

RECORD OF PROCEEDINGS

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

Springfield Township Trustees

March 8th, 2022

Rezoning Hearing

Meeting called to order by Tim Foley, Board President Beginning 5:45 PM

Mr. Foley Explained the Public Hearing Process, and asked for the Staff Report on the following case:

Board Members Roll Call

Trustee Tim Foley	Present
Trustee Jim Scoby	Not Present
Trustee John Roeder	Present
Fiscal Officer Mark Smith	Present

Employee / Visitors in Attendance

Employees: Jennifer Tuttle, Vicki Gundolf, Billy Saunders, Dave Nangle, Jamie Allen

Visitors: Peter Dull, Martha Ogedn, Susan Page, Brian Stevenson, Heidi Stevenson, Joy Stevenson, Alan Brown, Haley Silvers, Larry Roseberry, Andy Silver, Cari Roeder, J W Agle, Gary Cox, Guntis & Velta Kalnins, Kelly Lyons, Chase Benning, Tyler Brown, Catgherine Kramer, Tom Brown, Amanda Phelps, Brian Mercer, Lois Okeefe, Chris Conard, Sarah Sparks, David Preiner, Justin Oemayo, Sarah Kelly, Angela Dettwiller, Lori Rahrle, Rodney Rahrle, Cheryl Long, Greg Long, Herb Busha, Doris Busha, Sydney Dawes, R David Grooms, James & Sue Mitchell, Stephen Moberg, Ryan & Kristen Stroup, Christie Forbes, Eric Davis, Chanel Davis, Shirle Boggs, Bethany Brum, Patricia Diller, Cheri George, Paul George, Tina Ryan, Cleve Gregory, Judy Sheridan, Kitty Zeunen, Jenny Stacey, Nickie Fritschie, Tim Holcomb, Terry O'Brien, Rhonda Atkins, Greg McCan, Tyler Tucker, Jennifer Robinson, Robert Repik, Kristin Hall, Savannah Tatman, Dave Noble, Julie Maes, Paul Kelly, Rhonda Zimmers

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north and south, some A, and some R1 Zoning. The applicant is wanting to rezone to O2 the Office District, in article 10, Medical Research Facility, and research and development laboratories are permitted usages.

Our Connect Land Use Plan, identifies the area for primary use as academic, government, medical. Secondary use is office, commercial, retail, multi-family residential, parks, and open space.

There is no floodplain in the immediate area.

The Thoroughfare Plan identifies the road as a state route with a current right-of-way of 80 ft.

Utilities: County water services, but public sewer is not available.

Notifications were sent per ORC, owners of the property within and contiguous to and directly across the street would be required. The Zoning Regulations require 300 ft surrounding the property. On January 19th the property owners were notified that were 300ft surrounding the property for the Zoning Commission Hearing. An Ad also ran in the Springfield News-Sun on January 5th, 2022. Notifications were sent to surrounding property owners for the March 8th, 2022 Trustee Public Hearing and that ad ran in the Springfield News-Sun on February 22, 2022.

Staffs original recommendation was to approve the rezoning but it was based on ODOT approval, work with County Engineer's Office regarding storm water management, and work with the Clark County Combined Health District/EPA for the sewer.

CEDA met on January 6, 2022 and recommended full approval from A and B-3 to O2 based on the Health District/EPA to regulate the sewer.

Zoning Commission met January 19th, 2022 and recommended the rezoning based on what staff had originally recommended, ODOT approval, County Engineer, Health District/EPA provisions for the septic.

Staff final recommendation is approval and all of those items have been taken care of. There is a letter from the County Engineers Office, there is a notice from the Clark County Combined Health District, notice from the Ohio EPA. All recommendations have been completed. (Exhibit B)

(All minutes have been attached as Exhibit C)

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Tim Foley I have an email Larry Shaffer from the Clark County Combined Health District:

Hello Tim:

I look forward to speaking with you to address any concerns you may have to the best of my ability.

Clark County Community Development contacted us in December for input for a proposed zoning change. We had concerns with sewage treatment and disposal. We contacted the Ohio EPA as public sewer is not available and the existing on-site system was a large off-lot discharging system under their authority. On-site septic systems must be properly sized for effectual treatment. We knew the existing system was much too large to provide effectual treatment as there would not be enough use to sustain the microbes that digest sewage. The response from the Ohio EPA is that they would allow the existing system to be converted to be a holding tank. The discharge will be capped and the contents of the tank will be pumped out and hauled to a sewage treatment facility. Given that the sewage will be hauled away for treatment, the proposed facility would have no impact to surface nor ground water safety.

This does lead to a subject that needs attention. We have approximately 1,000 household sewage aerators in Clark County that discharge sewage directly to our yards, ditches, and streams. The Rockway area has its share of these systems. Sewage aerators are highly dependent on routine maintenance. Many aerators are not properly maintained and discharge untreated sewage. We have increased our inspection program and are developing educational material to improve this situation, but improvement must be a collaborate effort with citizens and our government agencies. We look forward to collaborating with Springfield Township.

In regard to air quality, as a company that works with biological processes, this company is highly regulated the Ohio Department of Health, Center for Medicare and Medicaid Services, the Food and Drug Administration, U.S. Department of health and Human Services, and Centers for Disease Control and Prevention. In order to protect themselves and others, the company will deploy precautions and safety protocols like any facility that handles biological material such as the laboratories at Springfield Regional Medical Center, CompuNet, Wright State University, etc...

If any other concerns arise, please contact me.

That was from Larry Shaffer, Director of Environmental Health, Clark County Combined Health District

QUESTIONS FROM TRUSTEES

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Both were sworn in

Held

Chris Conard Wanted to address some of the concerns the residents may have. He explained the reason for this location. Universities, access for transportation, both air and ground. This will not be a location where there will be a lot of delivery traffic. The plan is to maintain the integrity of the building. There will be modifications. The annex will be a separate space. The plan is to hire 5 to 10 people with a pay range for technicians at \$50,000 to \$80,000, those who have a higher degree of education, PHD, Masters would be six figures. The letter you read Mr. Foley addressed many of the concerns. EPA has come in and evaluated the property. We are in compliance on what the EPA's expectations are. The use of a separator system is common. This will be monitored by the EPA with routine inspections. There will be very little water waste. Covid testing was the primary testing. There is no testing on animals, no testing on human beings. Clinical Laboratory Improvement Amendment is a Federal Regulation across the county. There is a list of all the certified CLIA labs in the Clark County area, there is over a hundred: hospitals, schools, and other laboratories that are here. There are Universities, Wright State has a Genomic Research, High School Cedarville has a Molecular Biology, Sinclair offers programs in Genetics, Ohio State, and the University of Dayton.

David Preiner

We are wanting a Clinical Diagnostic Laboratory. Example would be Labcorp of America. Same type of testing for Cancer, Diabetes. We see about 2000 patients a day through our distribution network. We have a team of PHD's and MD's that I work with. Knowing Intel is building a facility approximately an hour away, and if a giant company with big resources identify Ohio is the best place in the United States, we thought we picked a great location. DNA testing for making advancements is very interesting to me.

Tim Foley So the plan is to use the annex section of the School. What is the plans for the main building?

David Preiner The annex will be for diagnostic testing. The main building would be (approximately 1 year or so) a Genomic Lab, like Wright State. Basically everything we would be doing with the "Lego Blocks" (DNA). I could do everything at Wright State, the reason that we want such a big building is going to be to house some of the equipment.

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Tim Foley Will an operation like this have fencing for safety and security issues?

David Preiner Fencing probably not, there will be nothing outside. All the doors will have barcode scanners. There will be a camera system, and those cameras will be monitored.

John Roeder Where is your home base? Where do you operate from now?

David Preiner We are currently based right outside of Boston Massachusetts. A couple other facilities are located outside San Diego, and we are purchasing another building in Texas.

John Roeder So where is your headquarters?

David Preiner On paper it's in Littleton, Massachusetts. I'm the CEO and I'm distributed at various locations, the CFO is in Canada. All working remote.

John Roeder How long have you been in business?

David Preiner The company has been around for just over 2 years. We've received approximately \$4 million in early venture capital. With a good cash position.

John Roeder How do you make money off of this?

David Preiner The Diagnostic Business can pay well.

John Roeder How are the samples brought in?

David Preiner The samples are delivered by Fed Ex or UPS. All samples are contained in their own packages with bar codes, and we are able to track.

IN FAVOR FOR THE RE ZONING

Dr. Susan Page 275 Ramar Dr – Sworn In.

My students had to study Genomic Research and there has been a lot done

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BARRETT BROTHERS, INC. DAYTON, OH

~~I am an attorney and a Contracting Officer for the United States Airforce. This is essential for the continued prosperity of human race. Gene editing has applications that range from not only increasing crop fuels fighting human~~

~~Held~~ disease and much more. Many will oppose this rezoning will do so out of fear of science running mucks, or Frankenstein's monster, or believe the lab will put out the world with diseases. I do not subscribe to those fears. I feel this testing will make the world better, and making a profit in doing. We all know the school is falling apart and out dated. So as long as they will do updates I don't see any reason that they should not come into this community and help people lower their cost for diagnostic and potentially providing jobs. I suggest the board approve their rezoning.

AGAINST THE RE ZONING

Public

There were numerous residents that spoke at the meeting. The following names are all that spoke: Heidi Stevenson- 405 Leander, Haley Silvers- 114 Fairview Ave, Alan Brown-3810 W National Rd, Eric Davis-2868 Beard Dr, Heather Chappell- 11044 Gerlaugh Rd, Cleve Gregory- 3531 W National, Sarah Kelly-3115 W National Rd, Christine Forbes- 3715 E Eva Circle, Sheila Boggs- 61 Hedgely Rd, Brian Stevenson- 4315 W National Rd, Greg Long 4305 Sintz Rd, Chanel Davis-2868 Beard Dr, Larry Roseberry-3114 Columbus Ave, Chase Benning-400 Capri Circle, unknown name- 3660 Springfield Jamestown Rd, Cheri George-4215 Sintz Rd, Paul Kelly-3115 W. National Rd, Cheryl Long- 4305 Sintz Rd, Kitty Zeunen-7090 Southern Vista Dr, Guntis Kalnins-510 Aberfelda Dr

The main concerns of the residents were: Why a residential area, concerned with health issues, water, environmental effects, where is the money coming from, where is it going, any connections to Wright Patterson Air Force, the safety of the school building, EPA filtering, just assuming the rezoning would be passed, was Clark Shawnee aware of this usage, contaminates, what is being built with DNA, animal testing, past articles written on David Preiner (Exhibit E) Heating and Air Conditioning issues, Clean rooms not possible with the way Rockway is set up and how old it is. Asbestos issues, why the building is safe now yet it wasn't safe to hold school there, that's why we needed new school. Not enough information on this company. The underground infrastructure is old and decrepit. Why Possum and Reid Schools being

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Rebuttal by Property Owner

David Preiner This reminds me of home. Explained education, and his background. Why Rockway, we looked at a beautiful old school building with needed renovations. Explained articles that were published on Mortgage Company, and Haitian Child. I feel this venture could help a lot of people. This could be a very good opportunity for the community. We would like to grow together, with the community. Everything will be regulated and safe, with temperature control. We will do what needs to be done.

Chris Conrad Mr. Preiner has answered your questions. The current theme is the distrust of government. I can't address this. The Facts are we are following the legal requirements. We have been very transparent. EPA has done their assessment and approved the use. There will be a separator. This process has been done for decades. We need to trust the agencies that have been put in place. This company wants to invest in this community. There is no corruption going on with this request. These labs are running successfully all around the county. If you believe there are questions that were not addressed we would be willing to make a motion to table this request until those concerns are addressed.

Close the Public Hearing the time is 7:45 PM

Deliberation among the Trustees

John Roeder My understanding the reason Rockway was sold because of the building being a landmark. That is why the school board sold this building instead of having it demolished. I'm not sure this is a good fit for our Township

Resolution: Z-2022-001

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Property Owner Exponential Genomics Inc. and Agent Stephen M. McHugh Esq. of 3500 W. National Rd. Parcel Nos. PID# 3000600016100005 and PID# 3000600022207016; and

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Minutes of WHEREAS, the Township Trustees held their public hearing on March 8, 2022. Meeting
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Held NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning Case #S-2022-01 as presented.

