	11	61	Greene County EMA	Staff Time	12/2025 - 12/2030	Previous



**Table 5.2.2: Mitigation Actions Priority Table by Hazard for City of Beavercreek**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	City of Beavercreek	8	8	Greene County EMA, City of Beavercreek Mayor or Administrator, Miami Conservancy District	General Operating Budget	12/2025 - 12/2030	New
2	Obtain or create inundation maps for all dams.	City of Beavercreek	8	9	Greene County EMA, City of Beavercreek Mayor or Administrator, Miami Conservancy District	General Operating Budget	12/2025 - 12/2030	New
3	Seek funding for, prioritize and remove and/or relocate at-risk structures or construction of improved or new storm drainage systems or levees to protect at-risk structures.	City of Beavercreek	8	10	Greene County EMA, Greene County Engineer	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Drought &amp; Extreme Heat (Included with Multiple Hazards)</i>								
<i>Earthquakes (Included with Multiple Hazards)</i>								
<i>Flooding</i>								
4	Ensure all eligible jurisdictions are participating in the NFIP.	City of Beavercreek	5	6	Greene County EMA, City of Beavercreek Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	New
5	Establish a Flood Diversion program for roads in Greene County using the Hyper Reach mass notification system.	City of Beavercreek	5	7	Greene County, City of Beavercreek Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous
6	Identify at-risk structures in Special Flood Hazard Area.	City of Beavercreek	5	5	Greene County, City of Beavercreek Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous
<i>Invasive Species (Included with Multiple Hazards)</i>								
<i>Landslides and Mine Subsidence (Included with Multiple Hazards)</i>								

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Multiple Hazards</i>								
7	The City of Beavercreek will work to equip city staff with the training and knowledge necessary to better prepare for, mitigate against, respond to, and recover from disasters.	City of Beavercreek	1	1	City of Beavercreek Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	New
8	Upgrade windows to high impact windows on schools.	City of Beavercreek	1	3	Greene County, City of Beavercreek Mayor or Administrator	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
9	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	City of Beavercreek	1	2	Greene County EMA, City of Beavercreek Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	New
<i>Severe Summer Weather (Included with Multiple Hazards)</i>								
<i>Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)</i>								
<i>Tornadoes</i>								
10	Seek \$2.1 million in funding to install a county-wide tornado warning system complete with battery backup in communities with inadequate coverage, or no tornado siren systems.	City of Beavercreek	2	4	Greene County EMA, City of Beavercreek Mayor or Administrator	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
<i>Wildfire (Included with Multiple Hazards)</i>								

**Table 5.2.3: Mitigation Actions Priority Table by Hazard for City of Bellbrook**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Seek funding for, prioritize and remove and/or relocate at-risk structures or construction of improved or new storm drainage systems or levees to protect at-risk structures.	City of Bellbrook	3	5	Greene County EMA, Greene County Engineer	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Drought &amp; Extreme Heat (Included with Multiple Hazards)</i>								
<i>Earthquakes (Not Included)</i>								
<i>Flooding</i>								
2	Establish a Flood Diversion program for roads in Greene County using the Hyper Reach mass notification system. (Flooding)	City of Bellbrook	5	7	Greene County, City of Bellbrook Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
3	Identify at-risk structures in Special Flood Hazard Area.	City of Bellbrook	5	6	Greene County, City of Bellbrook Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous
<i>Invasive Species (Included with Multiple Hazards)</i>								
<i>Landslides and Mine Subsidence (Not Included)</i>								
<i>Multiple Hazards</i>								
4	Develop and complete a periodic post- educational campaign surveys to gather citizens' perceptions of the risks associated with natural disasters and the tools and services available to the public to reduce risk (Method to measure the effectiveness of educational campaigns).	City of Bellbrook	1	3	Greene County, City of Bellbrook Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous
5	Upgrade windows to high impact windows on schools.	City of Bellbrook	1	1	Greene County EMA, City of Bellbrook Mayor or Administrator	Community DEV. Block Grant (CDBG)	12/2025 - 12/2030	Previous
6	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	City of Bellbrook	1	2	Greene County EMA, City of Bellbrook Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Summer Weather (Included with Multiple Hazards)</i>								
<i>Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)</i>								

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Tornadoes</i>								
7	Seek \$2.1 million in funding to install a county-wide tornado warning system complete with battery backup in communities with inadequate coverage, or no tornado siren systems.	City of Bellbrook	2	4	Greene County EMA, City of Bellbrook Mayor or Administrator	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
<i>Wildfire (Not Included)</i>								



