



**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING HELD ON FEBRUARY 18, 2026**

The meeting was held at the German Township Hall located at 12102 St. Rt. 725 West, Germantown, OH 45327 and virtually using WebEx.

The meeting was called to order by Board President Jacob Stubbs at 7:00 pm. In attendance were:

President Jacob Stubbs	Vice President James Rowland	Trustee Louis Potter
Fiscal Officer Mark Heistand		WebEx Facilitator Janet Burton

IN-PERSON ATTENDEES:

Name	Address	Name	Address
Michael McNamee	Beavercreek OH	Amy/Tracey Hamilton	Middletown, OH
John & Kim Naylor	German Township	Dave Bishop	German Township
Jeff and Jo Mikesell	German Township	Michael/Jamie Osborne	German Township
Michael Shew	Unknown	Gary Butcher	German Township
Gerard Ritze	German Township	Richard/Janelle Oswald	German Township
Mark Cross	German Township	Marie & Bob Kramer	German Township
Karen Stapleton	German Township	Jessica/Jimmy Rowland	German Township
Elizabeth & Mark Fryer	Franklin OH	Kurt Jacoby	German Township
Nick Brandt	German Township	Keith/Rhonda Leigeber	German Township
Kim Shartle	German Township	Tyler Rehmert	German Township

ONLINE ATTENDEES:

Name	Name	Name	Name
DSW	Hill	Dc	

The Germantown Press was notified of the Special Meeting on 2/12/26 at 4:21 pm.

Mr. Stubbs led the group in the Pledge of Allegiance.

The announced purpose of the Special Meeting was:

- To consider a Resolution to enact a moratorium on new applications for conditional use to extract sand, gravel or other minerals from Agricultural Zoned Land in German Township
- To consider a response to Ohio Department of Natural Resources concerning Industrial Minerals Permit Application Number A-2203-2

VISITOR COMMENTS:

- None

CONSIDER A RESOLUTION TO ENACT A MORATORIUM ON NEW APPLICATIONS FOR CONDITIONAL USE TO EXTRACT SAND, GRAVEL OR OTHER MINERALS FROM AGRICULTURAL ZONING LAND

- Mr. Rowland read the following opening statement:
 - “This resolution is being presented in response to recent notification received by the German Township Board of Trustees from the Ohio Department of Natural Resources (ODNR) regarding an Industrial Minerals Mining Permit Application involving the extraction of gravel, topsoil, sand, and clay on approximately 39.5 acres of land currently zoned Agricultural within German Township. After reviewing the Township Zoning Resolution, the Trustees determined that industrial mining may presently be considered a conditional use within the Agricultural District under Article 8(A), Section 803, as well as within industrial zoning districts.

“Because mining is an industrial activity that can have significant long-term impacts on land use, traffic, infrastructure, safety, public health, environmental conditions, and surrounding property owners, the Township believes it is necessary to take immediate steps to ensure that the zoning regulations currently in place appropriately reflect the Township’s planning goals and protect the public interest. This resolution is intended to enact a temporary moratorium on accepting new conditional use applications for mining activities in agriculturally zoned areas, allowing the Township Trustees, Zoning Commission, and staff adequate time to evaluate the current zoning language, consider potential amendments, and ensure that future decisions are made with proper review and community input.

“This moratorium is a temporary and reasonable measure designed to preserve the integrity of the Township’s zoning process while a full evaluation is completed. The purpose is not to permanently prohibit mining, but to ensure that any future mining applications are considered under zoning regulations that are clear, appropriate, and consistent with the Township’s infrastructure capacity, safety and long-term land use planning.”

- Mr. Stubbs opened the floor for visitor comments. He reminded visitors that comments should relate to the two announced topics and not any other business.
- **Visitor Comment: Michael Osborne:** Mr. Osborne supported the proposed Resolution that he said would protect farm land. He requested that the Zoning Commission (ZC) consider the gravel mining’s effect on the aquifer. He submitted a report to Mrs. Burton, Zoning Inspector, that discussed the effect on the aquifer from gravel mining in another state. He also submitted a Montgomery County report on the same issue. He is concerned about the quality of well water.
- **Visitor Comment: Rhonda Leigeber:** Ms. Leigeber submitted reports concerning negative health effects caused by silica dust. She was also concerned about potential drownings in open quarries.
- **Visitor Comment: Jamie Graham-Osborne:** Ms. Graham-Osborne, who stated that she was an asthma sufferer, was concerned about living next to a quarry due to the dust that would be generated. She was also concerned about volatile organic compounds and other fumes in the air that would be generated by the dump trucks hauling the gravel. She stated that the Occupational Safety and Health Administration has determined that these airborne items increase the risk of chronic obstructive pulmonary disease and other respiratory illnesses. She submitted safety data sheets related to a local gravel pit.