Motion to approve by John Roeder
Second by Tim Foley

Discussion

Roll Call

Mr. Scoby Not Present Mr. Roeder No Mr. Foley No

Motion to adjourn

Motion to approve by John Roeder
Second by Tim Foley

Discussion

Roll Call

Mr. Scoby Not Present Mr. Roeder Yes Mr.
Foley Yes

This public hearing meeting is adjourned at 7:47 PM

Board Certified



Tim Foley, Trustee

Not Present

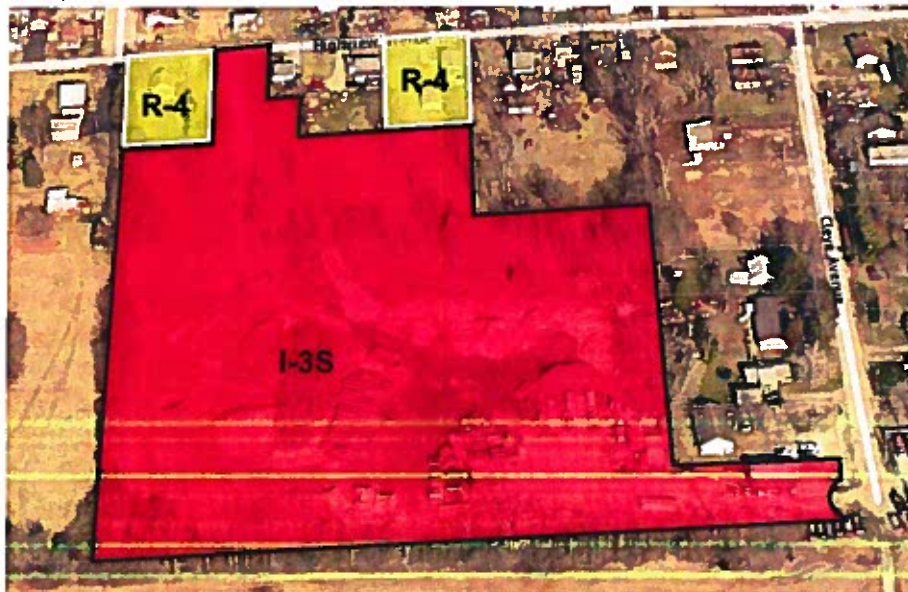
Jim Scoby, Trustee

EXHIBIT A

401 & 433 Highview Ave., and 0 Cleve Ave.; Springfield Twp.



Proposed Rezoning



R-4: Single-Family
Residential District.

I-3S: Heavy Industrial
District, Specific Use.

ARTICLE 10
"OR-2" OFFICE DISTRICT

Section 1000 Intent. This "O-2" district as herein established is intended to accommodate uses such as offices, banks and institutions which can serve as transitional area between residential and commercial districts or between major thoroughfares and residential districts.

Section 1001 Permitted Uses

- Although (for O-2s but not these permitted uses*
- A. Art galleries, libraries, and museums.
 - B. Artist, sculptor and composer studios
 - C. Banks and financial institutions.
 - D. Hospitals
 - E. Libraries and reading rooms.
 - F. Medical and dental clinics.
 - G. Medical research facilities.
 - H. Nursing homes, rest homes, and convalescent homes.
 - I. Office buildings of any kind provided that no retail trade with the general public is carried on and no stock of good is maintained for sale to customers.
 - J. Radio and television broadcasting studios.
 - K. Research and development laboratories.
 - L. School and educational services.
 - M. Veterinarians offices provided that:
 - 1. Offices shall be housed in a completely enclosed and sound-proofed building.
 - 2. Services will be on a strictly "out-patient basis" with no raising, breeding and boarding of dogs or other small animals, except for the confinement of small animals under emergency treatment in facilities within the office.
 - 3. Rooming houses.

Section 1002 Conditional Uses

The following Conditional Use(s) subject to approval in accordance with article 39, Section 3906.

- A. Retail and service used such as restaurants, drug stores, barber and beauty shops, tobacconists, gift shops, but only:
 - 1. When located entirely within a building or structure containing primarily a principal use or uses permitted in this district.
 - 2. With access for the public provided only through the lobby.

- B. Hotels and motels which may have eating places #1 and #2, swimming pools, plus other customary incidental facilities.
- C. Testing laboratories which are compatible with the other permitted uses
- D. Publicly owned buildings, telephone exchange buildings and public utility offices; but not including storage yard, transformer stations, sub-stations, or gas regulator stations.
- E. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, mobile homes and trailers.

Section 1003 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of business, trade or industry, or any private way or walk giving access to such activity.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.
- C. Other accessory uses permitted for this district by Article 29.

Section 1004 Development Standards. See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 26
SCHEDULE OF REGULATIONS: SITE PLAN REQUIREMENTS
Section 2600 Schedule Limiting Height, Bulk, Density and area by Zoning District

Use District	Minimum Size Zoning Lot		Maximum Height of Dwelling Feet '8'	Minimum Yard Setback			Minimum Lot Area Per Family in Square Feet	Maximum Percent of Lot area Covered by All Building	Minimum Floor Area Per Unit Sq. Ft
	Area in Sq. Ft	Width in Feet		Front	Min Side	Sum of Both Sides			
A	5 Acres	300	35	50	50	100		25	
R-1 (A J)	25,000	150	35	40	20	40		25	1,300
R-2 (A J)	15,000	90	35	35	10	30		25	1,100
R-3 (A J)	10,000	80	35	30	8	20		25	950
R-4 (A J)	7,500	60	35	30	8	20		25	800
R-5 (A C J)	10,000	80	35	30	8	20	5,000	25	700
R-6 (D I J)	20,000	150	25	30	10	20	3,000	40	Eff. 350
R-7 (D I J)	15,000	100	25	30	10	20	2,500	40	BR-600 2 BR-800 3 BR-1000 4 BR-1200
R-8	10 Acres	50	15				5,000	40	600
OR-1A	7,500	60	25	25	8	20			800 (Rooming House)
O-2A	10,000	80	30	25	10	20	Max FAR= 5	50	Rooming House=600
B-1A	7,500	60	30	25	6	20	Max FAR= 35	30	Nurse, Rest and Convalescent Home = 400
B-2A	10,000	80	30	25	(E)		Max FAR = 40	40	
B-3A	15,000	90	30	25	(E)		Max FAR= 5	50	
B-4A			30	25	(E)		Max FAR= 5		
I-1A		100	30	60	(F)		Max FAR= 45	40	
I-2A		100	30	50	(F)		Max FAR = 50	50	
I-3A		100	30	50	(F)		Max FAR= 75	50	
F	See Article #19								
NR	See Article #20								
PD1-4	See Article #21-25								

Condominium - See Article #36
A Rezoning Sign may be placed on the property which is being considered for Rezoning

ARTICLE 30
EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND
EXCEPTIONS FROM ZONING PROVISIONS

Section 3001 Application. The requirements and regulations specified hereinbefore in this Zoning Resolution shall be subject to the following exceptions, modifications and interpretations.

Section 3002 Height Lines. Height limitations stipulated elsewhere in this Zoning Resolution shall not apply:

- None*
- A. To church spires, belfries, cupolas and domes, monuments, water towers, masts and aerials, to parapet walls extending not more than four(4) feet above the limiting height of the building.
 - B. To places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these are located on the first and semi-public buildings, provided that these are located on the first floor of such buildings and may provided that for each three (3) feet by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the district.
 - C. To bulkheads, elevator penthouses, water tanks, monitors, scenery lofts, towers and monuments, fire towers, hose towers, cooling towers, grain elevators, gas holders or other structures, where the manufacturing process requires a greater height, provided, however, that all such structures above the heights otherwise permitted in a district shall not occupy more than twenty-five (25) percent of the area of the lot and shall be a distance not less than twenty-five (25) feet in all parts from every lot line.

Section 3003 Corner Lots. The area of a corner lot shall be twenty (20) percent greater than the minimum area required for an interior lot.

- A. When the principal building is located with its greatest depth on the long side of a corner lot, the required rear yard may be reduced to a minimum of twenty (20) percent of the average lot depth; but in no case shall the shortest distance, measured, horizontally between a part of a building and the rear lot line, be less than twenty (20) feet.
- B. On all corner lots the principal building shall be set back a minimum of twenty-five (25) feet on each street from the established right-of-way line as shown on the Thoroughfare Plan.

ARTICLE 33 OFF-STREET PARKING

Section 3301 Off-Street Parking

In connection with every use, there shall be provided, at the time any building or structure is erected, or at any time any building or structure is altered or expanded, or at the time any use of land is extended, off-street parking as provided in Sections 3302 through 3305, except that no off-street parking space shall be required for uses in existence as of the effective date of this Zoning Resolution. [rev. 10-27-2009]

Section 3302 Off-Street Parking Requirements

Off-street parking requirements shall be as follows:

GROUP #1 DWELLING AND LODGING USES

Use	Number of Spaces Required
One and two family dwellings	Two (2) spaces for each dwelling
Three family dwellings and mobile home parks	One and one-half (1 ½) spaces for each dwelling
Four or more dwelling units	Two (2) spaces for each dwelling
University owned or leased housing, fraternities and sororities	One (1) space for each three occupants calculated on the designed capacity of the building.
Hotels and motels	One (1) space for each rental unit, plus one (1) space for each employee on the maximum work shift, plus such spaces as required by this resolution for restaurants, assembly rooms and affiliated facilities
Housing for the elderly	One (1) space for each two (2) dwelling units
Rooming houses	One (1) space for each two (2) roomers or boarders based on the designed capacity of the building plus two (2) spaces for a resident owner or resident manager.

GROUP #2 BUSINESS AND COMMERCIAL

Use	Number of Spaces Required
All businesses and commercial establishments, except those specified hereafter	One (1) space for each 300 square feet of floor area. 43,467 / 300 = 145 spaces
Retail stores	One (1) space for each 250 square feet of floor area
Barber shops, beauty parlors, or similar personal services	Two (2) space per chair
Eating place	One (1) space for each 100 square feet of floor area with a minimum of fifteen (15) spaces for eating places (drive-in) and ten (10) spaces for eating places (carry-out)

ARTICLE 38
ENFORCEMENT PENALTIES

Section 3801 Enforcement by the Zoning Inspector. There is hereby established the Office of Township Zoning Inspector. The Township Trustees, after reviewing recommendations from the Zoning Commission shall appoint a Zoning Inspector together with such assistants as the Township Trustees deem necessary fix the compensation for said position and make disbursement thereof. The Zoning Inspector must be a resident of Springfield Township. It shall be the duty of the Zoning Inspector to enforce this Zoning Resolution. All departments, officials, and public employees of Clark County which are vested with the duty or authority to issue a certificate or license shall conform to the provision of this Resolution and shall issue no certificate or license for any use, building, or purpose, if the same is in conflict with the provisions of this Zoning Resolution. Any certificate or license, issued in conflict with the provisions of this Zoning Resolution, shall be null and void.

Section 3802 Zoning Certificates. Until a Zoning Certificate has been obtained from the Zoning Inspector:

- A. The construction, building, moving, remodeling or reconstruction of any building or structure shall not be commenced.
- B. The improvement of land preliminary to any use of such land shall not be commenced.
- C. The use of land, buildings or structures for temporary and accessory uses and home occupations shall not be commenced.
- D. A certificate pertaining to the temporary or permanent use of land, buildings or structures shall not be issued by any official, officer, employee, department, or Board of Springfield Township or Clark County.

3802.01 Application for Zoning Certificate. Each application for a Zoning Certificate shall be accompanied by a plan showing the following as applicable:

- A. The actual dimensions of the lot including easement.
- B. The exact size and location of all building(S) existing on the lot.
- C. The location and size of the proposed new construction.
- D. The existing and intended use of all parts of the land or buildings.
- E. Such other information as required by the Zoning Inspector with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution.

3802.02 Issuance of Zoning Certificate. Zoning Certificate shall normally be issued or refusal thereof given within twenty (20) working days after the date of application. Written notice of such refusal and reason thereof shall be given to the applicant.

3802.03 A Zoning Certificate shall become null and void twelve (12) months after the date on which it is issued unless within such twelve (12) month period construction, building, moving, remodeling, or reconstruction of a building structure is commenced or use is commenced.

Section 3803 Violations-Remedies. In case any building is, or is proposed to be located, erected, constructed, reconstructed, enlarged, changes, maintained or used, or any land is or is proposed to be used in violation of this Zoning Resolution or any amendments or supplements thereto: the Township Trustees, the Zoning Inspector, or Building Inspector, or any adjacent or neighboring property owner who would be specifically damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, proceeding to prevent, enjoin, abate or remove such unlawful location, erection, construction, enlargement, change, maintenance or use.

Section 3804 Violations and Penalties. It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use, any building or any land in violation of any regulation in or any provisions of this Zoning Resolution or any amendment or supplement thereto adopted by Township Trustees. Any person, firm, or corporation, violating any regulation in, or any provision of this Zoning Resolution, or guilty of misdemeanor and, upon conviction thereof, shall be fined not more than one hundred dollars (\$100). Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change or maintenance of use continues, shall be deemed a separate offense.