**Table 5.2.4: Mitigation Actions Priority Table by Hazard for City of Fairborn**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	City of Fairborn	3	9	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
2	Obtain or create inundation maps for all dams.	City of Fairborn	3	10	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Drought &amp; Extreme Heat</i>								
3	Develop a drought communication plan and early warning system to facilitate timely communication of relevant information to officials, decision makers, emergency managers, and the general public. Create a database to track those individuals at high risk of death, such as the elderly, homeless, etc.	City of Fairborn	7	51	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Earthquakes</i>								
4	Adopt the International Building Code (IBC) and International Residential Code (IRC).	City of Fairborn	8	52	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Flooding</i>								
5	Adams St/Mitman Park Drainage Construction.	City of Fairborn	4	43	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
6	Adams St/Mitman Park Drainage Design.	City of Fairborn	4	44	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
7	Colonel Glenn drainage improvements.	City of Fairborn	4	26	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
8	Dayton-Yellow Springs drainage improvement – Commerce Center area.	City of Fairborn	4	27	City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
9	Drainage area easement procurements.	City of Fairborn	4	48	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Planning Assistance to States	12/2025 - 12/2030	Previous
10	Enclose Redbank Ditch between Kauffman and Maple Avenue.	City of Fairborn	4	49	City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
11	Ensure all eligible jurisdictions are participating in the NFIP.	City of Fairborn	4	25	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
12	Establish a "green infrastructure" program to link, manage, and expand existing parks, preserves, greenways, etc. Require developers to construct on-site retention basins for excessive stormwater and as a firefighting water source.	City of Fairborn	4	17	City of Fairborn Mayor or Administrator	Capital Improvement Budgets	12/2025 - 12/2030	New
13	Establish a Flood Diversion program for roads in Greene County using the Hyper Reach mass notification system.	City of Fairborn	4	32	City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
14	Fairfield Park drainage improvements.	City of Fairborn	4	45	City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
15	Fairfield Park pervious pavement of parking lots.	City of Fairborn	4	46	City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
16	Hebble Creek creek reprofiling.	City of Fairborn	4	37	City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
17	Hebble Creek Culvert Replacement, Central Ave.	City of Fairborn	4	38	City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
18	Hebble Creek Culvert Replacement, Elm and Dayton Drive.	City of Fairborn	4	28	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
19	Hebble Creek engineering study.	City of Fairborn	4	39	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
20	Hidden Hills detection basin modifications.	City of Fairborn	4	47	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
21	Highview Drive storm sewer design and construction.	City of Fairborn	4	18	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
22	Identify at-risk structures in Special Flood Hazard Area.	City of Fairborn	4	31	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
23	Ironwood Drive storm sewer design & construction.	City of Fairborn	4	40	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
24	Kauffman Avenue drainage improvements.	City of Fairborn	4	33	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
25	Langview/Royal Oaks storm sewer design & construction.	City of Fairborn	4	19	City of Fairborn Mayor or Administrator	Capital Improvement Budgets	12/2025 - 12/2030	Previous
26	Lincoln Drive storm sewer improvements construction.	City of Fairborn	4	41	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
27	Mark Lane ditch renovation.	City of Fairborn	4	34	City of Fairborn Mayor or Administrator	Capital Improvement Budgets	12/2025 - 12/2030	Previous
28	Pleasant View Drainage, Phase I Construction – Redbank Parallel Trunk Sewer.	City of Fairborn	4	20	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
29	Pleasant View Drainage, Phase II Construction – Dellwood Drive Sewer	City of Fairborn	4	21	City of Fairborn Mayor or Administrator	Capital Improvement Budgets	12/2025 - 12/2030	Previous
30	Pleasant View Drainage, Phase II Design – Dellwood Drive Sewer.	City of Fairborn	4	11	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
31	Pleasant View Drainage, Phase III Construction – Florence Avenue Sewer.	City of Fairborn	4	22	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
32	Pleasant View Drainage, Phase III Design – Florence Avenue Sewer.	City of Fairborn	4	12	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
33	Pleasant View Drainage, Phase IV Design & Construction – Pat Lane & NE Sewer.	City of Fairborn	4	13	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
34	Redbank Ditch retaining wall replacement.	City of Fairborn	4	14	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
35	Redstone Drive storm sewer design & construction.	City of Fairborn	4	42	City of Fairborn Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
36	Seek funding for the acquisition, elevation, or retrofit of structures with repetitive loss flood insurance claims through voluntary (owner) mitigation actions.	City of Fairborn	4	29	City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
37	Seek funding for, prioritize and remove and/or relocate at-risk structures or construction of improved or new storm drainage systems or levees to protect at-risk structures.	City of Fairborn	4	36	Greene County EMA, City of Fairborn Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
38	Stormwater master plan.	City of Fairborn	4	16	City of Fairborn Mayor or Administrator	Community Dev. Block Grant (CDBG)	12/2025 - 12/2030	Previous
39	Upper Orville Street Storm Improvements Design & Construction.	City of Fairborn	4	35	City of Fairborn Mayor or Administrator	Community Dev. Block Grant (CDBG)	12/2025 - 12/2030	Previous
40	Wrightview Park plat storm sewer.	City of Fairborn	4	30	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Planning Assistance to States	12/2025 - 12/2030	Previous
<i>Invasive Species</i>								
41	Coordinate with local experts, such as colleges, and/or State officials to create an invasive species mitigation plan. Identify all invasive species that are currently impacting the county and neighboring counties.	City of Fairborn	9	53	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New



