

IN THE COMMON PLEAS COURT OF MONTGOMERY COUNTY, OHIO

CIVIL DIVISION

MIAMI TOWNSHIP	*	CASE NO. 2019 CV 05444
BOARD OF TRUSTEES,	*	
	*	JUDGE SKELTON
Plaintiff,	*	
	*	
-vs-	*	AFFIDAVIT OF DARREN POWLETTE
	*	
DARREN POWLETTE, et al.,	*	
	*	
Defendants.	*	

DARREN POWLETTE, being first duly cautioned and sworn, upon personal knowledge and belief, states and avers as follows:

1. I am one of the Defendants in this matter.
2. I am personally familiar with the facts contained in this Affidavit.
3. I acquired the property at 7757 Upper Miamisburg Road in Miami Township, Ohio in May of 2016.
4. Since at least 2003, the 26-acre Property has been used to grow and bale hay.
5. When I first acquired the property, the farm was supplying between 800 -900 bales of hay each year.
6. For the past two years, the farm has been supplying approximately 3000 bales of hay each year.
7. I continue to use the barn for hay storage on a daily basis.
8. I continue to store farm equipment, including farm's John Deer tractor and trailer, in the barn on a daily basis.
9. I continue to house the alpacas in the barn in hot weather and extremely cold weather.
10. Attached to this Affidavit as Exhibit A are true and accurate copies of photographs of visitors to the property who are engaged in activities at the farm before, during and in conjunction with their celebratory event.

11. Cheryl Dixon, who is a resident of Caesarscreek Township, Greene County, Ohio, under a similar zoning scheme, is permitted to use her farm for agritourism activities, including the hosting of weddings and other celebratory events on her property.
12. Gregg Sparks, who is a resident of Spring Valley Township, Greene County, under a similar zoning scheme, is permitted to use his farm for agritourism activities, including the hosting of weddings and other celebratory events on his property.
13. True and accurate photographs of a celebratory event taking place on Sparks' farm are attached as Exhibit B.
14. To be sure, in 2017, fifteen percent (15%) of all weddings in the United States took place on a farm. This number increased to 18% in 2019. *The Knot 2019 Weddings Study*.
15. Statistics show that less than ceremonies hosted in a religious institution have dropped significantly, from 41% in 2009 to 22% in 2017. *The Knot 2017 Real Weddings Study*.

FURTHER AFFIANT SAYETH NAUGHT.