Section 3805 Fees. Any application under this Zoning Resolution for Site Plan Review, a Zoning Certificate, Variance, Conditional Use Permit, Sign Permit, Planned Development, Amendment or filing of a Motion of Appeal shall be accompanied by such fee as shall be specified from time to time by Resolution of the Township Trustees. There shall be no fee, however, in case of applications filed by the Township Trustees or the Zoning Commission.

The fees shall be in addition to any other fees which may be imposed under applicable resolution of Springfield Township. The fees imposed by this Zoning Resolution are only intended to defer in part the costs involved in such application such as publishing and/or posting, and mailing the notice of hearing or hearings. Such fees are not refundable regardless of the outcome of the application.

ARTICLE 39
BOARD OF ZONING APPEALS

Section 3901 Appointment

3901.01 Establishment. A Board of Zoning Appeals (BZA) for Springfield Township is hereby created. The BZA shall consist of five (5) members, to be appointed by the Township Trustees, who shall be residents of the unincorporated territory of Springfield Township. The terms of all members shall be for five (5) years. Each member shall serve until their successor is appointed.

3901.02 Removal. BZA members of the Board be removable for nonperformance of duty, misconduct in office, or other cause by the Township Trustees upon written charges having been filed with the Township Trustees and after a public hearing has been held regarding such charges. A copy of the charges having been served upon the member so charged at least ten (10) days prior to the hearing, either personally or by registered mail, or by leaving the same at their usual place of residence. The member shall be given an opportunity to be heard or answer such charges. Vacancies shall be filled by the Township Trustees and shall be for the expired term.

Section 3902 Organization

- A. The BZA shall organize and adopt rules in accordance with the provisions of this Zoning Resolution. Meetings of the BZA shall be held at the call of the Chairperson and such other times as the BZA may determine. The Chairperson, or in their absence, the Vice- Chairperson, shall administer oaths and the Board BZA may compel the attendance of witnesses. All meetings of the BZA shall be open to the public.
- B. The BZA shall keep minutes of its proceedings showing the vote of each member upon each motion, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Office of the Zoning Inspector and shall be a public record. A copy of the decision for each case shall be given to the applicant.
- C. Three (3) members of the BZA shall constitute a quorum. The BZA shall act by motion and the concurring vote of three (3) members shall be necessary to approve any motion.

Section 3903 Jurisdiction

The Board of Zoning Appeals shall have the following jurisdiction:

- A. Administrative Appeal: To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Zoning Resolution.
- B. Variances
 - 1. Variances on Lots: To authorize, upon appeal, in specific cases, such variance from the terms of this Zoning Resolution as will not be contrary to public interest, where owing to special conditions of the land (i.e. an irregular shaped lot having the required area; a lot of exceptional topography; or an exceptionally narrow, shallow, or irregular lot existing and of recorded at the time of the passage of this Zoning Resolution), a literal enforcement of the provisions of this Zoning

Resolution will result in unnecessary hardship. In granting such variance, the BZA shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.

2. Variances on existing buildings and structures: To grant the projection of a building or structures existing at the time of the adoption of this Zoning Resolution into a required yard to secure an addition to the building or structure and arrangement. Such projection shall not exceed one-third (1/3) of the required depth or width of the required yard. In granting such variance, the BZA shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.
- C. Conditional Use: To grant Conditional Zoning Certificates for the use of land, buildings, or other structures, if such certificate for specific uses are provided for in the Zoning Resolution.
- D. Non-Conforming Uses: Non-Conforming Uses as provided in Article 27 of this Resolution.

Section 3904 Procedure for Administrative Appeal

3904.01 Authorization. An appeal from a decision of the Zoning Inspector with respect to the interpretation or application of this Zoning Resolution, may be taken to the BZA by any person aggrieved, or his agent, or by any officer of the county affected by such decision of the Zoning Inspector.

3904.02 Notice of Appeal. Appeals to the BZA shall be filed within twenty (20) days after the decision of the Zoning Inspector by filing a written notice of appeal with the Zoning Inspector to the BZA.

The Notice of Appeal shall specify the grounds for such appeal. Upon receipt of a Notice of Appeal, the Zoning Inspector shall forthwith transmit the BZA all of the papers constituting the record upon which the decision being appealed was based.

3904.03 Hearing on Appeal. The BZA shall select a reasonable time and place for the hearing of an appeal, which shall be held not less than fifteen (15) not more than (70) days after receipt of the application; give at least ten (10) days written notice thereof to the owners of the property within three hundred (300) feet of the applicant's property as they shall appear on the Notice of Appeal.

In addition, public notice of such hearings as to the time, place, date and subject of the hearing, shall be published in a newspaper of general circulation at least ten (10) days prior to the date of the hearing. Any party in interest may appeal and be heard at the hearing in person, by agent, or by attorney.

3904.04 Decision on Appeals. The BZA shall have all the powers of the Zoning Inspector with respect to such decision. The concurring vote of a majority of the members of the BZA shall be necessary to reverse or modify any decision of the Zoning Inspector. The BZA shall render a written decision on the application without unreasonable delay after the close of the hearing, and in all cases within thirty (3) days after the close of the hearing. A copy of the decision and finding of fact shall be sent to the applicant.

Section 3905 Procedure for Obtaining a Variance A variance is permission to deviate in a specific manner from the terms of the Zoning Resolution, where, owing to special conditions of the land itself, a literal enforcement of the provisions of this Zoning Resolution will result in unnecessary hardship and provided that only deviations from development standards shall be permitted.

3905.01 Authorization. The BZA may authorize variances from the terms of this Zoning Resolution as stated in Section 3903 B, when the Board has made findings of fact, based upon the standards set out in Section 3905.02 of this Resolution.

3905.02 Application for Variance. An application for Variance, together with an Application for a Zoning Certificate shall be filed with the Zoning Inspector. The application shall contain the following.

A. Description of Property and Nature of Variance:

1. The nature of the variance, i.e., including the specific provisions of the Zoning Resolution from which the variance is requested.
2. The property's address and/or the parcel number. [eff. 03-22-2016]
3. A statement of the special circumstances or conditions applying to the land or structure and not applying generally throughout the Zoning District.
4. A statement showing that the special conditions and circumstances do not result from the actions of the applicant.
5. A statement showing that the granting of the application is necessary to the preservation and enjoyment of substantial property rights.
6. Such other information regarding the appeal as may be pertinent or required for appropriate action by the BZA.

B. Plot Plan: The application shall be accompanied by a plot plan drawn to an appropriate scale showing the following:

1. The boundaries and dimensions of the lot.
2. The size and location of existing and proposed structures.
3. The proposed use of all parts of the lot and structures.
4. The relationship of the requested variance to the standards set by the Zoning Resolution.
5. The use of land and location of structures on adjacent property.

3905.03 Hearing on Variance. A hearing on the application shall be held by the BZA and Notice thereof given, as specified under Section 3904.03. [eff. 03-22-2016]

3905.04 Standards for Variances. The BZA shall not grant a Variance unless it shall, in each specific case, make specific findings of fact directly based upon the particular evidence presented to it, that support conclusions that:

- A. The variance requested arises from special conditions, of, or involving, the property which are unique, or that is a situation which is not ordinarily found in the same zoning district and the situation results from the enforcement of this Zoning Resolution and not by an action or actions of the property owner, the applicant, or any other person or party who has control of the property.

- B. The strict application of the provisions of this Resolution from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
- C. The variance desired will not adversely affect the public health, safety, and morals.
- D. The variance desired will not compromise the general spirit and intent of this Resolution.

3905.05 Conditions and Resolutions. In granting a variance, the Board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to comply with the standards set out in Section 3905.05 of this Zoning Resolution to reduce or minimize potentially injurious affects of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of this Zoning Resolution.

3905.06 Decision on Variance. The concurring vote of a majority of the members of the BZA shall be necessary to approve a variance request. The Board shall render a written decision on the application without unreasonable delay after the close of the hearing, and in all cases within thirty (30) days after the close of the hearing. [eff. 03-22-2016]

3905.07 Period of Validity. A variance granted by the BZA shall terminate at the end of six (6) months from the date on which the BZA grants the variance, unless within such six (6) month period, a Zoning Certificate is obtained and has not expired.

Section 3906 Procedure for Obtaining a Conditional Use Certificate

3906.01 Authorization. Specifically listed Conditional Uses are provided within the Zoning District Regulations in recognition that such uses, although often desirable, will more intensely affect the surrounding area in which they are located than the Permitted Uses of such Zoning District.

The intent of the procedure for authorizing a Conditional Use is to set forth in the developing standards and criteria for locating and developing a Conditional Use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans.

3906.02 Application for Conditional Use. Any person owning or having an interest in property may file an application to use such property for one or more of the Conditional Uses provided in the Zoning District in which the property is situated. An application for a Conditional Use Certificate shall be filed with the Zoning Inspector.

The application for a Conditional Use shall contain the following:

A. Description of Property and Intended Use:

1. The property's address and/or parcel number.
2. The proposed use of the property.
3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
4. A statement of the compatibility of the proposed use to adjacent property and land use.

5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the BZA.
- B. Plot Plan: The application shall be accompanied by a plot plan drawn to an appropriate scale, clearly showing the following:
 1. The boundaries and dimensions of the lot.
 2. The size and location of existing and proposed structures.
 3. The proposed use of all parts of the lot and structures.
 4. The relationship of the proposed development to the development standards in the existing Zoning District.
 5. The use of land and location of structures on adjacent property.

3906.03 Hearing on Conditional Use. A hearing on the application shall be held by the BZA and notice thereof given, as specified under Section 3904.03.

3906.04 Standards for Conditional Use. The BZA shall not grant a Conditional Use unless it shall, in each specific case, make specific findings of fact directly based upon the particular evidence presented to it that support conclusions that:

- A. The proposed Conditional Use will comply with all applicable regulations of this Zoning Resolution, including lot size, requirement, development standards, and use limitations. [eff. 03-22-2016]
- B. Adequate utility, drainage and other such necessary facilities have been or will be provided.
- C. Adequate access roads or entrance and exit drives will be provided and will be designed as to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys.
- D. All necessary permits and licenses for the use and operation of the Conditional Use have been obtained or evidence has been submitted that such permits are obtainable for the proposed Conditional Use on the subject property.
- E. All exterior lights for artificial open-air illumination are so shaded as to avoid casting direct light upon any property located in a Residential District.
- F. The location and size of the Conditional Use, the nature and intensity of the operation involved or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- G. The location, nature and height of building, structures, walls, and fences on the site and the nature and extent of landscaping and screening on the site shall be such that the use will not unreasonably hinder or discourage the appropriate development, use and enjoyment of adjacent land, building and structures.
- H. The Conditional Use desired will not adversely affect the public health, safety and morals.

3906.05 Conditions and Restrictions. In granting a Conditional Use Certificate, the BZA may impose such conditions, safeguards and restrictions upon the premises benefited by the Conditional Use as may be necessary to comply with the standards set

out in Section 3906.05 to reduce or minimize potentially injurious affects of such Conditional Uses upon other property in the neighborhood, and to carry out the general purpose and intent of this Zoning Resolution.

3906.07 Period of Validity. A Conditional Use Certificate approved by the BZA shall terminate at the end of one (1) year from the date on which the Board approves the Conditional Use, unless within the one (1) year period a Zoning Certificate has been obtained and has not expired. [eff. 03-22-2016]

3500 W. National Rd., Existing Zoning and Uses

The property is split zoned A/B-3.

Permitted Uses

B-1

- A. Baked goods shops, retail only.
- B. Barber and beauty shops.
- C. Candy and ice cream stores.
- D. Drug stores
- E. Pick-up stations for dry cleaning and laundry.
- F. Dry cleaning and Laundromats of the self-service type.
- G. Grocery and delicatessen stores.
- H. Parks, playgrounds, community centers and libraries. [eff: 4-23-2015]

B-2

- B. All retail businesses, service establishments, or processing uses as follows:
 - 1. Any retail businesses whose principal activity is the sale, rent or lease of merchandise in an enclosed building.
 - 2. Any service establishment of an office, showroom, workshop of an electrician, decorator, dressmaker, tailor, baker, painter, or upholsterer; an establishment doing radio or home appliance repair, photographic reproduction, or similar service establishments that require a retail adjunct.
- C. Private clubs, fraternal organizations, and lodge halls.
- D. Eating place:
 - 1. Eating places #1: as defined in Section 205.01. [rev. 10-27-2009]
 - 2. Eating places- carry-outs. As defined in Section 205.03. [rev. 10-27-2009]
- E. Business schools and colleges or private school operated for profit.