- **Visitor Comment: Jimmy Rowland:** Mr. Rowland (Trustee Rowland's son) asked for and received confirmation that all existing aggregate mining is located on industrial zoned land.
 - Trustee Rowland stated that I-2, I-3 and Agricultural zones all allow mining as a conditional use. He stated that the ZC will only be looking at the agricultural zone conditional uses. He read portions of the Ohio Department of Natural Resources (ODNR) notice of the Hollingshead Materials LLC minerals mining permit application.

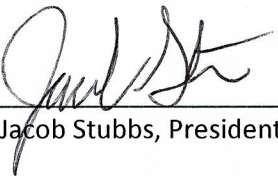
Mr. Jimmy Rowland pointed out that the ODNR notice stated that this is an industrial minerals permit application.
- **Visitor Comment: Mark Cross:** Dr. Cross asked if the proposed Resolution had been reviewed by the Montgomery County Prosecutor's Office. Mr. Stubbs confirmed that the review had occurred. Dr. Cross felt that a six-month moratorium was not long enough for the ZC to review the issues. Mr. Stubbs stated that the moratorium could be extended prior to its expiration.
- **Visitor Comment: Tyler Rehmert:** At Mr. Rehmert's request, Mr. Heistand read the entire ODNR notice. Mr. Rehmert, a former German Township Trustee, stated that he has knowledge of the Township's Zoning Resolution. He acknowledged that the Township wants to maintain prime agricultural land. He noted that the ODNR application is only for a portion of a larger 100+ acre parcel. He asked how the Township would monitor to ensure that mining only occurred on the 39 acres as requested.
- **Visitor Comment: Mark Cross:** Dr. Cross asked what would happen if ODNR denies the application. Mr. Stubbs stated that he did not know the answer. Mr. Rowland stated that he called ODNR and informed the State that the parcel was zoned agricultural. Dr. Cross felt that the Trustees should object to the application.
- **Visitor Comment: Kim Shartle:** Ms. Shartle asked when the 30-day response time to provide comments to ODNR ends. She was told that it was 30 days from the 2/5/26 date of the notice.
- **Visitor Comment: Tyler Rehmert:** Mr. Rehmert felt that the Trustees should contact ODNR and object to the application.
- **Visitor Comment: Rhonda Leigeber:** Ms. Leigeber asked if the Township had a copy of the actual application. Mr. Heistand stated that only the ODNR notice was received. Ms. Leigeber asked what would be the effect of a moratorium. Mr. Rowland stated that the moratorium would affect all agricultural land in the township, not just the parcel listed in the ODNR application. Ms. Leigeber asked if this was an amendment to an existing application or a new application. Mr. Heistand stated that the notice indicates that this is a new application, although it also indicates that the applicant is proposing to expand an existing operation.
- Mr. Stubbs introduced **RESOLUTION 2026-19**, seconded by Mr. Rowland: **A RESOLUTION TO ENACT A MORATORIUM ON NEW APPLICATIONS FOR CONDITIONAL USE TO EXTRACT SAND, GRAVEL, OR OTHER MINERALS FROM AGRICULTURAL ZONED LAND IN GERMAN TOWNSHIP, MONTGOMERY COUNTY, OHIO.** Mr. Stubbs read the Resolution in its entirety and noted that legal counsel had given guidance on its preparation. The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Mr. Rowland-Yes; Mr. Potter-Yes. **RESOLUTION 2026-19 WAS ADOPTED.**

CONSIDER A RESPONSE TO OHIO DEPARTMENT OF NATURAL RESOURCES CONCERNING INDUSTRIAL MINERALS PERMIT APPLICATION NUMBER A-2203-2

- The Trustees discussed the ODNR notice concerning the subject application. Mr. Stubbs made a MOTION, seconded by Mr. Potter, to request an informal conference with the Division of Mineral Resources Management to discuss the Trustees' concerns with the permit application. The MOTION WAS APPROVED by a unanimous voice vote. Mr. Rowland will request the conference.

MEETING ADJOURNED:

- With no further business, Mr. Rowland made a MOTION, seconded by Mr. Stubbs, to adjourn. The MOTION WAS APPROVED by a unanimous voice vote. The meeting adjourned at 7:35 pm.

Signed: 
Jacob Stubbs, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at the March 9, 2026 meeting.

Signed: 
Mark A. Heistand, Fiscal Officer