



Perry Township Board of Trustees

3025 Johnsville-Brookville Road, Brookville, Montgomery County, Ohio 45309
Office: 937-833-3045 | 937-833-6491 • Fax: 937-833-5219

BOARD OF TRUSTEES MEETING MINUTES July 14, 2026 @ 6:00 p.m.

Location: Administrative Building
3025 Johnsville Brookville Rd, Brookville, OH 45309

Meeting was called to order by Trustee Heeter @ 6:00 p.m.

Roll Call:

	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

Attendance was as follows:

		Present	Absent
Albert Acker	Trustee	X	
Blaine Heeter	Trustee	X	
Boyd Warner	Trustee	X	
Amy Hoover	Fiscal Officer	X	

Announcements Before Public Comment

Trustee Heeter-Stated the Board will listen to residents' concerns but will not give immediate responses so they can review issues thoroughly. Decorum rule: disruptions get a warning; continued disruption can lead to removal from the meeting and possibly the premises.

Public Comments

Deb Brumback-thanks the board for supporting the fishing derby and reports it went well.

John Yancik-with the zoning board asks status of data center moratorium; wants it in place before their Thursday zoning meeting. He requests a copy of sample text used by another municipality for data centers. Raises concern about overgrown properties (homes not being mowed); suggests township mow and bill owners.

Lee Behnken-Introduces himself as a songwriter and preacher. He shares his long-term project on the Song of Songs (10 songs for each of 8 chapters). Talks about Perry Township history, his family's historical ties, and local churches. He distributes CDs and study guides to board and attendees.

Consent Agenda-Trustee Heeter made a motion to accept the consent agenda, 2nd by Trustee Warner

Acceptance of the following minutes

- o June 9, 2026- Regular Meeting

Acceptance of bills being paid:

- o Check numbers 39169 through 39188
- o Electronic warrant numbers 210-2026 through 260-2026
- o Blanket Certificates 60-2026-67-2026

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

Trustee Heeter-Police Department Report

Calls for service: 103 incidents, 5 assists, 7 crash investigations, 7 reports generated, 62 traffic stops, 7 citations, 1 misdemeanor arrest. Community concerns: speeders on Wolf Creek Pike; increased patrols and many traffic stops; positive feedback from residents. Expenditures: \$30,375.82-Remaining contract balance: \$406,530.09. Noted incident summaries: OVI crash at Wolf Creek & Diamond Mill a 25-year-old female, heavily damaged vehicle, tested nearly double legal limit, cited for OVI and failure to control, and transported to hospital. Neighbor dispute on Steck Rd a neighbor reportedly pointed a firearm; suspect charged with aggravated menacing and confiscated firearm. Crash overview: 7 crashes, mostly property damage, one minor injury; failure to control the most common factor. Trustee Heeter publicly thanks Montgomery County Sheriff's Office and expresses satisfaction with their service.

Fiscal Officer-Amy Hoover-reports there are two records requests outstanding and will be sent out likely tomorrow or Thursday. Bank reconciliation for the month is complete. New audit due date: July 31, 2026.

Cemetery & Maintenance- Bob Houseman, Jr. He thanks Dale and Missy Mears for picking up flags from cemeteries. General maintenance: equipment upkeep, mowing ditches, cutting brush, etc. Cemetery activity-1 burial on June 10, 2 cremations scheduled for Thursday, driveway at Eversole sprayed, 2 graves sold at Pymont Cemetery.

Zoning Administrator Report-Missi Stewart Mackie-Announces a Zoning Commission board meeting on Thursday June 16, 2026, at 7:00pm the topic will be data centers. Past month activity-2 accessory building permits. 1 agricultural pole barn. Spoke with residents about permits that may need to go through BZA and addressed general township concerns with another resident.

Unfinished Business

Trustee Acker reports the completion of repairs on the damaged roof at the maintenance buildings.
Trustee Warner states he has no unfinished business.

New Business

Trustee Warner introduces a resolution for a one-year moratorium on data centers and hands it to Trustee Heeter to read and lead discussion. Trustee Heeter reads Resolution No. 26-33-Establishes a one-year moratorium on the Acceptance, processing, approval, or issuance of permits, zoning certificates, or approvals for data centers in Perry Township. Effective for one year from the date of the resolution unless extended or ended earlier by the Board. **Discussion**-Trustee Acker states he generally does not believe in moratoriums, viewing them as "kicking an issue down the road." However, clarifies he is not for data centers, but also not for moratoriums in general. Makes his position clear before the vote.