B-3

- B. Automobile laundries (or wash) when completely enclosed in a building.
- C. Agricultural implement sales or service.
- D. Auction house.
- E. Bus passenger stations.
- F. Garden stores, garden centers, greenhouses, and nurseries.
- G. Hay, grain, and feed stores.
- H. Sale, rent or lease of new and used motor vehicles, boat and marine equipment, mobile homes and utility trailers; all subject to the following: [eff. 4-23-2015]
 - 1. Driveway access to the property shall be at least sixty (60) feet from the intersection of any two (2) streets.
 - 2. No major repair or major refinishing shall be done on the lot.

A Agricultural

A. Agricultural uses as defined in ORC 519.01; refer to Section 201.02 of this book.

B. Single family dwellings.

C. Public, parochial, and other private elementary and/or high schools offering courses in general education and not operated for profit.

D. Publicly owned and operated buildings and facilities.

E. Places of worship having at least one property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.

F. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]

G. Colleges and universities, that meet the following standards:

1. Minimum site of forty (40) acres.

2. All access to site shall be from a major or secondary thoroughfare.

3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be at least eighty (80) feet from all property lines.

EXHIBIT B

Clark County Engineer's Office

Johnathan A. Burr P.E., P.S.

Clark County Engineer

4075 Laybourne Road
Springfield, Ohio 45505-3613
(937) 521-1800 (937) 328-2473 fax
www.clarkcountyohio.gov/engineer

January 4, 2022

Clark County Planning Commission
3130 E. Main Street, Suite 1A
Springfield, Ohio 45505
Attention: Allan Neimayer

Re: 2022 ~ Exponential Genomics
3500 W. National Rd, Springfield Twp.
Rezoning Request: Rezone 8.06 acres from A to B-3 to O-2 for a medical research and development

Mr. Neimayer,

The County Engineer has reviewed the request by Exponential Genomics for the rezoning of 8.06 acres from A to B-3 to O-2 for a medical research and development.

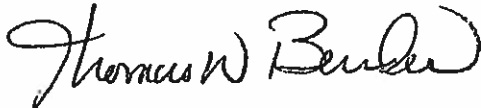
- 1) Drainage and Stormwater
 - a) The proposed site is generally sloping to the southeast. The property currently drains in a southeasterly direction towards a roadside ditch along W. National Road. The area surrounding the property is primarily residential/commercial.
 - b) Should proposed changes to the business/commercial site impervious acreage (ie, gravel converted to asphalt parking, additional building square footage, etc.) be anticipated, a site plan and storm water management report that addresses Clark County Stormwater Regulations should be prepared by a registered professional engineer in the State of Ohio and submitted to the Engineer's office for review and approval. Any process water discharge will need Ohio EPA approval for point source discharge.
- 2) Access
 - a) Currently the site is accessed by two existing drives along W. National Road. Any changes to access must be reviewed and approved by ODOT District 7.

Based on the information available and taking into consideration the above comments, the County Engineer has no objection to the current request.

Sincerely,

Johnathan A. Burr, P.E., P.S.

Clark County Engineer



Thomas W. Bender, P.E.

Project Design Engineer

Paul W. DeButy, P.E., P.S., Chief Deputy
Thomas W. Bender, P.E., Project Design Engineer
Gregory E. Fitzsimmons, Maintenance Superintendent

Kenneth D. Fenton, P.S., Deputy Engineer
Richard E. Hankison, P.S., Tax Map Supervisor
Robert W. McClure, Engineering Technician 2

Tuttle, Jennifer

From: Elizabeth Dewitt <EDewitt@ccchd.com>
Sent: Tuesday, January 4, 2022 8:39 AM
To: Tuttle, Jennifer
Subject: RE: 3500 W. National Road

Jennifer,

The septic system there is permitted by the EPA. It is a packer facility that discharges to the ditch. With 5-10 employees it won't necessarily be enough sewage generated to keep the system running at optimal capacity. However there are things that can be done to continue to use the system. I would recommend they reach out to the Ohio EPA to discuss in detail with them. I am more than glad to answer any questions they may have.

Thanks,
Zibby

Please help us serve you better by taking one minute to complete the survey found with this link or by scanning the QR code:

<https://www.surveymonkey.com/r/CCCHDCustomer>

(Encuesta de Satisfacción del Cliente del Distrito Combinado de Salud del Condado de Clark)



Elizabeth M. DeWitt, R.E.H.S.

Environmental Health Supervisor



Clark County Combined Health District
529 East Home Road
Springfield, OH 45503
Office: (937) 390-5600 x253
Fax: (937) 390-5625
E-mail: edewitt@ccchd.com
Website: www.ccchd.com

From: Tuttle, Jennifer [<mailto:jtuttle@clarkcountyohio.gov>]

Sent: Tuesday, January 4, 2022 8:10 AM

To: Agresta, Louis; Bauer, Chuck; Bender, Thomas; Best, Jereme; Bleidorn, Thomas; Larry Shaffer; Elizabeth Dewitt

Subject: RE: 3500 W. National Road

All,

If you have any comments on 3500 W. National Road, please forward them so I can present them during the January 6th CEDA Regional Planning Commission meeting.



Mike DeWine, Governor
Jon Husted, Lt. Governor
Laurie A. Stevenson, Director

December 7, 2021

Re: NPDES Permit Transfer
Ohio EPA Permit No. 1PT00118*CD
Application No. OH0137731
Facility Name: Exponential Genomics Inc. (Xenomics)

Exponential Genomics Inc. (Xenomics)
1 Broadway
Cambridge, MA 02142

Ladies and Gentlemen:

Pursuant to Ohio Administrative Code 3745-33-04 (E), the transfer of the Ohio National Pollutant Discharge Elimination System permit referenced above is to proceed. As referenced in the terms and conditions conveyed in the agreement to transfer the permit, the effective date of the transfer is November 1, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin J. Fowler".

Kevin J. Fowler, Supervisor
Permit Processing Unit
Division of Surface Water

KJF/dks

Enclosure

CERTIFIED MAIL

cc: G. Vonderembse, SWDO/DSW
Clark-Shawnee Local School District
File

Tuttle, Jennifer

From: Tim Foley <tfoley@spfldtwp.org>
Sent: Thursday, March 3, 2022 10:29 AM
To: Tuttle, Jennifer; John Roeder
Subject: Fwd:

----- Forwarded message -----

From: Larry Shaffer <LShaffer@ccchd.com>
Date: Thu, Mar 3, 2022 at 9:30 AM
Subject: RE:
To: tfoley@spfldtwp.org <tfoley@spfldtwp.org>
Cc: Charles Patterson <cpatterson@ccchd.com>, Elizabeth Dewitt <EDewitt@ccchd.com>

Hello Tim:

I look forward to speaking with you to address any concerns you may have to the best of my ability.

Clark County Community Development contacted us in December for input for a proposed zoning change. We had concerns with sewage treatment and disposal. We contacted the Ohio EPA as public sewer is not available and the existing on-site system was a large off-lot discharging system under their authority. On-site septic systems must be properly sized for effectual treatment. We knew the existing system was much too large to provide effectual treatment as there would not be enough use to sustain the microbes that digest sewage. The response from the Ohio EPA is that they would allow the existing system to be converted to be a holding tank. The discharge will be capped and the contents of the tank will be pumped out and hauled to a sewage treatment facility. Given that the sewage will be hauled away for treatment, the proposed facility would have no impact to surface nor ground water safety.

This does lead to a subject that needs attention. We have approximately 1,000 household sewage aerators in Clark County that discharge sewage directly to our yards, ditches, and streams. The Rockway area has its share of these systems. Sewage aerators are highly dependent on routine maintenance. Many aerators are not properly maintained and discharge untreated sewage. We have increased our inspection program and are developing educational material to improve this situation, but improvement must be a collaborate effort with citizens and our government agencies. We look forward to collaborating with Springfield Township.

In regard to air quality, as a company that works with biological processes, this company is highly regulated the Ohio Department of Health, Center for Medicare and Medicaid Services, the Food and Drug Administration, U.S. Department of health and Human Services, and Centers for Disease Control and Prevention. In order to

hi larry...i hope all is well....will give you a call later.

on tuesday evening we hear the case on rezoning rockway school for a proposed laboratory. there has been concerns raised from residents about wastewater and airborne contaminants. want to get your feel on the deal and any other info you might have on the EPA's research..

should be a lively meeting with a full house

thanks

tim

937 399 2900

EXHIBIT C

SPRINGFIELD TOWNSHIP, CLARK COUNTY, OHIO

Staff Report: 03/02/2022
Case Number: S-2022-01

Springfield Township Trustees
Meeting Date: 03/08/2022

Property Owner	Applicant/Agent	Subject Property Address
Exponential Genomics Inc	Stephen M. McHugh Esq.	3500 W National Rd

Summary of Request

Request to rezone 8.06 acres from A and B-3 to O-2 for a medical diagnostics, research, and development facility.



Existing Zoning	Existing Land Use	Surrounding Zoning and Land Use	Size of Subject Property
A & B-3	Vacant, former elementary school	East and West: B-3, Business; North and South: A, R-1, single-family residential	8.06 acres

Description of Subject Property and Request

The subject property is located at 3500 W National Rd., PID# 3000600016100005 and PID# 3000600022207016 and consists of a total of 8.06 acres. The property is zoned A Agricultural and B-3 General Business. The Applicant would like to rezone to O-2 Office District for a medical diagnostics, research and development facility.

Zoning Regulations: Article 10, O-2 Office District

Section 1000 Intent. This "O-2" district as herein established is intended to accommodate uses such as offices, banks and institutions which can serve as transitional area between residential and commercial districts or between major thoroughfares and residential districts.

Section 1001 Permitted Uses

- A. Art galleries, libraries, and museums
- B. Artist, sculptor and composer studios
- C. Banks and financial institutions
- D. Hospitals
- E. Libraries and reading rooms
- F. Medical and dental clinics.
- G. Medical research facilities.
- H. Nursing homes, rest homes, and convalescent homes.
- I. Office buildings of any kind provided that no retail trade with the general public is carried on and no stock of goods is maintained for sale to customers.
- J. Radio and television broadcasting studios.
- K. Research and development laboratories.
- L. School and educational services.
- M. Veterinarians offices provided that:
 - 1. Offices shall be housed in a completely enclosed and sound-proofed building.
 - 2. Services will be on a strictly "out-patient basis" with no raising, breeding and boarding of dogs or other small animals, except for the confinement of small animals under emergency treatment in facilities within the office.
 - 3. Rooming houses.

CONNECT Land Use Plan

The Connect Land Use Plan identifies the area as Institutional Campus Academic, government and medical (hospital) campuses, including a range of building types that reflect their functional use. The core of the campus area may cluster buildings in a walkable pattern. At the edges of campus are related facilities and parking areas.

Primary Uses: Institutional/Civic (academic, government, medical). Secondary Uses: Office, Commercial/Retail, Multi-family residential, Parks and open space.

Floodplain

There is no floodplain in the immediate area.

Thoroughfare Plan

The Thoroughfare Plan identifies the road as a state route with a current right-of-way of 80 ft.

Utilities

County water services the subject project, but public sewer is not available. The Applicant is working with Clark County Combined Health District/Ohio EPA.

Notifications

As per the Zoning Regulations, notifications were sent to surrounding property owners (300 ft.) for the January 19th Zoning Commission public hearing. An ad also ran in the Springfield News-Sun on January 5, 2022. Notifications were sent to surrounding property owners (300 ft.) for the March 8th Trustee public hearing. An ad also ran in the Springfield News-Sun on February 22, 2022.

Staff's Initial Recommendation

Staff recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following:

1. Applicant receives necessary access approval from ODOT.
2. Applicant works with County Engineer's Office regarding stormwater management.
3. Applicant works with the Clark County Combined Health District/EPA for the provisions wastewater treatment.

CEDA Recommendation

CEDA Regional Planning Commission met on January 6, 2022 and recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following:

1. Applicant works with the Clark County Combined Health District/EPA for the provisions wastewater treatment.

Zoning Commission Recommendation

Zoning Commission met on January 19, 2022 and recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following:

1. Applicant receives necessary access approval from ODOT.
2. Applicant works with County Engineer's Office regarding stormwater management.
3. Applicant works with the Clark County Combined Health District/EPA for the provisions wastewater treatment.

Staff's Final Recommendation

Staff recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented. The applicant has worked with ODOT on access, County Engineer's Office for stormwater management and Ohio EPA for wastewater treatment.

Attachment:

1. Location aerial map & plot plan.

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, January 6, 2022

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mike Hanlon, Chairperson of the CEDA Regional Planning Commission, called the meeting to order at 3:01 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Mike Hanlon, Mr. Dan Kelly, Ms. Theresa Hartley, Mr. Charles Morris and Ms. Susan Foreman.

Absent For Roll Call: Mrs. Kathryn Lewis-Campbell and Mr. Chuck Harris.

