

## **PRESS RELEASE**

### **Batavia Township to Continue Public Hearing For Case B-02-26Z on Coordinated Development District (CDD) to May 6, 2026 at 7:00 p.m. Board of Trustees Public Hearing**

Batavia Township, Clermont County, Ohio — The Batavia Township Board of Trustees will continue its public hearing on Case B-02-26Z, a proposed text amendment to adopt Article 50: Coordinated Development District (CDD), on May 6, 2026. This hearing is a continuation of the public hearing originally held on April 7, 2026, which was extended to allow for additional public input, Trustee discussion, and refinement of the proposed regulations.

The proposed Coordinated Development District represents a new framework for how Batavia Township evaluates and approves complex development proposals. The intent of the CDD is to provide a structured, performance-based approach that ensures development is aligned with infrastructure capacity, community character, and the Township's long-term planning goals.

#### **Background & History**

Over the past year, Batavia Township has undergone a significant transition in how it approaches planned and large-scale development.

Previously, the Township utilized Article 36: Planned Development (PD) as a regulatory tool intended to allow flexibility in development design, encourage a mix of uses, preserve open space, and promote efficient land use patterns. However, following a successful voter petition in early 2025 to repeal Article 36, the Township no longer had a formal mechanism in place to review and approve developments requiring flexibility beyond conventional zoning standards.

In response, Township staff, in coordination with the Zoning Commission and Board of Trustees, initiated a multi-phase effort to both manage existing Planned Developments and establish a new regulatory framework moving forward. This included the development and adoption of Article 46: Administration of Approved Planned Developments, which ensures that previously approved PD projects remain enforceable, as well as the ongoing development of Article 50: Coordinated Development District (CDD) as a replacement tool.

#### **Public Process & Engagement**

The development of the CDD has involved an extensive public process over several months, beginning with a series of Zoning Commission workshops throughout 2025 and continuing through formal public hearings in 2026. All meetings and workshops included public comments.

#### **June 12, 2025 – Zoning Commission Workshop**

The Zoning Commission initiated discussion on Article 36: Planned Development District, including a proposed resident-led referendum to remove the PD regulations, and established goals related to flexibility, coordinated development, and preservation of open space.

### **July 10, 2025 – Zoning Commission Workshop**

The Commission continued its discussion of a potential framework, including early concepts for a performance-based approach and concerns about density and infrastructure.

### **August 14, 2025 – Zoning Commission Workshop**

Staff presented a preliminary structure for a new district (Article 46), and the Commission discussed balancing flexibility with predictable standards.

### **September 11, 2025 – Zoning Commission Workshop**

The Commission focused on open space expectations, buffering, and compatibility with surrounding properties.

### **October 9, 2025 – Zoning Commission Workshop**

Draft concepts were introduced, including the need for formal findings for approval and alignment with the Growth Policy Plan.

### **November 13, 2025 – Zoning Commission Workshop**

The draft framework was further refined, with discussion centered on infrastructure capacity, development intensity, and community benefit considerations following the repeal of Article 36.

### **December 11, 2025 – Zoning Commission Workshop**

The Commission reviewed continued draft revisions, including transitions to adjacent uses and coordination with Article 46, which was developed to administer existing Planned Developments after the repeal of Article 36.

### **February 12, 2026 – Zoning Commission Public Hearing (Case B-02-26Z)**

The Zoning Commission held its first formal public hearing on Article 50. Staff presented the draft regulations, public testimony was received, and the hearing was continued to allow for additional input and revisions.

### **March 12, 2026 – Zoning Commission Public Hearing (Continued)**

A revised draft was presented incorporating prior feedback. Additional public comment was received, and the Zoning Commission recommended to the Board of Trustees that Article 50 be approved with conditions.

### **April 7, 2026 – Board of Trustees Public Hearing (Case B-02-26Z)**

The Board of Trustees conducted a public hearing that included a staff presentation, public comment, and Trustee discussion. The hearing was continued to allow additional time for refinement and public transparency.

### **May 6, 2026 – Board of Trustees Public Hearing (Continued)**

The continued public hearing is scheduled to allow further consideration of revisions, additional public input, and final action by the Board of Trustees.

Throughout this process, the Township received input from residents, property owners, developers, and regional stakeholders, which directly informed revisions to the draft, particularly regarding open space, buffering, infrastructure, and overall development design expectations.

### **Next Steps**

Wednesday, May 6, 2026, 7:00 p.m. Public Hearing will provide an additional opportunity for the Board of Trustees to:

- Receive additional public comments
- Discuss any remaining revisions to the draft
- Consider adoption, modification, or denial of the proposed text amendment

All interested parties are encouraged to attend and participate in the hearing.

### **Additional Information**

The current draft of Article 50: Coordinated Development District (CDD) is available for public review on the Batavia Township website.

For questions or additional information, please contact:

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