#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Landslides, Mine Subsidence, and Erosion</i>								
42	Define steep slope/high risk areas in land use and comprehensive plans and create guidelines or restrict new development in those areas. Prohibit development in areas that have been identified as at-risk to subsidence.	City of Fairborn	11	55	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Multiple Hazards</i>								
43	Beaver control measures.	City of Fairborn	1	4	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
44	Chapel Drive at Sycamore Drainage Materials.	City of Fairborn	1	5	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous
45	Develop and complete a periodic post- educational campaign surveys to gather citizens' perceptions of the risks associated with natural disasters and the tools and services available to the public to reduce risk (Method to measure the effectiveness of educational campaigns). (Multiple Hazards)	City of Fairborn	1	2	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
46	Upgrade windows to high impact windows on schools. (Terrorism)	City of Fairborn	1	1	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Planning Assistance to States	12/2025 - 12/2030	Previous
47	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	City of Fairborn	1	3	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Summer Weather</i>								
48	Continue social media updates and information sharing.	City of Fairborn	10	54	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Winter Weather and Extreme Cold</i>								
49	Adopt the International Building Code (IBC) and International Residential Code (IRC). Ensure city salt supply and equipment is adequately maintained.	City of Fairborn	5	50	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Tornadoes</i>								
50	Circle Drive storm drainage improvements.	City of Fairborn	2	8	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
51	Conduct tornado drills in schools and conduct monthly tornado siren testing.	City of Fairborn	2	6	City of Fairborn Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
52	Seek \$2.1 million in funding to install a county-wide tornado warning system complete with battery backup in communities with inadequate coverage, or no tornado siren systems. (Tornado)	City of Fairborn	2	7	City of Fairborn Mayor or Administrator	United States Army Corps of Engineers (USACE) Planning Assistance to States	12/2025 - 12/2030	Previous
53	Supply of an emergency response trailer including chainsaws, traffic safety signage, and proper PPE.	Greene County, Cedarville Township, Spring Valley Township	2	24	Greene County Sanitary Engineer	Hazard Mitigation Grant Program (HMGP)	08/2025-08/2028	Previous
54	Test the effectiveness of tornado sirens.	Greene County, Cedarville Township, Spring Valley Township	2	15	Greene County EMA	Staff Time	08/2025-08/2029	Previous
55	Tornado safe rooms for Kitridge Road, Spangler Road and Spring Valley and State Route 725 Trailer Parks.	Greene County, Cedarville Township, Spring Valley Township	2	23	Greene County EMA	Community Development Block Grant (CDBG)	12/2025 - 12/2030	Previous
<i>Wildfire</i>								
56	Develop and distribute information about risks associated with wildfires.	Greene County, Cedarville Township, Spring Valley Township	11	56	Greene County EMA	Staff Time	08/2025-08/2032	Previous

**Table 5.2.5: Mitigation Actions Priority Table by Hazard for City of Xenia**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	City of Xenia	3	9	City of Xenia Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
2	Obtain or create inundation maps for all dams.	City of Xenia	3	8	City of Xenia Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
3	Seek funding for, prioritize and remove and/or relocate at-risk structures or construction of improved or new storm drainage systems or levees to protect at-risk structures.	City of Xenia	3	7	Greene County EMA, City of Xenia Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Drought &amp; Extreme Heat (Included with Multiple Hazards)</i>								
<i>Earthquakes (Included with Multiple Hazards)</i>								
<i>Flooding</i>								
4	Ensure all eligible jurisdictions are participating in the NFIP.	City of Xenia	4	13	City of Xenia Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
5	Establish a Flood Diversion program for roads in Greene County using the Hyper Reach mass notification system.	City of Xenia	4	10	City of Xenia Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
6	Identify at-risk structures in Special Flood Hazard Area.	City of Xenia	4	11	City of Xenia Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
7	Sycamore Street property acquisitions (3 structures and 5 parcels of land that are prone to flooding).	City of Xenia	4	12	City of Xenia Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Invasive Species (Included with Multiple Hazards)</i>								
<i>Landslides, Mine Subsidence, and Erosion (Included with Multiple Hazards)</i>								

