

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 26-081**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY AMEND SECTION 413 OF THE JEFFERSON TOWNSHIP ZONING CODE TO REDUCE THE TOWNSHIP-WIDE CAP ON GROUP HOMES**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on May 5, 2026, at 6:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Sheila Back (  )      Oscar Young (  )      Vera Powell (  )

Moved by: Back (  )      Young (  )      Powell (  )  
Second by Back (  )      Young (  )      Powell (  )

**WHEREAS**, the Jefferson Township Board of Trustees previously adopted Resolution No. 25-083 establishing updated zoning regulations governing juvenile and adult group homes within the Township ; and

**WHEREAS**, Section 413 of the Jefferson Township Zoning Code currently establishes a township-wide cap of **fifteen (15) active group homes**; and

**WHEREAS**, the Board of Trustees has continued to monitor the impact of group homes on public safety, neighborhood stability, service capacity, and overall community welfare; and

**WHEREAS**, the Board finds that a reduction in the total number of permitted group homes is necessary to prevent overconcentration, ensure adequate oversight, and maintain the health, safety, and welfare of Township residents; and

**WHEREAS**, the Board further finds that such reduction remains consistent with applicable state and federal laws, including the Fair Housing Act, while allowing for reasonable accommodation and regulated operation of such facilities;

**NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:**

**Section 1. Amendment to Township-Wide Cap**

Section 413 of the Jefferson Township Zoning Code is hereby amended to revise the township-wide cap on group homes as follows:

**“No more than ten (10) active juvenile and adult group homes may operate within Jefferson Township at any given time, unless increased by future Resolution of the Board of Trustees.”**

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**Section 2. Applicability**

This amendment shall apply to:

- All new applications submitted after the effective date of this Resolution
- Any pending applications not yet approved

Existing legally established group homes shall be considered **nonconforming uses** or subject to renewal and compliance review in accordance with Section 413.

**Section 3. Continuation of Existing Regulations**

All other provisions of Section 413, including but not limited to:

- Spacing requirements
- Licensing requirements
- Safety and supervision standards
- Inspection and enforcement provisions

shall remain in full force and effect.

**Section 4. Authority to Codify**

The Township Administrator or designee is hereby authorized and directed to:

- Update the Township Zoning Code to reflect this amendment
- Ensure publication and enforcement of the revised standard

**Section 5. Severability**

If any portion of this Resolution is deemed invalid, such determination shall not affect the remaining provisions.

**Section 6. Effective Date**

This Resolution, being a legislative measure amending the Township Zoning Code, shall take effect and be in force thirty (30) days from the date of its adoption, in accordance with Ohio law.

**The vote was as follows:**

**Sheila Back**

Yes    No    Abstain

**Oscar Young**

Yes    No    Abstain

**Vera Powell**

Yes    No    Abstain

**Adopted: 5<sup>th</sup> day of May 2026**

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Signed by:

\_\_\_\_\_  
Sheila Back, President

  
\_\_\_\_\_  
Oscar Young, Vice President

  
\_\_\_\_\_  
Vera Powell, Trustee

  
Attest to Trustees Signatures:  
Charlene Chattams, Fiscal Officer