Also in Attendance: Mr. Allan Neimayer, Mrs. Jennifer Tuttle and Ms. Rachel Clime-Ricketts of Community and Economic Development.

Approval of the December 2, 2021 Minutes

Motion by Mr. Morris, seconded by Ms. Hartley, to **Approve** the minutes as presented.

VOTE: Yes: Mr. Morris, Ms. Hartley, Mr. Hanlon, Mr. Kelly and Ms. Hartley

No: None.

Abstain: None.

Motion carried.

Chairperson Hanlon asked Staff to present the case.

Case #S-2022-01 ~ Property Owner/Applicant: Exponential Genomics Inc. ~ Agent: Stephen M McHugh Esq. ~ Location: 3500 W National Rd., Springfield Township ~ Request: Rezone 8.06 acres from A-1 Agricultural District and B-3 General Business District to O-2 District.

Mr. Allan Neimayer, Senior Planner, stated that the subject property is located at 3500 W. National Rd. in Springfield Township and comprised of Parcels #300-06-00022-207-016 and #300-06-00016-100-005 for a total of 8.06 acres. Mr. Neimayer reviewed slides of zoning and land use of the area. He explained the property currently has split zoning: A-1 and B-3. The Applicant would like to rezone the property to O-2 for a research lab. He read a letter from the Utilities Department

Chris Conard and Ms. Sarah Sparks with Coolidge Wall (law firm) were in attendance on behalf of Stephen McHugh representing the Applicant. Mr. Conard discussed the Applicant's interest in this building and why they want to rezone this property highlighting the accessibility to the highways and the college. There would be 5 to 15 employees with half making \$50 to \$70 thousand a year and others making six-figure salaries. There would be no semi-trucks, only box trucks for small deliveries. Employees would live in this area. The layout of the former school space is perfect for the research lab business. They want to leave it as is as well as leaving the green space.

Mr. Conard stated because it is a lab it has to be CLIA (Clinic Laboratories Improvement Amendments) certified. Labs are regulated and certified approved. Medical waste is incinerated off sight. It is all governed by accreditations and licenses.

Minutes

CEDA Regional Planning Commission

Mr. Kelly states, I think it's awesome

Mr. Morris asked if they already own the property. The Applicant responded correct and they are a Rhode Island based company. Mr. Morris asked where the Employees would come from. The Applicant responded they would look to recruit from the Colleges in the town.

Chairperson Hanlon asked if the Board had any more questions. Hearing none Chairperson Hanlon asked for a motion.

Action on Case #S-2022-01 ~ Property Owner/Applicant: Exponential Genomics Inc. ~ Agent: Stephen M McHugh Esq. ~ Location: 3500 W National Rd., Springfield Township ~ Request: Rezone 8.06 acres from A-1 Agricultural District and B-3 General Business District to O-2 District.

Motion by Mr. Kelly, seconded by Mr. Morris, to recommend **Approval** of the rezoning request as presented.

VOTE: Yes: Mr. Kelly, Mr. Morris, Ms. Hartley and Ms. Foreman.

No: None.

Motion carried.

Election of Vice-Chairperson

Motion by Mr. Morris, seconded by Ms. Hartley, to elect Dan Kelly as Vice-Chairperson for 2022.

VOTE: Motion carried unanimously.

Staff Comments

Next Scheduled Meetings: February 3 and March 3, 2022.

Adjournment

Motion by Mr. Kelly, seconded by Ms. Hartley, to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:18 pm.

Mr. Michael Hanlon, Chairperson

Minutes

Springfield Township

Zoning Commission

Regular Meeting ~ 6:00 pm.
Wednesday, January 19, 2021

2777 Springfield-Xenia Road
Springfield, Ohio 45506

Mr. Lee Whittaker, Chairperson of the Springfield Township Zoning Commission, called the meeting to order at 6:00 pm and asked for the Roll Call.

Present For Roll Call: Mr. Lee Whittaker, Mr. Charles Morris, Mrs. Linda Moore and Mrs. Judy Sheridan.

Absent For Roll Call: Mr. Mike Thompson and Mr. Corey Burk
Also in Attendance: Mrs. Jennifer Tuttle and Mrs. Rachel Ricketts-Clime of Clark County Community & Economic Development

Chairperson Whittaker asked for comments regarding the minutes. Hearing none, he asked for a motion to approve the minutes.

Approval of the September 15, 2021 Minutes

Motion by Mr. Morris, seconded by Mrs. Sheridan to differ the minutes to next meeting

VOTE: Yes: Mr. Morris, Mrs. Sheridan, Mr. Whittaker and Mrs. Moore

No: none

Motion carried.

Approval of the November 17, 2021 Minutes

Motion by Mr. Morris, seconded by Mrs. Sheridan, to Approve the minutes

VOTE: Yes: Mr. Morris, Mrs. Sheridan, Mr. Whittaker and Mrs. Moore

No: none

Motion carried.

Chairperson Whittaker asked if there were any members needing to abstain from the meeting. There were none.

Chairperson Whittaker explained how the meeting would be held.

Chairperson Whittaker asked Staff to present the case.

Case #S-2022-01~ Property Owner: Exponential Genomics Inc. ~ Applicant: Stephen McHugh & Christopher Conard ~ Location: 3500 W National Rd.; Springfield Twp. ~ Request: Rezone 8.06 acres from A and B-3 to O-2

Mrs. Jennifer Tuttle stated that the subject property is located at 3500 W National Rd and consists of 8.06 acres. The property is currently zoned A (Agricultural District) and B-3 (General Business District). The Applicant would like to rezone the property to O-2 (Office District) for a medical diagnostics research, and development facility. She explained that the uses fall under O-2, G. Medical research facility and K. Research and development laboratories. She explained the Connect Land Use Plan indicates the area as Institutional/Campus. Mrs. Tuttle referenced the County

Engineer's letter, and noted they had no objections. Mrs. Tuttle explained there was some concern on the septic system, but has since been worked out with EPA. She told the Board to reference the letter from EPA. She stated staff recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following: 1. Applicant receives necessary access approval from ODOT.
2. Applicant works with County Engineer's Office regarding stormwater management.
3. Applicant works with the Clark County Combined Health District/EPA for the provisions wastewater treatment. She stated CEDA Regional Planning Commission met on January 6, 2022 and recommends the request to rezone 8.06 acres PID# 3000600016100005 and PID# 3000600022207016 from A and B-3 to O-2 be approved as presented subject to the following:
1. Applicant works with the Clark County Combined Health District/EPA for the provisions wastewater treatment.

Mike Thompson arrived at 6:06 pm

Chairperson Whittaker asked about two drive. Mrs. Tuttle replied, correct. She state ODOT will need to review access points.

Chairperson Whittaker asked if they are too close together. Mrs. Tuttle replied, ODOT will review that for this specific use.

Chairperson Whittaker asked about the septic. Mrs. Tuttle explained the letter from EPA stated that they are giving a preliminary approval.

Chairperson Whittaker asked if anyone had any questions for the staff.

Hearing no further questions for Staff, Chairperson Whittaker opened this portion of the public hearing at 6:11 pm. and asked if anyone would like to speak in favor of the rezoning case.

Applicant, Sarah Sparks 329 Diana Dr. Dayton, OH was sworn in. Mrs. Sparks stated that she is representing Genomics. She stated they are a research and development company focusing on medical diagnostics, food energy and health. She added that they have a broad mission. She noted they will process Covid-19 tests and any other medical tests. They will be staffed by Scientists and Doctors, people from Harvard and other elite Colleges and a well- educated staff. She noted there will be about 10-15 employees with hopes of expansion. They are doing very innovative stuff, and this property will let them do more of that. She stated the reasons they chose this property is because this building will suit what they are trying to do with the building as is, as well as a place that will allow them to grow. They do not plan on adding any additional structures to the property and they don't anticipate making any changes.

Mr. Morris asked if they will bring staff in or recruit locally. Mrs. Sparks stated they will bring staff from their current base in Massachusetts and maybe other places, and they like this area because of the proximity to local universities. She added that they plan to recruit from the local colleges.

Mr. Morris asked if they are testing the public at that facility. Mrs. Sparks replied no. She stated they don't have a facility to do that, they just want to process those tests.

Chairperson Whittaker asked how many employees they think they will end up with. Mrs. Sparks replied, they would like to start with 10-15 employees with hopes to grow.

Chairperson Whittaker asked if they building needed any work inside. Mrs. Sparks replied, not that they were aware of.

Mr. Morris asked if they were only using the facility to the right (classrooms) not the main school building. Mrs. Sparks replied correct.

Mrs. Moore asked for clarification if it is strictly for research testing and there will be no patients. Mrs. Sparks replied correct. They will receive deliveries from small box trucks but no actual patients will be going there.

Chairperson Whittaker asked if anyone wished to speak in favor of this case. There were none. He then asked if anyone wished to speak in opposition of the case. There were none.

Mrs. Moore asked if the Agent had heard from ODOT. Mrs. Sparks replied they did. She noted they reached out to ODOT today and have been in contact with Doug Clark. She stated the traffic from this proposed facility will be a lot less than the school traffic. There will be no access vehicles or traffic and they've communicated that to him and are waiting on a response.

Hearing no further comments, Chairperson Whittaker closed the public hearing at 6:20 pm and asked for a motion.

Action on Case #S-2022-01~ Property Owner: Exponential Genomics Inc. ~ Applicant: Stephen McHugh & Christopher Conard ~ Location: 3500 W National Rd.; Springfield Twp. ~ Request: Rezone 8.06 acres from A and B-3 to O-2

Motion by Mr. Morris, seconded by Mrs. Moore, to Approve with the same conditions listed by staff.

VOTE: Yes: Mr. Morris, Mrs. Moore, Mr. Thompson and Mrs. Sheridan

No: none

Motion carried.

Case #S-2022-02 Comprehensive Rezoning Map Amendment ~ initiated by Springfield Township Trustees~ Request: Rezone 81 parcels with split zoning to the proper "R" District for continues use as single-family residential.

Mrs. Jennifer Tuttle explained that this was the formal action need to begin the process. She explained that approximately 81 parcels with spit zoning will receive a letter. She noted the letter will explain to them why this will benefit them if they choose to rezone. She noted this process allows us to fix the zoning issues with a comprehensive plan and it will save individual rezoning fees. She stated it will also help with setback issues for future construction.

Hearing no further discussion from the Board, Chairperson Whitaker asked for a motion

Action on Case #S-2022-02 Comprehensive Rezoning Map Amendment ~ initiated by Springfield Township Trustees~ Request: Rezone 81 parcels with split zoning to the proper "R" District for continues use as single-family residential.

Motion by Mrs. Moore, seconded by Mr. Thompson, to **Approve** the start of the comprehensive split rezoning process.

VOTE: Yes: Mrs. Moore, Mr. Thompson, Mr. Morris and Mrs. Sheridan

No: none

Motion carried.

Case #S-2022-03 Comprehensive Rezoning Map Amendment ~ Initiated by the Springfield Township Trustees ~ Request: Rezone 256 parcels with zoned A and under 5 acres to the proper R District

Mrs. Jennifer Tuttle stated this is similar to the split zoning request but it is for areas zoned A that don't fit the A zoning requirements. She noted a letter will be mailed to the residents as to why this process would benefit them. She noted that some may choose to not rezone.

Hearing no further discussion from the Board, Chairperson Whittaker asked for a motion.

Action on Case #S-2022-03 Comprehensive Rezoning Map Amendment ~ Initiated by the Springfield Township Trustees ~ Request: Rezone 256 parcels with zoned A and under 5 acres to the proper R District

Motion by Mr. Thompson, seconded by Mr. Morris, to **Approve** the start of the comprehensive A to R rezoning process.

VOTE: Yes: Mr. Thompson, Mr. Morris, Mrs. Moore and Mrs. Sheridan

No: none

Motion carried.

Comprehensive Zoning Text Amendments

Motion by Mr. Morris, seconded by Mr. Thompson, to **differ** discussion until February meeting

VOTE: Yes: Mr. Morris, Mr. Thompson, Mrs. Moore and Mrs. Sheridan

No: none

Motion carried.

Election of Officers

Motion by Mr. Thompson, seconded by Mr. Morris, to **Elect** Mr. Lee Whitaker as Chairperson and Mrs. Linda Moore as Vice Chairperson

VOTE: Motion carried unanimously.

Minutes

Springfield Township

Zoning Commission

Staff Comments

Next scheduled meetings: February 16 – work session

Adjournment

Motion by Mrs. Moore, seconded by Mrs. Sheridan to **adjourn**

VOTE: Motion carried unanimously.

The meeting was adjourned at 6:31pm.