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Multiple Hazards</i>								
8	Develop and complete a periodic post- educational campaign surveys to gather citizens' perceptions of the risks associated with natural disasters and the tools and services available to the public to reduce risk (Method to measure the effectiveness of educational campaigns).	City of Xenia	1	4	City of Xenia Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous
9	Seek funding for the acquisition, elevation, or retrofit of structures with repetitive loss flood insurance claims through voluntary (owner) mitigation actions.	City of Xenia	1	3	City of Xenia Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
10	Support tree-trimming to prevent limb breakage and safeguard nearby utility lines during severe storm events.	City of Xenia	1	1	City of Xenia Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
11	Upgrade windows to high impact windows on schools.	City of Xenia	1	2	City of Xenia Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
12	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	City of Xenia	1	5	City of Xenia Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Summer Weather (Included with Multiple Hazards)</i>								
<i>Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)</i>								
<i>Tornadoes</i>								
13	Seek \$2.1 million in funding to install a county-wide tornado warning system complete with battery backup in communities with inadequate coverage, or no tornado siren systems.	City of Xenia	2	6	City of Xenia Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Wildfire (Included with Multiple Hazards)</i>								



**Table 5.2.6: Mitigation Actions Priority Table by Hazard for Village of Bowersville**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure (Do Not Include)</i>								
<i>Drought &amp; Extreme Heat (Included with Multiple Hazards)</i>								
<i>Earthquakes (Included with Multiple Hazards)</i>								
<i>Flooding</i>								
1	Ensure all eligible jurisdictions are participating in the NFIP.	Village of Bowersville	6	4	Village of Bowersville Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Invasive Species (Included with Multiple Hazards)</i>								
<i>Landslides, Mine Subsidence, and Erosion (Included with Multiple Hazards)</i>								
<i>Multiple Hazards</i>								
2	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	Village of Bowersville	1	1	Village of Bowersville Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Summer Weather (Included with Multiple Hazards)</i>								
<i>Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)</i>								
<i>Tornadoes</i>								
3	Install a tornado siren in the center of town on the corner of Maysville St. and Hussey Rd. (Tornado)	Village of Bowersville	5	2	Greene County EMA, Village of Bowersville Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
4	Seek \$2.1 million in funding to install a county-wide tornado warning system complete with battery backup in communities with inadequate coverage, or no tornado siren systems. (Tornado)	Village of Bowersville	5	3	Village of Bowersville Mayor or Administrator	Emergency Mgmt. Performance Grant (EMPG) Special Project Grants	12/2025 - 12/2030	Previous
<i>Wildfire (Included with Multiple Hazards)</i>								

**Table 5.2.7: Mitigation Actions Priority Table by Hazard for Village of Cedarville**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	Village of Cedarville	7	5	Village of Cedarville Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
2	Obtain or create inundation maps for all dams.	Village of Cedarville	7	6	Village of Cedarville Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
3	Push in the old water retention reservoir that is no longer in use. It is a breeding area for rodents and mosquitoes and a drowning risk for area youth.	Village of Cedarville	7	4	Greene County EMA, Village of Cedarville Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Drought &amp; Extreme Heat (Included with Multiple Hazards)</i>								
<i>Earthquakes (Do Not Include)</i>								
<i>Flooding</i>								
4	Ensure all eligible jurisdictions are participating in the NFIP.	Village of Cedarville	5	3	Village of Cedarville Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Invasive Species (Included with Multiple Hazards)</i>								
<i>Landslides, Mine Subsidence, and Erosion (Included with Multiple Hazards)</i>								
<i>Multiple Hazards</i>								
5	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	Village of Cedarville	1	1	Village of Cedarville Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Summer Weather (Included with Multiple Hazards)</i>								
<i>Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)</i>								
<i>Tornadoes</i>								
6	Village administrative building that can double as shelter from tornadoes for community members and a command center for disasters and other emergencies that occur in the Village or the eastern half of Greene County.	Village of Cedarville	3	2	Village of Cedarville Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Wildfire (Included with Multiple Hazards)</i>								