Motion made by Trustee Heeter to accept Resolution No. 26-33, 2nd by Trustee Warner

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker			X	
Trustee Heeter	X			

Fiber Optic Project & Contact for Issues-Trustee Acker reports he received a call from Sam Bain, project manager for fiber optic cable installation; work in the township is completed and they've moved on. Discussion on damaged driveways/culverts related to cable work. Trustee Acker notes Sam asked that any issues be reported directly to him. The Board agrees it's best for residents to contact Sam directly rather than going through the township. States A-OK Fire Equipment inspected all extinguishers (including fire suppression system) in both the main and maintenance buildings.

Request Overview-read by Trustee Acker for Bob Houseman, Jr. to take a leave of absence without pay from August 29, 2026 – September 9, 2026, Weekends: Aug 29–30 and Sept 5–6, Holiday: Sept 7, Unpaid workdays: Aug 31–Sept 4 and Sept 8 = 6 unpaid workdays. Bob returns to work on Wednesday, September 9, 2026.

Motion made by Trustee Acker to approve Bob's leave of absence under the terms read Aug 29–Sept 9, with 6 unpaid workdays: Aug 31–Sept 4 and Sept 8; return Sept 9, 2nd by Trustee Warner

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

Swank Cemetery-Tombstones & Legal/Family Outreach-Trustee Acker gives a detailed report on Swank Cemetery. He met with Mike Tidd about erosion concerns at Swank Cemetery along Wolf Creek; fear that tombstones may fall into the creek. Mr. Tidd believed tombstones would be relocated in spring 2026, per a prior conversation with the former road/cemetery supervisor, but that has not been done. Trustee Acker explains need for legal review under ORC 517.21 (abandonment/discontinuance of cemetery; movement of bodies and stones). Research steps are as follows, checked parcel ownership (conveyed to Jacob Swank in 1858), worked with Brookville Historical Society and obtained a 1999 hand-drawn map showing original grave locations, and compared map to current conditions; determined that at least two tombstones and the cemetery sign have already been relocated. Confirmed that this Swank Cemetery has no assigned cemetery ID with the Ohio Cemetery Society, but another Swank Cemetery in Clay Township does and is a memorial site. Visited the Clay Township Swank Cemetery; noted overlapping family names but that site uses a memorial, not original tombstones. Legal counsel advised that more legal research is needed before any relocation action. Recommended continuing efforts to locate family/next of kin before moving stones. Indicated that a future resolution and public notice may be required, which would involve publication costs. Next steps to continue searching for living family members. If none identified, likely draft a resolution and pay for notices in newspapers such as Dayton Daily News or Register-Herald. Discussion on outreach method. Trustee Heeter asks whether they can draft a letter now and publish it on the township website and Facebook page first, before going to formal publication. Board agrees they will draft a generic letter calling for any family members/next of kin connected to Swank Cemetery on Wolf Creek Jacob Swank to contact the township.

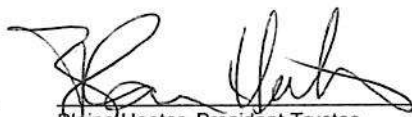
Adjournment

Trustee Heeter makes a motion to adjourn, Trustee Warner 2nd

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

Meeting Adjourned at 6:27pm


Amy Hoover, Fiscal Officer


Blaine Heeter, President Trustee



Perry Township Monthly Report

June 1 through June 30, 2026

Calls for Service

Perry Twp Crews responded to 103 incidents with 5 assists in the month of June with 298 COP (Community Oriented Policing/Patrol) entries. This includes 7 crash investigations, 7 reports generated, 62 traffic stops, 7 citations issued and 1 misdemeanor arrest. There were no mental health calls, overdoses or K-9 deployments in Perry Twp. during June.

Community Concerns

There was a community concern of speeders on Wolf Creek Pike. Deputies increased patrols in the area that resulted in numerous traffic stops where the concerned citizen reported a positive result.