Mr. Lee Whittaker, Chairperson

EXHIBIT D**FEDERAL TRADE COMMISSION**

PROTECTING AMERICA'S CONSUMERS

Defendants in Dominican Mortgage Assistance Scam that Allegedly Defrauded Spanish-Speaking U.S. Homeowners Settle FTC Charges

January 8, 2013

Telemarketers Who Allegedly Falsely Claimed Affiliation with Federal Mortgage Assistance Programs Are Banned from Mortgage Assistance Business

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FOR RELEASE

TAGS: [deceptive/misleading conduct](#) | [Finance](#) | [Real Estate and Mortgages](#) | [Midwest Region](#) | [Consumer Protection](#) | [Credit and Finance](#) | [Mortgages](#) | [Foreclosure](#)

As part of its [continuing crackdown](#) on scams that target consumers in financial distress, the Federal Trade Commission obtained a settlement order resolving charges against a nationwide scam operating from the Dominican Republic and banning the defendants from providing mortgage assistance relief.

Pretending to be in Chicago, the Freedom Companies operation allegedly peddled fake mortgage assistance relief to financially distressed Spanish-speaking homeowners in the United States. At the request of the FTC, a U.S. district court halted the operation in July.

The FTC [settlement order bans the eight defendants](#) – David F. Preiner, Daniel Hungria, Freedom Companies Marketing, Inc., and five other companies controlled by Preiner and Hungria – from marketing any mortgage assistance relief products or services. The settlement also prohibits the defendants from making misleading claims about any product, service, plan, or program that they market or advertise.

Filed in July 2012, the FTC's complaint charged the defendants with violating the FTC Act and the [Mortgage Assistance Relief Services Rule](#), known as the MARS Rule. According to the complaint, the defendants [promised to dramatically lower homeowners' monthly mortgage payments in exchange for a hefty upfront fee](#), and collected more than \$2 million in fees in three years, but failed to provide homeowners with the promised services. Speaking in

Spanish and targeting homeowners behind in their payments or facing foreclosure, telemarketers empathized about the tough economy and claimed to provide information about federal mortgage assistance programs, according to the complaint. In lengthy sales calls, the telemarketers falsely claimed to be affiliated with or approved by the consumers' lenders or the federal government, "making sure to mention President Obama or the (federal) Making Home Affordable Program by name," according to documents filed with the court.

The settlement also imposes a \$2.39 million judgment, which reflects the full amount of consumer injury during the three years before the operation was shut down. The judgment will be suspended due to the defendants' inability to pay after they turn over the operation's remaining \$17,337 in assets. If it is determined that the financial information the defendants gave the FTC was untruthful, the full amount of the judgment will become due.

Charging what they said was a one-time advance fee of \$995 to \$1,500, the callers allegedly falsely promised homeowners a mortgage modification in 30 to 90 days, often advising them to stop paying their lenders.

Homeowners who signed up received a batch of forms in the mail that required them to provide extensive personal and financial information and pay an advance fee, according to the complaint. After paying the fee and not hearing further from the defendants for weeks afterward, some homeowners who managed to reach a live representative were told that the modification process was underway, but that they needed to pay up to several thousand dollars in additional fees. In the end, the FTC alleged, few homeowners received a loan modification – or anything else of value from the defendants. And what they did receive, they could have gotten for themselves for free.

In addition to Freedom Companies Marketing, Inc., Preiner, and Hungria, who was added as a defendant shortly after the complaint was filed, the settlement order also names: Freedom Companies Lending, Inc.; Freedom Companies, Inc.; Grupo Marketing Dominicana; Freedom Information Services, Inc.; and Haiti Management, Inc.

The Commission has advice for consumers about managing their mortgages. For more information see: [Mortgage Relief Scams](#) in English, and [Estafas de alivio para deudores hipotecarios](#) in Spanish.

The Commission vote authorizing the staff to file the proposed consent agreement was 5-0. The FTC filed the proposed consent agreement in the U.S. District Court for the Northern District of Illinois, Eastern Division, and the court granted the FTC's request on December 26, 2012.

NOTE: This consent decree is for settlement purposes only and does not constitute an admission by the defendant that the law has been violated. Consent decrees have the force of law when approved and signed by the District Court judge.

The Federal Trade Commission works for consumers to prevent fraudulent, deceptive, and unfair business practices and to provide information to help spot, stop, and avoid them. To file a complaint in English or Spanish, visit the FTC's online [Complaint Assistant](#) or call 1-877-FTC-HELP (1-877-382-4357). The FTC enters complaints into Consumer Sentinel, a secure, online database available to more than 2,000 civil and criminal law enforcement agencies in the U.S. and abroad. The FTC's website provides [free information on a variety of consumer topics](#). Like the FTC on [Facebook](#), follow us on [Twitter](#), and [subscribe to press releases](#) for the latest FTC news and resources.

Contact Information

MEDIA CONTACT:

Betsy Lordan
Office of Public Affairs
202-326-3707

STAFF CONTACT:



Dr. Jason Ross & Dr. Ellen Jacobson

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https://www.presspubs.com/quad/news/centerville-native-who-helped-in-haiti-accused-of-directing-2-million-dominican-scam/article_aefeaf84-db5f-11e1-958f-0019bb2963f4.html

Centerville native who helped in Haiti accused of directing \$2 million Dominican scam

by Nick Backus/Editor
Jul 31, 2012

CHICAGO – A Centerville native who helped Haitian earthquake victims by donating bottled water in 2010 is now facing a Federal Trade Commission injunction against six of his companies.

According to a July 30 FTC release, a U.S. District court has halted an alleged "nationwide scam" that was operated from the Dominican Republic by David Preiner.

Charges allege Preiner's companies bilked U.S. Spanish-speaking homeowners out of more than \$2 million in "fake mortgage assistance relief" fees over the last three years.

FTC legal actions have the power to freeze Preiner's assets and award restitution but cannot bring about criminal charges, according to Joannie Wei, FTC Midwest regional attorney.

"The hope is to take that money and get it back to victims," Wei said.

According to the July 23 injunction complaint:

Preiner's companies "aggressively" targeted Spanish-speaking consumers in financial distress, behind on their mortgage loans or in danger of losing their homes to foreclosure.

The complaint said telemarketers for the companies made "lengthy calls" and tried to create a "false sense of trust" by speaking solely in Spanish to consumers, most of whom spoke little or no English.

The telemarketers empathized with consumers about the economy and told them loan modifications were available through a federal government program created by President Barack Obama. The telemarketers also falsely claimed they were approved by the U.S. government to obtain loan modifications that would lower mortgage payments for consumers, the complaint read.

Upfront fees for the services ranged from \$1,000 to \$1,500, money that was often called a "processing fee" or "legal fee," and was requested be paid immediately, typically by personal check. Consumers were often instructed to stop making payments on their current mortgage in order to afford the fees, and were instructed to ignore foreclosure threats from current lenders.

In most or all cases, after consumers paid the fees, Preiner's alleged companies failed to provide anything of value to the consumers. The services they did receive, they could have gotten for themselves for free, the complaint read.

Thousands in additional fees were collected from many consumers after initial marketing calls. Telemarketers told consumers there was "good news," or called additionally requested money a "closing fee."

In all, the companies allegedly directed by Preiner face six violations of the FTC Act. According to the Wei, the FTC attorney, criminal charges remain a possibility, but she couldn't speculate what they would be, if any.

"Criminal charges are possible in all our cases if there is a criminal law violation," Wei said.

Preiner, who was 24 in a 2010 interview with the Press, said he started one of the companies called Freedom Financial Mortgage at the age of 20 and moved it to the Dominican capital of Santo Domingo in 2009. He said the company had about 40 employees in January of 2010, the same month of the 7.0 magnitude earthquake that caused mass destruction in Port au Prince, Haiti.

Preiner said he and business partner Daniel Hungria, along with other volunteers, drove some

150 miles west to the Haitian capital and ultimately donated over 40,000 water bottles. The Dominican Republic and Haiti share the Caribbean island of Hispaniola. After the disaster, Preiner's website set up an earthquake relief fund to accept donations.

A number listed on Freedom Financial Mortgage's website was out of service. Preiner didn't immediately return an emailed request for comment Tuesday afternoon.

Nick Backus can be reached at quadnews@presspubs.com, 651-407-1235 or on Twitter at www.twitter.com/quadpress.

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NEWS

Minnesotan also encounters Haitian orphan issue

By PIONEER PRESS | ppress@pioneerpress.com |

PUBLISHED: February 5, 2010 at 11:01 p.m. | UPDATED: November 12, 2015 at 8:25 a.m.

Ten Americans with an Idaho Baptist organization are facing child abduction charges because they allegedly tried to take children out of Haiti to an orphanage in the Dominican Republic without government approval.

Did a Minnesota man do something similar?

David Preiner is a 24-year-old from Centerville, Minn., who lives and works in the Dominican Republic. The day after the Jan. 12 earthquake hit the neighboring island country of Haiti, Preiner helped truck bottled water into the shattered nation.

On Jan. 24, he returned to Haiti bringing an even bigger load of water and then returned home to the Dominican Republic with something else: a 9-year-



According to a news release he e-mailed on Jan. 27, Preiner was distributing water in the Haitian capital of Port-au-Prince when he met a Jesuit priest from the United States, Jim Boynton, who was working with a medical aid group called Team Rubicon.

"In this medical area David Preiner discovered a young orphan boy with his face covered in tears," according to Preiner's e-mail. "Jim insisted that it would be best for the boy named Dickens age 9, if Preiner and his crew brought him back to an orphanage in the Dominican Republic.

"After a slight hesitation, Preiner agreed. Jim then turned to the boy and asked in Creole if he wanted to go with Preiner. Dickens approved with a look of relief," the news release said.

After distributing about 20,000 bottles of water, Preiner returned to the Dominican Republic with the boy. They were stopped by Dominican troops, who interviewed the boy and allowed them to pass.

In his e-mail, Preiner describes taking Dickens home, providing him with a shower and a hot meal and then going out with his fiancée to get the boy a haircut, clothing and a medical examination.

"Preiner is exploring the options of both a local orphanage and adoption. Meanwhile, Dickens is currently living in the Preiner home with the support of family and friends," the e-mail said.

In another e-mail Jan. 27, Preiner said adoption of Dickens was a possibility, but "first we are going to search if he has any aunts, uncles or other relatives still alive, who Dickens may not remember."

"On a side note he has been nothing but a great kid, still a little confused at times, but he seems to be adjusting well overall."

In a telephone interview Friday, Preiner said he believed he did nothing wrong by taking the child out of the country without any documentation. He said the priest and several Haitians talked to the boy. The boy told them his parents were dead and he was homeless, Preiner said.

"The crowd is saying, 'Oh, he needs your help,'" Preiner said.



He said that at the border, Haitian officials just waved them across.

"At the time, it seemed like the best thing to do," Preiner said. "At the time we checked, the best that I could, the legal ramifications. I don't know anything about Dominican laws. I don't know anything about Haitian laws. I was just following the advice of those around me at the time."

But Preiner said that when he later contacted the U.S. Embassy in the Dominican Republic, "They said normally that's not how it works."

"We strongly discourage this kind of action," David Searby, a press officer with the Embassy in the Dominican Republic, said Friday.

Since the earthquake, Haitian officials have made statements about concerns of child trafficking and have said that no matter how generous the intentions, children cannot be removed from the country without proper approval.

According to a statement from the U.S. Embassy in the Dominican Republic:

- Haiti is strictly enforcing its border controls. Taking a child out of Haiti without authorization from the Haitian government is a violation of Haitian law and may result in arrest.
- Children who have become separated from their parents in an emergency situation cannot be presumed orphans and are not available for adoption. It is difficult to determine the status of separated and unaccompanied children after a disaster. As long as the fate of a child's parents and/or other close relatives cannot be verified, each separated child must be considered to have close relatives who are still alive.

The American missionaries, who allegedly tried to take 33 Haitian children out of the country, face a potentially long legal ordeal in Haiti and up to 15 years in prison if convicted, according to news reports.

Searby could not comment specifically on Preiner's situation or Dickens' fate. But Preiner said his actions are different from those of the missionary group arrested in Haiti. The group members have acknowledged that they did not seek approval to remove children from Haiti and had taken some children with at least one living parent, according to news reports.

"They pretty much went on the street and grabbed anybody and everybody,"

Preiner said



"Now he's in the system," Preiner said. "The U.S. government knows where he is, and the Dominican Republic and the Haitian government know where he is."

And what will happen to him?

"He's going to have to go back to Haiti," Preiner said.

Reach Richard Chin at 651-228-5560.

Tags: **Minnesota**

As you comment, please be respectful of other commenters and other viewpoints. Our goal with article comments is to provide a space for civil, informative and constructive conversations. We reserve the right to remove any comment we deem to be defamatory, rude, insulting to others, hateful, off-topic or reckless to the community. See our full terms of use [here](#).