**Table 5.2.8: Mitigation Actions Priority Table by Hazard for Village of Clifton**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	Village of Clifton	8	19	Greene County Engineer, Village of Clifton Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
2	Obtain or create inundation maps for all dams.	Village of Clifton	8	20	Village of Clifton Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Drought &amp; Extreme Heat</i>								
3	Develop and distribute information about risks associated with drought.	Village of Clifton	6	17	Greene County EMA, Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
4	Provide water and shade at all public outdoor events during extreme heat.	Village of Clifton	6	16	Village of Clifton Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Earthquakes</i>								
5	Require compliance and enforcement of existing building codes.	Village of Clifton	10	21	Village of Clifton Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Flooding</i>								
6	Ensure all eligible jurisdictions are participating in the NFIP.	Village of Clifton	2	7	Greene County EMA, Village of Clifton Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
7	Improve the storm water drainage system throughout the village to alleviate flooding or properties and the public right of way.	Village of Clifton	2	8	Greene County Engineer, Village of Clifton Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	New
8	Test the effectiveness of tornado sirens.	Village of Clifton	2	6	Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Invasive Species (Included with Multiple Hazards)</i>								

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Landslides, Mine Subsidence, and Erosion (Included with Multiple Hazards)</i>								
<i>Multiple Hazards</i>								
9	Develop and distribute information about risks associated with the identified natural disasters affecting the County	Village of Clifton	1	3	Village of Clifton Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
10	Educate the public, businesses and residents, of the importance of creating hazard contingency plans (May be included in materials about natural hazard risk)	Village of Clifton	1	1	Village of Clifton Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
11	Encourage the cooperation of neighbors to include but not limited to: Contingency plans for the evacuation and care of neighboring families and pets and communication among the neighbors in the event of a natural hazard.; Contingency plans for checking- in on the shut-in and frail elderly neighbors.	Village of Clifton	1	5	Village of Clifton Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous
12	Launch educational campaigns through public/government cable channels and newsletters, websites, street festivals, libraries, school functions, etc.	Village of Clifton	1	2	Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
13	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	Village of Clifton	1	4	Village of Clifton Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Summer Weather</i>								
14	Develop and distribute information/education on weather-related-preparedness tools and resources, i.e. sources to purchase such material, etc.	Village of Clifton	3	12	Village of Clifton Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
15	Develop and launch awareness/educational campaigns to increase knowledge of weather alert methods (alert radios, e-mail, cell phones, etc.).	Village of Clifton	3	10	Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous



#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
16	Educate the public on the importance of properly trimming and maintaining the trees on their property (may be included in materials about natural hazard risk).	Village of Clifton	3	14	Village of Clifton Mayor or Administrator	United States Army Corps of Engineers (USACE) Planning Assistance to States	12/2025 - 12/2030	Previous
17	Encourage utility companies to hire tree trimming contractors who are capable of a more citizen friendly trimming service	Village of Clifton	3	9	Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
18	Replace utility poles that have been identified as needed replaced.	Village of Clifton	3	13	Greene County Engineer, Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	New
19	Supply equipment to manage storm debris.	Village of Clifton	3	11	Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)</i>								
<i>Tornadoes</i>								
20	Install a tornado warning system.	Village of Clifton	5	15	Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Wildfire</i>								
21	Develop and distribute information about risks associated with wildfires.	Village of Clifton	7	18	Village of Clifton Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous

**Table 5.2.9: Mitigation Actions Priority Table by Hazard for Village of Jamestown**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	Village of Jamestown	9	10	Village of Jamestown Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
2	Obtain or create inundation maps for all dams.	Village of Jamestown	9	11	Village of Jamestown Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
3	Seek funding for, prioritize and remove and/or relocate at-risk structures or construction of improved or new storm drainage systems or levees to protect at-risk structures.	Village of Jamestown	9	12	Village of Jamestown Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Drought &amp; Extreme Heat</i>								
4	Seek funding for new storm drainage systems or levees to protect at-risk structures.	Village of Jamestown	5	6	Greene County EMA, Village of Jamestown Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Earthquakes (Included with Multiple Hazards)</i>								
<i>Flooding (Included with Multiple Hazards)</i>								
5	Ensure all eligible jurisdictions are participating in the NFIP.	Village of Jamestown	7	7	Village of Jamestown Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
6	Establish a Flood Diversion program for roads in Greene County using the Hyper Reach mass notification system.	Village of Jamestown	7	8	Village of Jamestown Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
7	Identify at-risk structures in Special Flood Hazard Area.	Village of Jamestown	7	9	Village of Jamestown Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Invasive Species (Included with Multiple Hazards)</i>								
<i>Landslides, Mine Subsidence, and Erosion (Included with Multiple Hazards)</i>								

