

RECORD OF PROCEEDINGS

Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP –

The Board of Trustees of Batavia Township met in regular session at 6:00 p.m. Monday May 4, 2015, at the Batavia Township Community Center.

CALL TO ORDER

After the Pledge of Allegiance, Rex Parsons gave the roll call for the Board of Trustees. Present were: Mr. Dowdney, Mr. Sauls, and Mr. Perry. Absent was Jennifer Haley, Fiscal Officer. Also present were Rex Parsons, Township Administrator, Denise Kelley, Zoning Administrator, and Clermont County Deputy Schubert.

Temporary Fiscal Officer

Mr. Dowdney motioned the Batavia Township Board of Trustees appoint Rex Parsons to serve as temporary Fiscal Officer. Mr. Sauls seconded the motion. On the roll being called:

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

APPROVAL OF AGENDA AND MINUTES

Mr. Dowdney motioned the Batavia Township Board of Trustees approve the May 4, 2015 agenda as presented. Mr. Sauls seconded the motion. On the roll being called:

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

Mr. Sauls motioned the Batavia Township Board of Trustees approve the minutes of the April 6, 2015 regular meeting as presented. Mr. Dowdney seconded the motion. On the roll being called:

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

FINANCIAL REPORTS

Mr. Parsons gave the financial reports for April.

Mr. Sauls motioned the Batavia Township Board of Trustees approve the April financial reports as presented. Mr. Dowdney seconded the motion. On the roll being called:

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

PUBLIC PARTICIPATION

Mr. Parsons introduced Austin Porter, a Batavia High School Junior, who has cerebral palsy and ran a 5K. Austin spoke about his training and his future goals. Austin was presented a plaque from the Batavia Township Trustees.

DEPUTY REPORT

Deputy Schubert presented the April reports.

REPORTS OF THE ZONING ADMINISTRATOR

Mrs. Kelley gave the April zoning reports including the Board of Zoning Appeals and the Zoning Commission.

Resolution 5-01-2015

Mr. Sauls motioned the Batavia Township Board of Trustees pass **Resolution 5-01-2015** to approve mowing grass on a Township property and cover a broken out window. Mr. Dowdney seconded the motion. On the roll being called:

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

There are a total of 27 home permits in 2015 compared to 21 homes in 2014.

Mrs. Kelley is working on the site plans for Savor Seasonings landscaping. The case will be presented to the BZA for sidewalks.

Zoning Case B-02-10Z MM, The Ridge

Mrs. Kelley opened the presentation for Zoning Case B-02-10Z MM, The Ridge. Zoning consultant Jonathan Woche presented the case and offered a summary.

The hearing was opened to the public. Mr. Woche swore in those who asked to speak. Mr. Randy Merrill spoke on behalf of the architect. John McKay spoke on behalf of the project. Dawn Rios, who works at the Clermont County Jail, had questions and comments. Jeff Gatchett had questions about the sewer easement. Randy Merrill addressed the comments/questions.

Mr. Sauls motioned the Batavia Township Board of Trustees approve Zoning Case B-02-10Z MM, The Ridge with the conditions as noted. Mr. Dowdney seconded the motion. On the roll being called:

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

Zoning Case B-01-15Z 2701 Old State Route 32

Mrs. Kelley opened the presentation for the case. Zoning consultant Jonathan Woche presented the case and offered a summary which included local zoning and their permitted uses. This approval would not result in a particular use of the property. Pictures were reviewed. This property is in a BDA (Business Development Area) growth area.

David Todd, attorney, went over the zoning in the area saying the precedent has been set and asked that the request be granted for B-2 but would take B-1. The applicant now owns Benjy's Drive-Thru. Bob Dameron spoke about character. Keaton Patel spoke about studying the market.

The floor was opened to the public for comments. Kim Branam, 4131 Zagar Road, spoke against the zone change. She is a 22 year resident. Michael Newman, Batavia Lakes is concerned about break-ins by transients. Stephanie Walters whose mom lives on St. Rt. 32, is concerned about the neighborhood and traffic. Dawn Rios, 4050 Zagar is concerned about traffic and the entrance to the business from Zagar. Jim Shinkle, 4080 Zagar Rd. doesn't think we need a gas station. Amber Lindeman, 4131 Zagar Rd., said the traffic is too bad and doesn't want her children to play near the street with the traffic. Matt Meyer, 2719 Old St. Rt. 32 spoke his concerns about safety. Julie Walters, 2713 Old St. Rt. 32, spoke her concerns about the safety and traffic. Isabella Rios, 4050 Old St. Rt. 32, spoke about her concerns about traffic and speeding. Ralph Combs, Old St. Rt. 32 does not want it. He said he doesn't want it; the traffic is dangerous and just stupid! Dawn Rios spoke that the housing is nicer and it seems to be a family dispute. Mr. Parsons noted there was a petition turned in to the Zoning Commission with 803 signatures; 488 were not Batavia Township residents and 313 were confirmed. This was collected at a local business up the street. Bill Dowdney struggled with approval. Jim Sauls wants there to be some continuity. It should be inclusive, basically a PD. He suggests revisiting this issue. David Todd stated the applicant is holding onto the property until they see Benjy's success. Amber Lindenwood stated buying a lot as speculation is not sound. Jonathan Woche stated the Board can amend/modify the request but cannot add conditions.

Mr. Dowdney motioned the Batavia Township Board of Trustees deny the request for zoning change from A to B2 for the property located at 2701 Old State Route 32. Mr. Sauls seconded the motion. Discussion was allowed and Mr. Perry commented that reconsideration should be considered, whether B1, PD, etc. and believes the whole sector needs to be looked at. On the roll being called:

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

REPORT OF THE SERVICE DIRECTOR

Mr. Parsons gave the update for Mr. Embry. The paving project for 2015 has gone out to bid and no bids are back yet.

There is no update for Judd Road.

The Filager Road project will start the week after next and will result in some road closures.

REPORTS OF THE TOWNSHIP ADMINISTRATOR

Mr. Parsons announced we were awarded the CDBG grant for the sidewalk and crosswalk on the west side of Olive Branch Road.

The baseball fields have the dirt down and rolled out.

Mr. Parsons stated the ESID District is a valuable tool for the Township.

The Police Banquet is May 14th at the Holiday Inn. The Trustees will purchase a table.

May 7th at 11 a.m. there will be a dedication/ground breaking for the new soccer fields in the village.

NEW BUSINESS

Filager Road Construction Project

Mr. Sauls motioned the Batavia Township Board of Trustees approve payment of \$20,000 to Clermont County for the Township's share of the Filager Road construction project to be reimbursed out of the TIF fund. Mr. Dowdney seconded the motion. On the roll being called:

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

Executive Session

Mr. Dowdney motioned the Batavia Township Board of Trustees move to executive session to discuss personnel issues. Mr. Sauls seconded the motion. On the roll being called:

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

Mr. Sauls motioned the Batavia Township Board of Trustees return to regular session. Mr. Dowdney seconded the motion. On the roll being called:

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

ADJOURNMENT

With no further business to come before the Board, Mr. Perry motioned to adjourn the meeting. Mr. Sauls seconded the motion. Meeting adjourned at 9:22 p.m.

Randy Perry,
Chairman

Jennifer Haley,
Fiscal Officer