Darren Powlette

Notary Public

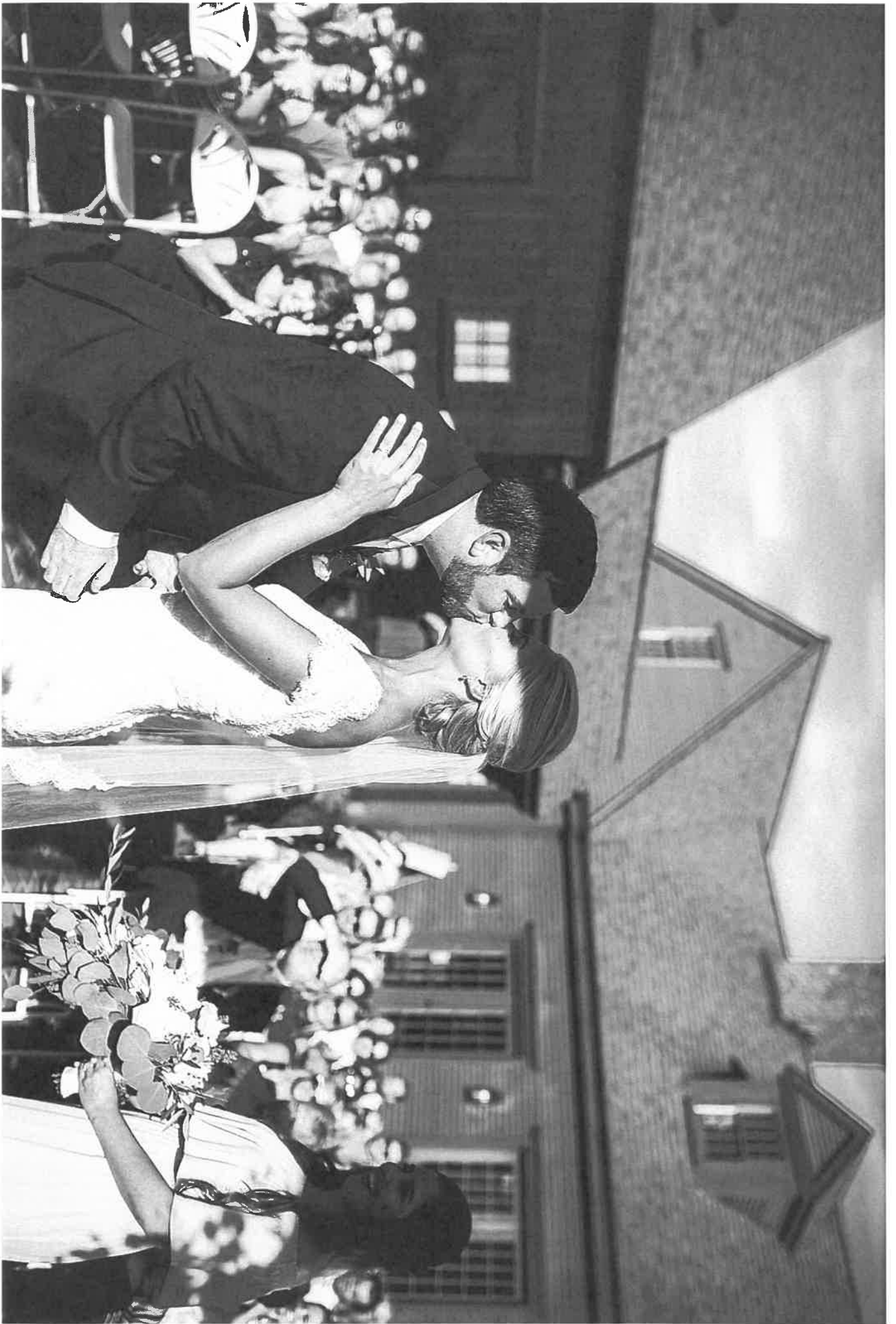
Sworn to and subscribed before me, a Notary Public in and for the State of Ohio, on this
4th day of November 2021.



GREGORY S. PAGE
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.


Notary Public
My commission expires:

EXHIBIT A

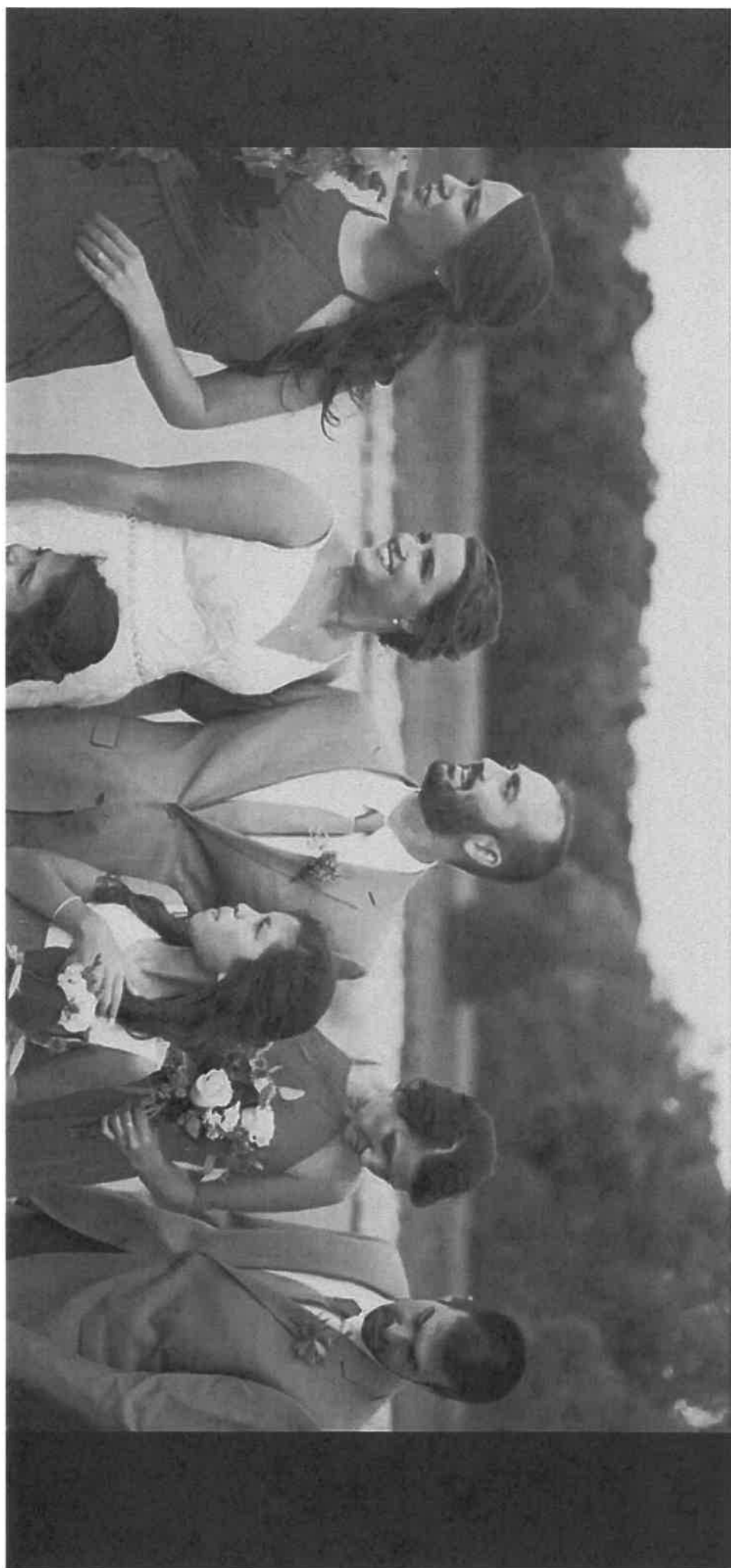