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Multiple Hazards</i>								
8	Develop and complete a periodic post- educational campaign surveys to gather citizens' perceptions of the risks associated with natural disasters and the tools and services available to the public to reduce risk (Method to measure the effectiveness of educational campaigns).	Village of Jamestown	1	3	Greene County EMA, Village of Jamestown Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous
9	Upgrade windows to high impact windows on schools.	Village of Jamestown	1	2	Village of Jamestown Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
10	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	Village of Jamestown	1	1	Village of Jamestown Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Summer Weather (Included with Multiple Hazards)</i>								
<i>Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)</i>								
<i>Tornadoes</i>								
11	In the event a county-wide warning siren system cannot be achieved, the following jurisdictions have requested funding to replace existing equipment or install new equipment: Jamestown.	Village of Jamestown	2	5	Village of Jamestown Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
12	Seek \$2.1 million in funding to install a county-wide tornado warning system complete with battery backup in communities with inadequate coverage, or no tornado siren systems.	Village of Jamestown	2	4	Village of Jamestown Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Wildfire (Included with Multiple Hazards)</i>								

**Table 5.2.10: Mitigation Actions Priority Table by Hazard for Village of Spring Valley**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	Village of Spring Valley	7	8	City of Spring Valley Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
2	Obtain or create inundation maps for all dams.	Village of Spring Valley	7	9	Village of Spring Valley Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
3	Seek funding for, prioritize and remove and/or relocate at-risk structures or construction of improved or new storm drainage systems or levees to protect at-risk structures.	Village of Spring Valley	7	10	Greene County EMA, Village of Spring Valley Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Drought &amp; Extreme Heat (Included with Multiple Hazards)</i>								
<i>Earthquakes (Included with Multiple Hazards)</i>								
<i>Flooding (Included with Multiple Hazards)</i>								
4	Ensure all eligible jurisdictions are participating in the NFIP.	Village of Spring Valley	2	4	Village of Spring Valley Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
5	Establish a Flood Diversion program for roads in Greene County using the Hyper Reach mass notification system.	Village of Spring Valley	2	5	Village of Spring Valley Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
6	Purchase a second pump for the stormwater system.	Village of Spring Valley	2	3	Village of Spring Valley Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Invasive Species (Included with Multiple Hazards)</i>								
<i>Landslides, Mine Subsidence, and Erosion (Included with Multiple Hazards)</i>								
<i>Multiple Hazards</i>								
7	Develop and complete a periodic post- educational campaign surveys to gather citizens' perceptions of the risks associated with natural disasters and the tools and services available to the public to reduce risk (Method to measure the effectiveness of educational campaigns).	Village of Spring Valley	1	2	Village of Spring Valley Mayor or Administrator	Staff Time	12/2025 - 12/2030	Previous



#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
8	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	Village of Spring Valley	1	1	Village of Spring Valley Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
Severe Summer Weather								
9	Purchase a generator.	Village of Spring Valley	5	7	Village of Spring Valley Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)								
Tornadoes								
10	Seek \$2.1 million in funding to install a county-wide tornado warning system complete with battery backup in communities with inadequate coverage, or no tornado siren systems.	Village of Spring Valley	3	6	Village of Spring Valley Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
Wildfire (Included with Multiple Hazards)								

**Table 5.2.11: Mitigation Actions Priority Table by Hazard for Village of Yellow Springs**

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
<i>Dam/Levee Failure</i>								
1	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	Village of Yellow Springs	9	10	Village of Yellow Springs Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
2	Obtain or create inundation maps for all dams.	Village of Yellow Springs	9	11	Village of Yellow Springs Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
3	Seek funding for, prioritize and remove and/or relocate at-risk structures or construction of improved or new storm drainage systems or levees to protect at-risk structures.	Village of Yellow Springs	9	12	Greene County EMA, Village of Yellow Springs Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Drought &amp; Extreme Heat (Included with Multiple Hazards)</i>								
<i>Earthquakes (Not Included)</i>								
<i>Flooding</i>								
4	Ensure all eligible jurisdictions are participating in the NFIP.	Village of Yellow Springs	2	5	Village of Yellow Springs Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
5	Establish a Flood Diversion program for roads in Greene County using the Hyper Reach mass notification system.	Village of Yellow Springs	2	6	Village of Yellow Springs Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
6	Identify at-risk structures in Special Flood Hazard Area.	Village of Yellow Springs	2	8	Village of Yellow Springs Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
7	Update stormwater systems and reline sewer system.	Village of Yellow Springs	2	7	Village of Yellow Springs Mayor or Administrator	United States Army Corps of Engineers (USACE) Flood Control Program	12/2025 - 12/2030	Previous
<i>Invasive Species (Included with Multiple Hazards)</i>								
<i>Landslides, Mine Subsidence, and Erosion (Not Included)</i>								
<i>Multiple Hazards</i>								
8	Develop a program providing assistance for the disparate population.	Village of Yellow Springs	1	2	Village of Yellow Springs Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
9	Monitoring wells for the source water contamination.	Village of Yellow Springs	1	3	Village of Yellow Springs Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous

#	Mitigation Action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
10	Purchase and install a security camera system.	Village of Yellow Springs	1	1	Village of Yellow Springs Mayor or Administrator	General Operating Budget	12/2025 - 12/2030	Previous
11	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	Village of Yellow Springs	1	4	Village of Yellow Springs Mayor or Administrator	Staff Time	12/2025 - 12/2030	New
<i>Severe Summer Weather</i>								
12	Install underground power lines.	Village of Yellow Springs	3	9	Village of Yellow Springs Mayor or Administrator	Hazard Mitigation Grant Program (HMGP)	12/2025 - 12/2030	Previous
<i>Severe Winter Weather and Extreme Cold (Included with Multiple Hazards)</i>								
<i>Tornadoes (Included with Multiple Hazards)</i>								
<i>Wildfire (Included with Multiple Hazards)</i>								

# 6 | Schedule & Maintenance



## 6.1 Participation Overview

The Greene County Hazard Mitigation Plan will be adopted by all participating jurisdictions in Greene County. After the participating jurisdictions have adopted the plan, their signed resolutions or ordinances will be added to the plan in **Appendix G**.

## 6.2 Continued Public Involvement

Because local government plays a key role in the execution and implementation of mitigation strategies, each community will be responsible for understanding which items they are accountable for implementing. Annually, jurisdictions and responsible agencies should meet to provide a status update for each mitigation action that is under their purview, record and report on any major climate events, and report on any other related issues. This meeting will allow the jurisdictions and responsible parties to assess the implementation and effectiveness of the Hazard Mitigation Plan. This meeting should coincide with the budget process so that future funding sources can be determined and set aside for actions slated for that particular year. This meeting should also be available to the public. Additionally, each jurisdiction and the County will review and consider the Hazard Mitigation Plan during other planning processes, such as development of comprehensive plans or capital improvement plans and incorporate appropriate goals and mitigation actions into such documents.

The public will continue to provide feedback on the Plan, as the Plan will be available through the Greene County Emergency Management Agency and Ohio Emergency Management Agency websites. Greene County will provide access to the Plan to all county, municipal, and township offices, and will make the Plan available in hardcopy and electronic format to the public as appropriate. The Greene County EMA Director will post notices of any meetings for updating and evaluating the Plan, using the usual methods for posting meeting announcements in the County to invite the public to participate. All meetings will be open to the public. Greene County will publicly announce the mitigation action items that are slated for development in the current year, as well as any updates to the Plan as part of the annual review process.

## 6.3 Previous Integration Efforts

Local governments and public entities, such as hospitals and universities, play a major role in enforcing and implementing mitigation strategies because their daily operations guide the development of the communities in Greene County. The 2020 Hazard Mitigation Plan has been incorporated into Greene County's Capital Improvement Plan as they plan where to build new buildings that are less likely to experience hazards such as flooding. The previous plan has also been considered in how the building codes in Greene County are written and administered. Greene County's Stormwater Management Plan integrated the previous plan by planning improvements and upgrades to the County's stormwater system and mitigation. In addition, the previous plan was incorporated into the County's Continuity of Operations Plans so the County is better able to maintain business operations after disasters.

## 6.4 Future Integration Efforts

Greene County and its participating jurisdictions will make a concerted effort to integrate the Hazard Mitigation Plan and its mitigation actions into plans and regulations, such as comprehensive plans, capital improvement plans, zoning codes and subdivision regulations, parks and open space plans, active shooter plans, and emergency operations plans. Every jurisdiction in Greene County has a planning commission or a zoning board that deals with development and growth issues in their jurisdiction, referencing regulations, development plans, and mitigation strategies as they make decisions. Some jurisdictions are small and have limited full-time staff, so the County as an organization provides strong leadership and oversight of economic development, community development, and land use planning. Many local officials wear numerous hats as they guide, direct,

and facilitate local growth and development through regulation. Mitigation efforts are considered simultaneously with building code enforcement, zoning regulations, and land use rules at the County level. There is significant overlap between County officials when it comes to growth and development, including plan approval, issuance of permits, and occupancy approval responsibilities.