VIEW COMMENTS



Tuttle, Jennifer

From: Vicki Gundolf <office-admin@spfldtwp.org>
Sent: Wednesday, March 2, 2022 8:17 AM
To: Tuttle, Jennifer
Subject: Fwd: Springfield Township Contact Form

Thank you,
Vicki Gundolf
Springfield Township Clark County Ohio
Assistant Fiscal Officer/Vale Cemetery Manager
phone: 937-322-3459, Fax: 937-322-9934
Cell phone: 937-408-7290
office-admin@spfldtwp.org

----- Forwarded message -----

From: <pencesales@gmail.com>
Date: Wed, Mar 2, 2022 at 5:07 AM
Subject: Springfield Township Contact Form
To: <office-admin@spfldtwp.org>

Recipient	Trustees
Name	Ed Thomas
Email	pencesales@gmail.com
Phone	9374084743
Message	Very concerned about the future use and potential refining of rockway school. This building does not have infrastructure needed for gene based testing and creates a lot of risks to the environment and major potential to be a community issue.
Sender's IP address	107.77.194.65
Date submitted	March 2nd, 2022 05:07 am

Tuttle, Jennifer

From: Vicki Gundolf <office-admin@spfldtwp.org>
Sent: Wednesday, March 2, 2022 9:13 AM
To: Tuttle, Jennifer
Subject: 3810 W National Rd

Mr. Allen Brown has questions about the usage of Rockway School...he believes this action is "Shady". please call: 937-206-1773

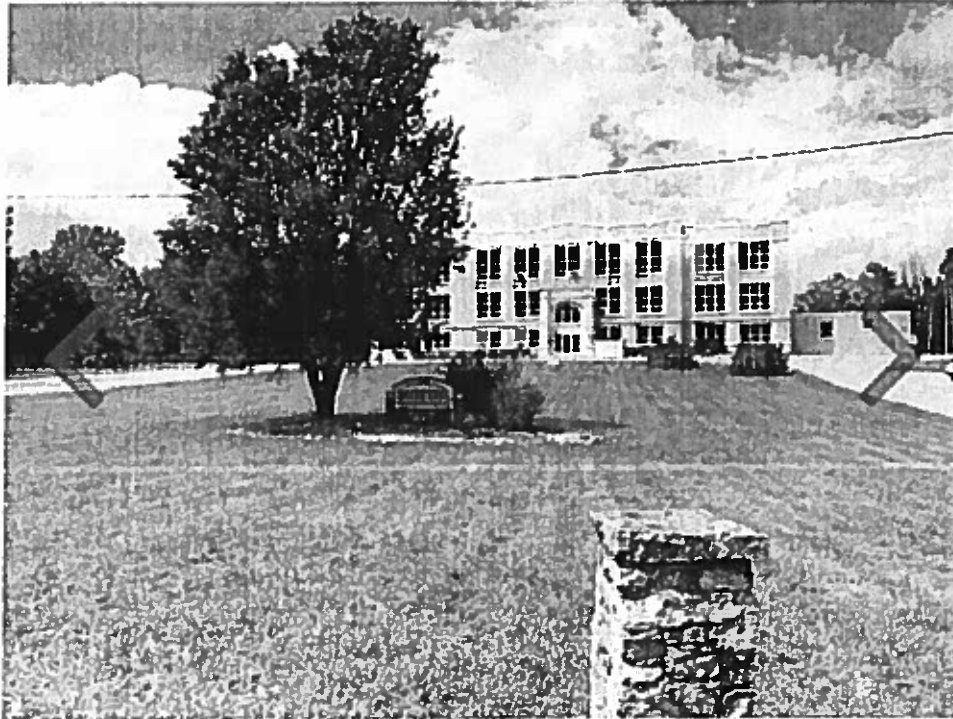
Thank you,
Vicki Gundolf
Springfield Township Clark County Ohio
Assistant Fiscal Officer/Vale Cemetery Manager
phone: 937-322-3459, Fax: 937-322-9934
Cell phone: 937-408-7290
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8:05

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Statement of Reason for Exemption From Real Property Conveyance Fee

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Rev. 1/14

FOR COUNTY AUDITOR'S USE ONLY			Date	Co. no.	Number
Instr.	Tax. district no.	Tax list	11/19/2020	12	4920
QC	1100	2020	Land	Bldg.	Total

DTE code number 650 Split/new plat _____ Remarks _____
 Property located in Spnd twp taxing district _____
 Name on tax duplicate Bd of Education Springfield township Tax duplicate year 2020
 Acct. or permanent parcel no. 300-06-00022-207-016 Map book 2020 Page E
 Description 300-06-00016-100-005

The Following Must Be Completed by Grantee or His/Her Representative

Type or print all information. See Instructions on reverse.

1. Grantor's name Clark-Shawnee Local School District Board of Education FKA see attached Phone _____
 2. Grantee's name Exponential Genomics, Inc. Phone _____
 Grantee's address 225 Dyer St., 2nd Floor, Providence, RI 02903
 3. Address of property 3500 W. National Rd., Springfield, OH 45504
 4. Tax billing address 225 Dyer St., 2nd Floor, Providence, RI 02903 Attn: David Preiner

5. No conveyance fees shall be charged because the real property is transferred:

- ☒ a) to or from the United States, this state or any instrumentality, agency or political subdivision of the United States or this state.
- ☐ b) solely in order to provide or release security for a debt or obligation.
- ☐ c) to confirm or correct a deed previously executed and recorded.
- ☐ d) to evidence a gift, in any form, between husband and wife, or parent and child, or the spouse of either.
- ☐ e) on sale for delinquent taxes or assessments.
- ☐ f) pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant to such order.
- ☐ g) pursuant to a reorganization of corporations or unincorporated associations or pursuant to the dissolution of a corporation, to the extent that the corporation conveys the property to a stockholder as a distribution in kind of the corporation's assets in exchange for the stockholder's shares in the dissolved corporation.
- ☐ h) by a subsidiary corporation to its parent corporation for no consideration, nominal consideration or in sole consideration of the cancellation or surrender of the subsidiary's stock.
- ☐ i) by lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever.
- ☐ j) when the value of the real property or interest in real property conveyed does not exceed \$100.
- ☐ k) of an occupied residential property being transferred to the builder of a new residence when the former residence is traded as part of the consideration for the new residence.
- ☐ l) to a grantee other than a dealer in real property, solely for the purpose of and as a step in, its prompt sale to others.
- ☐ m) to or from a person when no money or other valuable and tangible consideration readily convertible into money is paid or to be paid for the real estate and the transaction is not a gift.
- ☐ n) to an heir or devisee, between spouses or to a surviving spouse, from a person to himself and others, to a surviving tenant, or on the death of a registered owner.
- ☐ o) to a trustee acting on behalf of minor children of the deceased.
- ☐ p) of an easement or right-of-way when the value of the interest conveyed does not exceed \$1,000.
- ☐ q) of property sold to a surviving spouse pursuant to Ohio Revised Code section (R.C.) 2106.16.
- ☐ r) to or from an organization exempt from federal income under Internal Revenue Code section 501(c)(3), provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization.
- ☐ s) among the heirs at law or devisees, including a surviving spouse of a common decedent, when no consideration in money is paid or to be paid for the real property.
- ☐ t) to a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust.
- ☐ u) to the grantor of a trust by a trustee of the trust, when the transfer is made to the grantor pursuant to the exercise of the grantor's power to revoke the trust or to withdraw trust assets.
- ☐ v) to the beneficiaries of a trust if the fee was paid on the transfer from the grantor of the trust to the trustee or pursuant to trust provisions that became irrevocable at the death of the grantor.
- ☐ w) to a corporation for incorporation into a sports facility constructed pursuant to R.C. section 307.696(307.69.6).
- ☐ x) between persons pursuant to R.C. section 5302.16.
- ☐ y) from a county land reutilization corporation organized under R.C. section 1724 to a third party.

6. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current year? ☐ Yes ☒ No If yes, complete form DTE 101.

7. Has the grantor indicated that this property is qualified for current agricultural use valuation for the preceding or current tax year? ☐ Yes ☒ No If yes, complete form DTE 102.

8. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? ☐ Yes ☒ No If yes, is the property a multi-unit dwelling? ☐ Yes ☐ No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

Signature of grantee or representative

County Auditor

Date

Transfer Fee

IMPORTANT INFORMATION ABOUT ROCKWAY SCHOOL FUTURE USE

Fellow Springfield Township Resident,

It has come to the attention of Springfield Township community members that Rockway School is intended for use as a research and development facility operated by Xenomics (Exponential Genomics Inc). This firm specializing in the field of Genomics. Genomics is an interdisciplinary field of biology focusing on the structure, function, evolution, mapping, and editing of genomes.

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Also, it is important to note that this firm is hiring a team of only two PhDs and one MD. All appear to have minimal or no publications in the field of Genomics or related fields described above, within the public domain. Research level roles at the firm have already been given to those mentioned above. **No local candidates will fill these research level roles.** Only several technical roles (~5) have been viewed on local job boards. It is presumed the firm intended to fill these roles with individuals from the local community; The only positive aspect to note in this regard.

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It is concerning that this type of research is planned to be happening in Rockway School. This for many reasons: **The main building is ~92 years of age with failing and dated infrastructure inside and out.** The side structure is approaching ~66 years of age. Septic issues have plagued the building in the past. Electrical and plumbing systems are dated. Climate systems are dated with only small portions of the building having air conditioning. Ventilation within the building is dated and minimal. There are no ventilation hoods for laboratory testing exist in Rockway today. The security system is dated and inactive. No fencing or gates exist around most of the property. Common sense concludes that this is not a favorable facility for this type of research and testing. It is alarming that the firm plans to make no changes to the building and will suite as-is.

The study and laboratory work associated with the field of genomics are typically found housed in state-of-the-art new construction or recently renovated laboratories. These locations are carefully selected and consider the environmental impacts and risks associated with this type of research, as well as security needs.

Today, no building infrastructure exists to protect against potential spills of biological material or substances that could pose a risk to the local water table and residents in the immediate vicinity. The building is also situated less than a mile north of the Mad River. This a major local waterway for recreational activities and fishing. It is a fact that the waterways behind Rockway School quickly drain to the Mad River. Some solutions in the field of Genomics are used to modify cellular DNA; Spills could be devastating for local ecosystem. Depending on intended experiments, potential also exists for noxious or toxic fumes and gases that could arise from installed vents, stacks, or windows.

This type of novel research is gaining popularity as of recently. There are many other ethical and environmental concerns with research in the field of genomics and gene editing. I encourage all that can to review the **UCLA Journal of Environmental Law and Policy** to help further illustrate concerns, risks, and hazards associated with this type of testing and research. Below is an excerpt from the journal to highlight one of the more concerning issues that could arise from this type of testing and research. Please see the Section I Part D of the journal for a full list of concerns.

“Gene spills are one particularly troubling category of unintended edits. Gene spills occur when scientists accidentally or prematurely release gene-drive organisms, such as when an edited animal escapes from a field study location and spreads its genes to local wildlife populations.¹¹⁴ Gene spills can also occur if an animal’s gene drive jumps to another species.¹¹⁵ By introducing artificial gene drives into the wild, these gene spills could cause a cascade of unintended population dynamics and evolutionary processes.¹¹”

Genomics and gene editing outside of energy and agricultural applications is heavily focused on applications involving humans. Per the Xenomics website the firm appears to target this as an area of research. Before any of these methods can be tested on humans, animal models are required to prove gain of function. Animal testing or animal models are common in the field of genomics when working towards human application of gene editing technologies. **The community deserves a straightforward answer from the firm regarding if animal testing is immediately planned or planned at any point in the future.** Gene spills could occur if a tested animal were to escape or find itself in contact with an animal from the local wildlife population. It’s possible for mice and other small rodents to be able to get into Rockway School. The firm would not only have to keep tested animals in but also need to ensure that no animals from the local wildlife population find their way into the facility.

Ohio lacks any sort of animal testing laws. This coupled with Springfield Townships vague zoning policies make this the perfect community for the firm to exploit and work with little to no checks and balances on the state or local level. The FDA would have some oversight on this proposed facility. Other federal entities may have some small capability to govern certain aspects or functions of the proposed facility. Recently, regulatory agencies have struggled to determine who is responsible for certain aspects of genomic and gene-based testing and research.

In conclusion we feel that this firm working within Rockway School will be a nuisance to the community and present environmental risks and danger to waterways, local wildlife and potentially beyond the ecology of Springfield Township. There is no benefit to the community in terms of tax revenue. ~5 Jobs will be filled with those local to the community. A dated building with no infrastructure to support this type of work could set the stage for a biological solution spilling or leaching into our local waterways and water table. This could occur without the community knowing if a spill occurs within the building and leached into soil through the basement or the foundation. The potential for animal testing in this facility also creates an enhanced risk for gene spills into our local environment by local wildlife coming in contact with tested animals. Fumes could occur as a byproduct of this research.