Financials

June 2026 closed with the monthly expenditure of \$33,752.82 leaving a balance of \$406,539.06 against the contract. All financial reports were sent to Trustee Heeter and Fiscal Officer Hoover.

Goals and Objectives

No new goals and objectives to report for the month of June.

Case reports

7 reports were generated in Perry Twp. 4 of those reports needed additional follow-up by our Special Investigations Detective Section.

Notable Incidents

On June 27th, 2026 (Sat) at approximately 0323 hours, Perry Twp. Deputies responded to a single vehicle crash at Wolf Creek Pk and Diamond Mill Rd. Upon arrival, they found a 25-year-old female driver intoxicated with her vehicle heavily damaged. The female was ultimately cited for OVI and failure to control as she tested nearly double the legal limit of alcohol in her system. She was taken to the hospital for evaluation.

On June 1st, 2026 (Mon) at approximately 1736 hours, Deputies responded to a neighbor dispute on Steck Rd where a neighbor reportedly pointed a firearm at another neighbor. The suspect was charged with aggravated menacing and a firearm was confiscated by Deputies.

Forensic Services

During June, the Forensic Services Unit responded to 208 calls for evidence processing. Harrison Township generated the largest volume of activity, accounting for 121 calls. Additional calls were handled in Jefferson Township 28, Washington Township 29, Perry Township 2, and the remaining 28 calls occurred in other jurisdictions throughout the county.

First Watch technicians handled 45 calls, while Third Watch completed 54 calls. Second Watch managed the highest volume, responding to 109 calls during the month.

Traffic Services

During June, deputies from Perry Township investigated seven traffic crashes. Of these crashes, there were six property damage crashes and one minor injury crash. One person sustained a minor injury. One crash involved an impaired driver and hit and run respectively. No crashes involved a pedestrian.

Tuesday and Friday were the busiest days of the month. Failure to control was the most common causative factor, accounting for five of the crashes. Two crashes occurred on Wolf Creek Pike, and the other five occurred in varying locations throughout the township.

TRAFFIC ENFORCEMENT

	PERRY TOWNSHIP
Traffic stops conducted	62
Traffic-related warnings	48
Driving under suspension	0
Speed	4
Adult seat belt violations	0
Juvenile seat belt violations	0
Other moving violations	2
Non-Moving violations	0
OVI (over 21)	1
OVI (under 21)	0
Commercial overweight violations	0
TOTAL CITATIONS ISSUED	7

Monthly Stats

<i>PE Perry Township Activities 1/1/2026 - 6/30/2026</i>	Month(s)						<i>Totals</i>
	January	February	March	April	May	June	
<i>Crime Prevention / COP Activities</i>	177	164	239	249	334	298	1,461
<i>Hours Worked</i>	432	478	392	448	445	478	2,673
<i>Incidents</i>	107	161	83	96	99	103	649
<i>Vacant House Check</i>	68	73	35	70	83	42	371
<i>All Reports</i>	10	11	10	6	10	7	54
<i>Detail</i>	172	154	2	18	3	1	350
<i>Evidence Reports</i>	1	2	----	----	1	----	4
<i>Field Interviews</i>	1	1	1	----	----	3	6
<i>Incident Assists</i>	21	23	8	8	5	5	70
<i>Misdemeanor Arrests</i>	3	3	1	----	1	1	9
<i>Foot Patrols</i>	1	----	----	8	21	39	69
<i>Other Moving Violation Warnings</i>	11	18	18	28	35	48	158
<i>Traffic Stops</i>	21	33	31	40	43	62	230
<i>Non Moving Violation Warnings</i>	6	3	8	8	7	4	36
<i>Crash Reports</i>	3	3	2	2	1	7	18
<i>Other Moving Violations Citations</i>	2	3	3	1	1	2	12
<i>Operate a Motor Vehicle Intoxicated 21 and Over</i>	1	1	----	----	----	----	2
<i>Speed Citations</i>	----	1	----	4	----	4	9
<i>Driving Under Suspension / Revocation</i>	----	----	2	----	----	----	2
<i>Felony Arrests</i>	----	----	1	----	----	----	1
<i>Juvenile Restraint Citations</i>	----	----	1	----	----	----	1
<i>Non Moving Violation Citations</i>	----	----	1	----	----	----	1