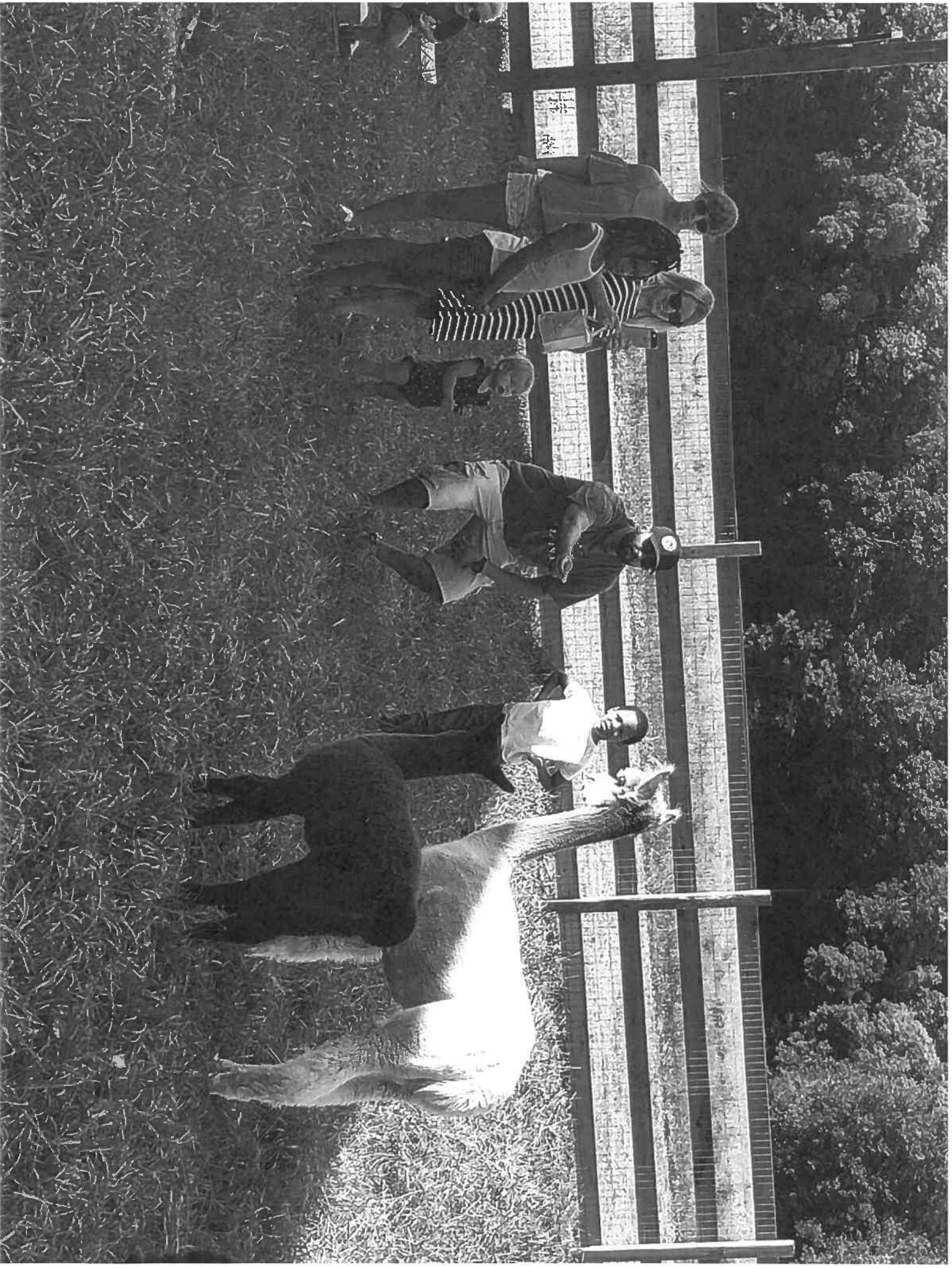










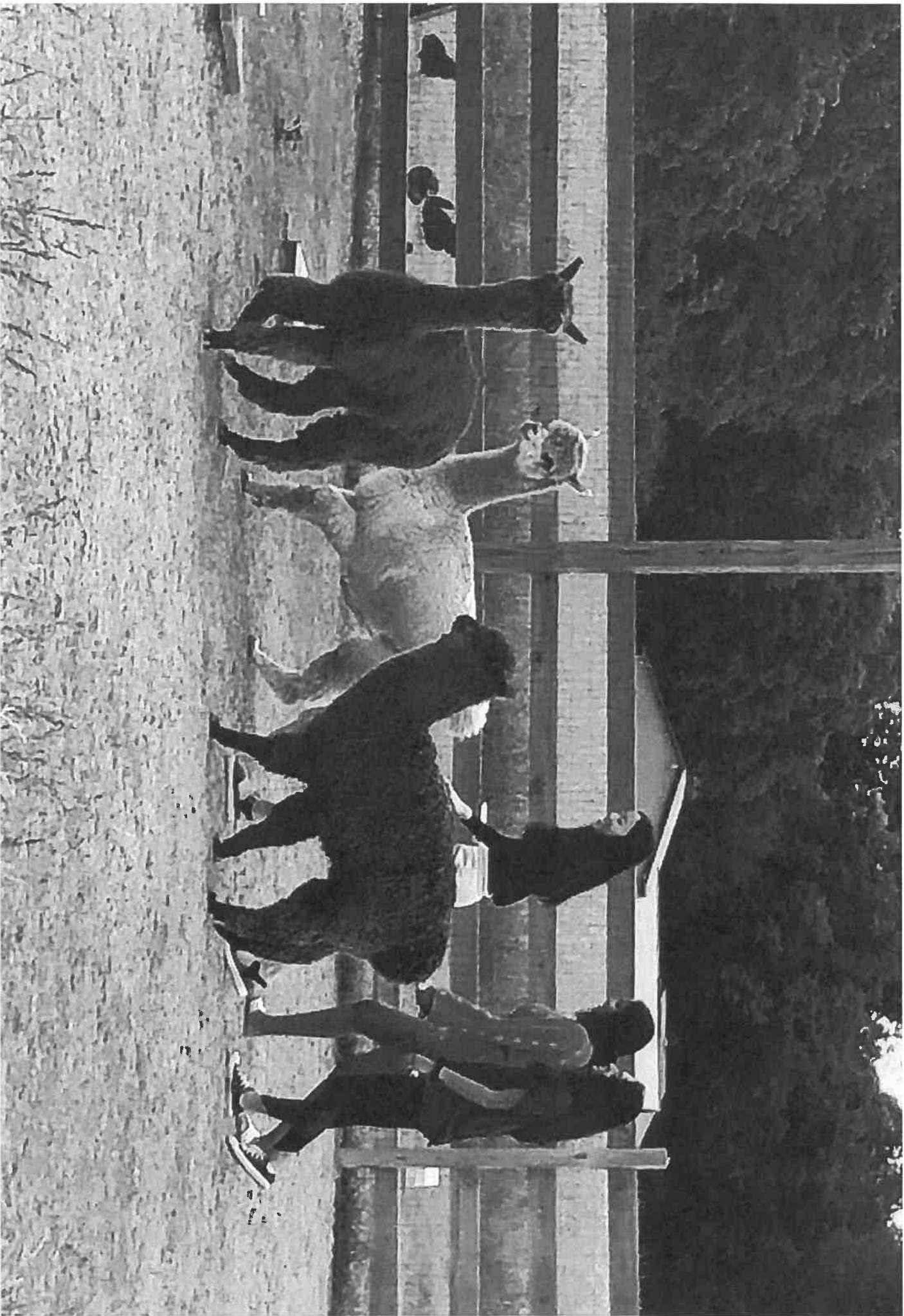