Science and progress are important to society and the world collectively as we advance together. It is important to note that we are not against the field of genomics or gene related testing. It plays a critical role in addressing genetic diseases, cancer, transmissible disease control, energy, and agriculture. We are against this type of research and testing being carried out in our back yard, inside of Rockway School. We are against this testing in a dated facility that offers no supporting or critical infrastructure conducive to this type of research, which creates inherent safety and environmental risks. We are against the potential for animal model testing in our community only several hundred feet from residential homes. The community serves to gain little-to-nothing from this firm being housed in Rockway School in terms of both tax revenue and job creation. Springfield Township zoning is vague and dated; It does not effectively plan for a facility such as the one described above. Security concerns are also worthy of note. These facilities typically have heightened security due to risks associated with bad actors and those with malicious intent getting a hold of or using genetic material to cause harm.

We are asking that the community members come to the Springfield Township zoning hearing at 5:45 PM on March 8th at 2777 Springfield Xenia Road Springfield Ohio, 45506. This is a special session concerning the zoning for Rockway School. We would like for your opinions and concerns to be voiced. Those that cannot attend can voice their opinions by emailing: rockwayfuture@gmail.com

Sincerely,

Concerned Springfield Township Residents

UCLA Journal of Environmental Law and Policy:

<https://escholarship.org/uc/item/79k515j0>

Xenomics Website:

<https://www.xenomics.com/>

February 15, 2022

Notice of Meeting for a Rezoning in Your Area

Rezoning Case # S-2022-01

Property Owner: Exponential Genomics Inc.

Applicant/Agent: Stephen M. McHugh Esq.

*Location of Subject Property: 3500 W National Rd;
PID# 3000600016100005 and PID# 3000600022207016*

Request: Rezone 8.06 acres from A Agricultural District and B-3 General Business District to O-2 Office District for a medical diagnostics, research, and development facility.

The Springfield Township Board of Trustees will hold a public hearing on **Tuesday, March 8, at 5:45 pm** at the Springfield Township Administration Office, 2777 Springfield-Xenia Road, Springfield, OH 45506. The purpose of this hearing is to consider the request of Owner, Exponential Genomics Inc., Agent, Stephen M. McHugh Esq. to rezone 8.06 acres from A Agricultural District and B-3 General Business District to O-2 Office District for a medical diagnostics, research, and development facility at 3500 E. National Rd.

By order of the Springfield Township Board of Trustees.

Jennifer Tuttle
Deputy Zoning Inspector

Exponential Genomics ("Xenomics") requests the rezoning of the property at 3500 W. National Rd. Currently, the property is zoned as B-3-General Business and A-Agricultural. Xenomics requests that the property be rezoned to O2-Office District for the purposes of a medical diagnostics, research, and development facility.

Xenomics is an innovative technology company in the business of tackling complex sustainability issues that address feeding, fueling and healing society. Xenomics is based in Rhode Island and is seeking to expand to the Springfield, Township area. Xenomics proposes to repurpose the former Rockway Elementary School at 3500 W. National Rd. as an innovative research and development facility.

Xenomics' subsidiary Massachusetts Laboratories will obtain state and federal licenses required to operate the facility under the Clinical Laboratory Improvement Amendments (CLIA). This means that operations at the facility will be regulated by multiple government agencies such as The Ohio Department of Health, Centers for Medicare & Medicaid Services, The Food and Drug Administration (FDA), U.S. Department of Health and Human Services, and the Centers for Disease Control and Prevention (CDC).

If the rezoning is approved, Xenomics will move into the property "as is" and does not plan on making material changes. This is because the facility design meets the needs of Xenomics' intended use with a one-story footprint and large open spaces.

At the beginning Xenomics will employ 5 to 10 people. The employees will be PhD scientists, technicians, and researchers. The normal business hours will be Monday through Friday 8:00 am to 9:00 pm, subject to changes. All work will be conducted indoors.

Xenomics will receive regular deliveries at the facility. However, it does not expect traffic, excessive vehicles nor traffic noise at the property. There will also be no pedestrian foot traffic.

Xenomics is looking forward to moving to Springfield Township and plans to be a good neighbor.

IMPORTANT INFORMATION ABOUT ROCKWAY SCHOOL FUTURE USE

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February 15, 2022

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Rezoning Case # S-2022-01

Property Owner: Exponential Genomics Inc.

Applicant/Agent: Stephen M. McHugh Esq.

Location of Subject Property: 3500 W. National Rd.
PID# 3000500016106005 and PID# 3000600022207016

Request: Rezone 3.06 acres from A Agricultural District and B-3 General Business District to O-2 Office District for a medical diagnostics, research, and development facility.

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FEDERAL TRADE COMMISSION

FTC STATION AMERICAN COMMISSION

Defendants in Dominican Mortgage Assistance Scam that Allegedly Defrauded Spanish-Speaking U.S. Homeowners Settle FTC Charges

January 8, 2013

Telemarketers Who Allegedly Falsely Claimed Affiliation with Federal Mortgage Assistance Programs Are Banned from Mortgage Assistance Business

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FOR RELEASE

TAGS: [deceptive/misleading conduct](#) | [Finance](#) | [Real Estate and Mortgages](#) | [Midwest Region](#) | [Consumer Protection](#) | [Credit and Finance](#) | [Mortgages](#) | [Foreclosure](#)

As part of its [continuing crackdown](#) on scams that target consumers in financial distress, the Federal Trade Commission obtained a settlement order resolving charges against a nationwide scam operating from the Dominican Republic and banning the defendants from providing mortgage assistance relief.

Pretending to be in Chicago, the Freedom Companies operation allegedly peddled fake mortgage assistance relief to financially distressed Spanish-speaking homeowners in the United States. At the request of the FTC, a U.S. district court halted the operation in July.

The FTC [settlement order bans the eight defendants](#) – David F. Preiner, Daniel Hungria, Freedom Companies Marketing, Inc., and five other companies controlled by Preiner and Hungria – from marketing any mortgage assistance relief products or services. The settlement also prohibits the defendants from making misleading claims about any product, service, plan, or program that they market or advertise.

Filed in July 2012, the FTC's complaint charged the defendants with violating the FTC Act and the [Mortgage Assistance Relief Services Rule](#), known as the MARS Rule. According to the complaint, the defendants [promised to dramatically lower homeowners' monthly mortgage payments in exchange for a hefty upfront fee](#), and collected more than \$2 million in fees in three years, but failed to provide homeowners with the promised services. Speaking in

Spanish and targeting homeowners behind in their payments or facing foreclosure, telemarketers empathized about the tough economy and claimed to provide information about federal mortgage assistance programs, according to the complaint. In lengthy sales calls, the telemarketers falsely claimed to be affiliated with or approved by the consumers' lenders or the federal government, "making sure to mention President Obama or the (federal) Making Home Affordable Program by name," according to documents filed with the court.

The settlement also imposes a \$2.39 million judgment, which reflects the full amount of consumer injury during the three years before the operation was shut down. The judgment will be suspended due to the defendants' inability to pay after they turn over the operation's remaining \$17,337 in assets. If it is determined that the financial information the defendants gave the FTC was untruthful, the full amount of the judgment will become due.

Charging what they said was a one-time advance fee of \$995 to \$1,500, the callers allegedly falsely promised homeowners a mortgage modification in 30 to 90 days, often advising them to stop paying their lenders.

Homeowners who signed up received a batch of forms in the mail that required them to provide extensive personal and financial information and pay an advance fee, according to the complaint. After paying the fee and not hearing further from the defendants for weeks afterward, some homeowners who managed to reach a live representative were told that the modification process was underway, but that they needed to pay up to several thousand dollars in additional fees. In the end, the FTC alleged, few homeowners received a loan modification – or anything else of value from the defendants. And what they did receive, they could have gotten for themselves for free.

In addition to Freedom Companies Marketing, Inc., Preiner, and Hungria, who was added as a defendant shortly after the complaint was filed, the settlement order also names: Freedom Companies Lending, Inc.; Freedom Companies, Inc.; Grupo Marketing Dominicana; Freedom Information Services, Inc.; and Haiti Management, Inc.

The Commission has advice for consumers about managing their mortgages. For more information see: [Mortgage Relief Scams](#) in English, and [Estafas de alivio para deudores hipotecarios](#) in Spanish.

The Commission vote authorizing the staff to file the proposed consent agreement was 5-0. The FTC filed the proposed consent agreement in the U.S. District Court for the Northern District of Illinois, Eastern Division, and the court granted the FTC's request on December 26, 2012.

NOTE: This consent decree is for settlement purposes only and does not constitute an admission by the defendant that the law has been violated. Consent decrees have the force of law when approved and signed by the District Court judge.

The Federal Trade Commission works for consumers to prevent fraudulent, deceptive, and unfair business practices and to provide information to help spot, stop, and avoid them. To file a complaint in English or Spanish, visit the FTC's online [Complaint Assistant](#) or call 1-877-FTC-HELP (1-877-382-4357). The FTC enters complaints into Consumer Sentinel, a secure, online database available to more than 2,000 civil and criminal law enforcement agencies in the U.S. and abroad. The FTC's website provides [free information on a variety of consumer topics](#). Like the FTC on [Facebook](#), follow us on [Twitter](#), and [subscribe to press releases](#) for the latest FTC news and resources.

Contact Information

MEDIA CONTACT:

Betsy Lordan
Office of Public Affairs
202-326-3707

STAFF CONTACT:

Defendants in Dominican Mortgage Assistance Scam that Allegedly... <https://www.ftc.gov/news-events/press-releases/2013/01/defendants...>

Joannie Wei
FTC Midwest Region
312-960-5634



ftc.gov

Tuttle, Jennifer

From: Tim Foley <tfoley@spfldtwp.org>
Sent: Thursday, March 3, 2022 10:29 AM
To: Tuttle, Jennifer; John Roeder
Subject: Fwd:

----- Forwarded message -----

From: Larry Shaffer <LShaffer@ccchd.com>
Date: Thu, Mar 3, 2022 at 9:30 AM
Subject: RE:
To: tfoley@spfldtwp.org <tfoley@spfldtwp.org>
Cc: Charles Patterson <cpatterson@ccchd.com>, Elizabeth Dewitt <EDewitt@ccchd.com>

Hello Tim:

I look forward to speaking with you to address any concerns you may have to the best of my ability.

Clark County Community Development contacted us in December for input for a proposed zoning change. We had concerns with sewage treatment and disposal. We contacted the Ohio EPA as public sewer is not available and the existing on-site system was a large off-lot discharging system under their authority. On-site septic systems must be properly sized for effectual treatment. We knew the existing system was much too large to provide effectual treatment as there would not be enough use to sustain the microbes that digest sewage. The response from the Ohio EPA is that they would allow the existing system to be converted to be a holding tank. The discharge will be capped and the contents of the tank will be pumped out and hauled to a sewage treatment facility. Given that the sewage will be hauled away for treatment, the proposed facility would have no impact to surface nor ground water safety.

This does lead to a subject that needs attention. We have approximately 1,000 household sewage aerators in Clark County that discharge sewage directly to our yards, ditches, and streams. The Rockway area has its share of these systems. Sewage aerators are highly dependent on routine maintenance. Many aerators are not properly maintained and discharge untreated sewage. We have increased our inspection program and are developing educational material to improve this situation, but improvement must be a collaborate effort with citizens and our government agencies. We look forward to collaborating with Springfield Township.

In regard to air quality, as a company that works with biological processes, this company is highly regulated the Ohio Department of Health, Center for Medicare and Medicaid Services, the Food and Drug Administration, U.S. Department of health and Human Services, and Centers for Disease Control and Prevention. In order to

arry...i hope all is well....will give you a call later.

on tuesday evening we hear the case on rezoning rockway school for a proposed laboratory. there has been concerns raised from residents about wastewater and airborne contaminants. want to get your feel on the deal and any other info you might have on the EPA's research..

should be a lively meeting with a full house

thanks

tim

937 399 2900

Springfield Township Contact Form

1 message

pencesales@gmail.com <pencesales@gmail.com>
To: office-admin@spfldtwp.org

Wed, Mar 2, 2022 at 5:07 AM

Recipient	Trustees
Name	Ed Thomas
Email	pencesales@gmail.com
Phone	9374084743
Message	Very concerned about the future use and potential refining of rockway school. This building does not have infrastructure needed for gene based testing and creates a lot of risks to the environment and major potential to be a community issue.
Sender's IP address	107.77.194.65
Date submitted	March 2nd, 2022. 05:07 am