The Greene County Emergency Operations Plan (EOP) should facilitate integration of mitigation actions into response and recovery activities where appropriate. Key staff responsible for administering and updating the EOP should coordinate with the Core Planning Committee to identify integration areas. The jurisdictions with floodplain regulations (Greene County and all jurisdictions), this Plan includes an action to “develop a floodplain management plan and update it regularly” so as floodplain regulations are reviewed and updated, the local floodplain coordinator(s) should continue to participate in the National Flood Insurance Program and should keep their maps updated. The Core Planning Committee should also engage the local floodplain coordinators and include them in their annual meetings for coordination and support to ensure this goal is being met. For the zoning and land use regulations, this plan can be integrated in several ways. When zoning and/or land use regulations are reviewed and updated, areas in the base flood zone or in dam inundation areas should be designated for limited to no development; and for landslides and land subsidence, land bordering waterways should either be left free of development or be reinforced to resist erosion. The Core Planning Committee should also engage the staff involved in administering and updating zoning codes and land use regulations and include them in their annual meetings for coordination, support, and assistance in integrating these recommendations from the plan.

Greene County also has a Floodplain Manager who works with the Greene County Engineer to help plan, approve, modify, and regulate new facilities, subdivisions, and neighborhoods not only in the context of building codes, but also with consideration for flood risk. They also collaborate to ensure that new structures are not placed within flood risk zones without taking compensatory measures, like elevation, as early as the site development stage of construction. The Greene County Engineer and Floodplain Manager works with the Greene County Auditor to manage the floodplain mapping and parcel identification and documentation by developing and maintaining GIS mapping. The Greene County Engineer also ensures that mitigation actions, like elevation, are properly included in the submitted building and occupancy permits during the approval process. The Greene County Engineer is also responsible for County ditch maintenance, which ties the County Engineer’s office to the Greene County Soil & Water Conservation District, as well as the Farm Service Agency director, as agricultural drainage concerns are shared and resolved. These officials work with the Floodplain Manager to check and evaluate the floodplain maps as introduced by FEMA to ensure accuracy through the map adoption process.

In addition, Greene County EMA, and the Core Planning Committee, consisting of leadership from participating jurisdictions, will work with the top-elected officials and authorities within their jurisdictions to integrate the hazard mitigation plan into the relevant existing and future planning mechanisms and capabilities as listed in **Table 3.3.1** of the plan.

## 6.5 Updating the Plan

The Hazard Mitigation Plan must be updated within five years and re-adopted by the County and all participating jurisdictions to maintain compliance with federal regulations and ensure eligibility for certain federal mitigation grant funds. Greene County will identify any necessary modifications to the Plan, including changes to mitigation goals and actions that should be incorporated into the next update. The Greene County EMA Director and the County Commissioners will initiate the process of updating the Plan in accordance with federal guidelines in sufficient time to meet state and federal deadlines.

CITY COUNCIL  
Regular Meeting – Monday, February 9, 2026 6:00 p.m.  
Council Chambers

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Vice Mayor Upton
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
  - A. January 20, 2026 Work Session Minutes
- VI. Appeal A – 26-1, Birch Hill Suites (Postponed from 1-12-26)
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Resolution 26-03
- VII. PUD 25-3 SSP #1 7-Brew (To Be Untabled)
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Council Input
  - D. Motion
- VIII. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Ordinance 26-03 An ordinance amending Ordinance 00-27 (PUD 97-1, Fairfield Place) (Second Reading)
  - B. Ordinance 26-04 An ordinance rezoning 8.916 Acres from A1, Agricultural to C-PUD 26-1 Commercial Planned Unit Development (Second Reading)
  - C. Ordinance 26-01 Appropriation of Property Owned by Dawgdoc, LLC for Grange Hall Road Sidewalk Improvement Project (Second Reading)
  - D. Ordinance 26-05 Agreement for Farm Lease at Factory Road and US 35
- IX. DECISION ITEM
  - A. 4<sup>th</sup> Quarter Financial Report
  - B. Ohio Parks and Recreation Association Membership - Council Member Bales
  - C. Support of Dayton International Airport
- X. CITIZEN COMMENTS
- XI. COUNCIL TIME
- XII. MAYOR'S REPORT
- XIII. CITY MANAGER'S REPORT
- XIV. ADJOURNMENT

CITY COUNCIL  
Work Session – Tuesday, February 17, 2026, 5:00 p.m.  
Council Chambers

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
  - A. Financial Review 2026
  - B. New Grant Fund
  - C. Police Department Building Options
- V. COUNCIL COMMITTEE/EVENT UPDATES
- VI. ADJOURNMENT

DRAFT