

# RECORD OF PROCEEDINGS

Minutes of

October 20, 2021– SPECIAL MEETING

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

## RECORD OF PROCEEDINGS

Held \_\_\_\_\_ 20 \_\_\_\_\_

### Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP –

The Board of Trustees of Batavia Township met for a special meeting at 6:00 p.m. Wednesday, October 20, 2021, at the Batavia Township Community Center.

#### **CALL TO ORDER**

Following the Pledge of Allegiance, Jennifer Haley, Fiscal Officer, gave the roll call for the Board of Trustees. Present were: Mr. Parsons Mr. Perry, and Mr. Sauls. Also present were: Denise Kelley, Zoning Administrator and Jonathan Woche, Planning Consultant.

#### **PUBLIC HEARING – 6:00 P.M. HERITAGE FARM PD Case #B-03-21ZPD**

After the introduction of the Township Board of Trustees and staff, Jonathan Woche gave a summary of the zone change request for the 39.6 acres.

Rob Smith with D.R. Horton Developers, spoke on behalf of the development. They are proposing 81 lots, 2.12 homes per acre. Lot sizes would be increased to over 10,000 square feet. The buffer was widened to 100 feet with a tree landscape. All roads would be public. The Trustees asked questions and had comments. The meeting was open to comments on behalf of the development.

Bruce Davis, 312 Mt. Holly Rd., spoke on behalf of the development. He has 4.5 acres and will be surrounded by this development. He gave a presentation.

Yvonne Davis, 312 Mt. Holly Rd., spoke on behalf of the development. She stated this is a five-generation farm.

Ed Kluba, 3648 SR 222, spoke on behalf of the development. He would like turn lanes off of Chapel and off of Mt. Holly Rd. There have been 3 wrecks in the past week.

Those who spoke against the development:

Kip Backscheider, 2018 Plumb Lane, spoke on behalf of the Stonegate residents, against the development, concerning the rural character and traffic.

Heather Sewell, 561 Chapel, spoke against the development concerning bad accidents on her property and the traffic issues. Of ten accidents, three occurred in her front yard.

John Mario, 3609 Woodview Lane, a Stonegate resident, spoke against the development concerning bad accidents.

Kasey Drennen, 2046 Plumb Lane, spoke against the development concerning the traffic and density.

Alan Hannan, 2032 Cristata Lane, spoke against the development, density, and gas line running through the berm area. His HOA feels it should be half an acre + per home.

Patrick Stevens, 3474 Winter Holly Dr., spoke against the development concerning traffic, accidents, and home elevations.

Jeffrey Ireton, 561 Chapel commented this is his grandmother's home he lives in. He is concerned about the local school capacities. Mr. Woche mentioned this is located in the West Clermont School District.

Developer, Rob Smith, offered some rebuttal to the talking points.

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GOVERNMENT OFFICES SUPPLIES 800/274-0870 FORM NO 101 10/13

Nick Selhorst, 8956 Glendale-Milford Rd., Choice One Engineer, offered some rebuttal to the talking points regarding traffic and turn lanes. The County Engineer did not require any traffic analysis. He suggested turn lanes are not warranted.

Paul Ingram, 3573 Woodview Lane, spoke concerning the traffic, etc.

Steve Athen, 3565 Woodview Lane, spoke regarding the traffic, etc.

Mr. Sauls motioned the Batavia Township Board of Trustees continue the public hearing for Heritage Farm PD Case #B-03-21ZPD to the Tuesday, November 9, 2021 Trustees Meeting at 6:30 p.m. There was discussion. Mr. Perry seconded the motion. On the roll being called:

Mr. Sauls	yes	
Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

There was a ten-minute recess at 8:00 p.m.

The meeting returned to session at 8:16 p.m.

## Resolution 10-01-2021

Mr. Sauls motioned the Batavia Township Board of Trustees adopt **Resolution 10-01-2021** authorizing the transfer and conveyance by deed of Batavia Township's 35% interest in the real estate located at 46 Oak Street (0.387 acres with cell tower) in the former Village of Amelia to American Tower Asset Sub, LLC pursuant to the contract to purchase, and furthermore authorize Rex Parsons, Batavia Township Trustee, to sign the deed conveying the property to the buyer and all other documents necessary to close the sale of the subject real estate. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	
Mr. Sauls	yes	Motion carried

## Meeting Date Change

Mr. Sauls motioned the Batavia Township Board of Trustees move the November regular meeting to Tuesday, November 9<sup>th</sup> at 6 p.m. Mr. Perry seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	
Mr. Sauls	yes	Motion carried

## Computer Equipment

Mr. Perry motioned the Batavia Township Board of Trustees purchase a computer for the front desk and a battery backup for the server for \$2600.00.

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

Mr. Sauls	yes	
Mr. Perry	yes	
Mr. Parsons	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 8:21 p.m.

Rex Parsons  
Chairman



Jennifer Haley,  
Fiscal Officer