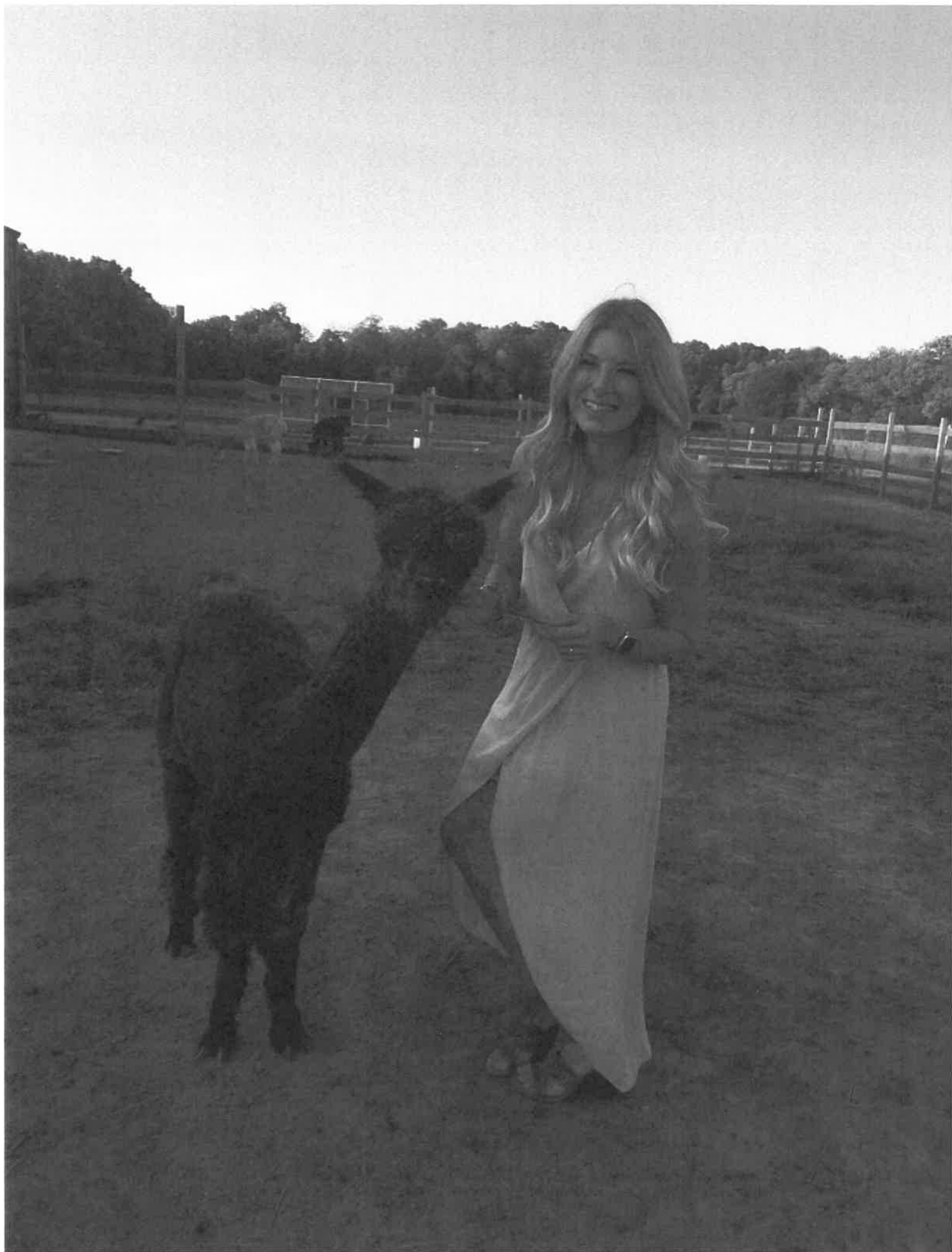












EXHIBIT B



