

RECORD OF PROCEEDINGS

Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP –

The Board of Trustees of Batavia Township met in a special session at 10:00 a.m. Friday, December 21, 2012, at the Batavia Township Community Center.

Temporary Fiscal Officer

Mr. Dowdney motioned the Batavia Township Board of Trustees appoint Rex Parsons as temporary fiscal officer for this meeting. Mr. Perry seconded the motion. On the roll being called:

Mr. Sauls	yes	
Mr. Dowdney	yes	
Mr. Perry	yes	Motion carried

Special Planning Overlay District/Site Plan Review Case SP0 12-01/Huhtamaki

Mr. Dowdney submitted a letter recusing himself from this case and the next due to possible conflict of interest issues. Mr. Perry also submitted a letter stating that his company will no longer perform work for IRG and therefore he will participate and vote on this case and the next.

Zoning consultant, Jonathan Woche, presented the application and staff report and offered a summary of the request stating that Huhtamaki plans to occupy approximately 900,000 sq. ft. of the IRG manufacturing facility. It was explained that this review is required as this property is within Batavia Township's Special Planning Overlay District/Batavia Road Industrial Area and as such requires review and action by the Board of Trustees. The proposed improvements to the site and the proposed use were detailed, with mention that approximately 300 employees are projected. The dock and parking revisions along with landscaping features were detailed. The various waivers necessary for approval were discussed at length.

Chief Riley was questioned in regard to potential safety and access issues resulting from construction of the proposed buffer wall that will be located between the facility's docking/parking area and the UC site. The Chief confirmed that the gate opening will provide his staff sufficient access to the east entrance of the UC facility.

Dustin Bailey, from Miller Valentine Construction, representing Huhtamaki and Dean Miller representing IRG spoke in regard to the collaborative design efforts that have been underway between Huhtamaki, IRG, and UC. It was noted that some fine details are yet to be worked out but are nearing completion.

After discussion, Mr. Sauls motioned for the Batavia Township Board of Trustees to approve this Special Planning Overlay District Case SPO 12-01 as presented including the conditions noted in the staff report and the required waivers as follows:

- A. A waiver to allow the proposed zero foot west side yard setback

- B. A waiver to allow removal of the landscaping requirement for planting of shrubs for the eastern parking lots
- C. A waiver to allow the existing off-premise sign to remain and be utilized by IRG
- D. A waiver to allow the proposed screening wall to exceed a 10 ft. height

Mr. Perry seconded the motion. On the roll being called:

Mr. Sauls	yes	
Mr. Perry	yes	Motion carried

Special Planning Overlay District/Site Pan Review Case SPO 12-02/IRG

Zoning consultant, Jonathan Wocher, again addressed the Board and presented the application filed separately by Industrial Realty Group-IRG in regard to the site changes at the IRG facility. He again explained that this review is called for due to the site’s location in the Special Planning Overlay District/Batavia Road Industrial Area. The staff report was presented with explanation regarding this application proposing the creation of 4 parcels that will result in an approximate 23 acre parcel for use by the University of Cincinnati, and a 61 acre parcel for the Huhtamaki, Inc., facility. It was noted that the remaining acreage will be set aside for future development. Discussion ensued relating to the necessary parking revisions for UC due to the Huhtamaki purchase resulting in the need to move the majority of UC’s parking to the west side of their building. It was confirmed that all of the details regarding parking revisions are yet to be confirmed but all parties are working in a collaborative manner. It was discussed that this issue could be included in a forthcoming review by the staff.

Mr. Perry motioned that the Batavia Township Board of Trustees approve Special Overlay District Case SPO12-02 including the conditions detailed in the staff report and with the necessary design standard waivers as follows:

- A. A waiver to allow the proposed zero foot east side yard setback
- B. A waiver to allow the proposed zero foot south rear yard setback
- C. A waiver to allow light poles to be 30 ft. in height.
- D. Applicant will provide a final parking layout for review by Township Staff who are authorized to approve the plans if they determine that they conform to the Zoning Resolution, including lighting and landscaping. If waivers are required, an application requesting waivers must be filed as Board of Trustee approval will be necessary.

Mr. Sauls seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Sauls	yes	Motion carried

Mr. Sauls welcomed everyone to Batavia Township and thanked the various parties involved.

There was a five-minute recess.

Payment of Bills

Mr. Bill Dowdney has rejoined the Board of Trustees.

Mr. Dowdney motioned the Batavia Township Board of Trustees authorize the Fiscal Officer, Jennifer Haley to pay all unusual and customary bills for 2012. Mr. Perry seconded the motion. On the roll being called:

Mr. Dowdney	yes	
Mr. Sauls	yes	
Mr. Perry	yes	Motion carried

Salute to Leaders

Mr. Sauls motioned the Batavia Township Board of Trustees name Joel T. Wilson as Batavia Township’s nominee for Salute to Leaders award. Mr. Dowdney seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Dowdney	yes	
Mr. Sauls	yes	Motion carried

ADJOURNMENT

With no further business to come before the Board, Mr. Perry motioned to adjourn the meeting. Mr. Dowdney seconded the motion. Meeting adjourned at 11:15 a.m.

James Sauls, Jr.
Chairman

Jennifer Haley,
Fiscal Officer