Prepared By:
 Captain Walter Steele #88
 Montgomery County Sheriff's Office
 District 12/Perry Township Substation
 937-496-6887
 Steelew@mcohiosheriff.org



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RESOLUTION NO 26:33

A RESOLUTION ESTABLISHING A ONE-YEAR MORATORIUM ON THE CONSTRUCTION, DEVELOPMENT, AND ESTABLISHMENT OF DATA CENTERS WITHIN PERRY TOWNSHIP

WHEREAS, the Board of Trustees of Perry Township, Montgomery County, Ohio, is entrusted with protecting the health, safety, and general welfare of the residents of Perry Township; and

WHEREAS, pursuant to the authority granted under the Ohio Revised Code, including but not limited to Sections 519.02, and 519.12, townships are empowered to regulate land use in order to promote the public health, safety, morals, comfort, and general welfare; and

WHEREAS, the Board of Trustees of Perry Township, Montgomery County, Ohio, has become aware of increasing interest in the siting and development of large-scale data centers within rural and agricultural communities throughout the State of Ohio; and

WHEREAS, the potential development of data centers within Perry Township raises significant concerns regarding land use compatibility, infrastructure demands, utility consumption, environmental impact, and long-term community planning; and

WHEREAS, such facilities may create an unwanted and unnecessary burden on township services, including but not limited to road maintenance, emergency services, and utility infrastructure; and

WHEREAS, the construction and operation of data centers may be inconsistent with and contrary to the agricultural character, rural heritage, and long-term vision of Perry Township as reflected in its land use patterns and community values; and

WHEREAS, the Board of Trustees of Perry Township, Montgomery County, Ohio, desires to provide the Perry Township Zoning Commission with sufficient time to study, review, and develop appropriate zoning regulations and planning strategies that align with the spirit and character of the Township; and

WHEREAS, a temporary moratorium is necessary to prevent the establishment or expansion of data centers during the period in which such regulations are being considered, thereby avoiding potential adverse impacts that may be inconsistent with future zoning resolutions; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Perry Township, Montgomery County, Ohio, as follows:

SECTION 1. A moratorium is hereby imposed on the acceptance, processing, approval, or issuance of any permits, zoning certificates, or approvals for the construction, development, or establishment of data centers within Perry Township.

SECTION 2. This moratorium shall be in effect for a period of one (1) year from the effective date of this Resolution, unless extended or terminated earlier by further action of the Board of Trustees.

Where the highest of distinctions is service to others

<i>Boyd Warner</i>	<i>Albert Acker</i>	<i>Blaine Heeter</i>	<i>Amy Hoover</i>
<i>Trustee</i>	<i>Trustee</i>	<i>Trustee</i>	<i>Fiscal Officer</i>
937-608-0937	937-833-3045	937-833-3045	937-833-3045

SECTION 3. During the period of this moratorium, the Perry Township Zoning Commission is directed to study the impacts of data center development and to develop recommendations, including potential zoning text amendments, that reflect the goals, values, and agricultural character of Perry Township.

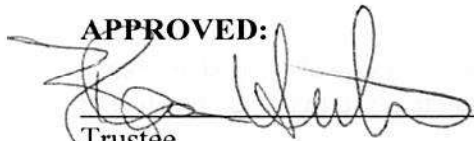
SECTION 4. This Resolution is necessary to preserve the public peace, health, safety, and welfare of Perry Township residents and to ensure responsible and thoughtful community planning.

SECTION 5. This Resolution shall take effect and be in force immediately upon its adoption.

Motion made by Blaine Heeter 2nd Boyd Warner

PASSED AND ADOPTED by the Perry Township Board of Trustees, Montgomery County, Ohio on this ____ day of July, 2026.

APPROVED:


Trustee


Trustee

Trustee


Fiscal Officer

Where the highest of distinctions is service to others

Boyd Warner
Trustee
937-608-0937

Albert Acker
Trustee
937-833-3045

Blaine Heeter
Trustee
937-833-3045

Amy Hoover
Fiscal Officer
937-833-3045

REGULAR MEETING SIGN-IN SHEET

Date: July 14, 2026 @ 6:00 P.M.

[illegible]