

**RECORD OF PROCEEDINGS**  
February 4, 2025-- REGULAR MEETING

Minutes of

Meeting

**RECORD OF PROCEEDINGS**

GOVERNMENT FORMS & SUPPLIES 844-224-8338 FORM NO. 10148

Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20

The Board of Trustees of Batavia Township met for their Regular Meeting at 5:00 p.m. Tuesday, February 4, 2025, 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 and Mr. Perry. Mr. Sauls was absent. Also present were Karen Swartz, Township Administrator, Taylor Corbett, Planning and Zoning Director, Cody Smith, Service Director, and Sheriff Deputy Benkelmann.

**APPROVAL OF AGENDA, MINUTES, AND FINANCIALS**

Mr. Parsons motioned the Batavia Township Board of Trustees approve the February 4, 2025 agenda as presented. Mr. Perry seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

Mr. Parsons motioned the Batavia Township Board of Trustees approve the January 2, 2025 Regular Meeting Minutes, as presented. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

Mr. Parsons motioned the Batavia Township Board of Trustees approve the January 2025 Financials as presented. Mr. Perry seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

**SHERIFF'S DEPARTMENT REPORT**

Deputy Benkelmann gave the Batavia Township crime stats for January 2025.

There were 130 offense reports, a decrease of 5% from last month. The highest crime type was theft. We took a total of 16 violent offenses, 27 property crimes, 9 personal crimes, 10 drug or alcohol-related crimes, 63 informational reports, and 6 juvenile-related offenses.

For our activity for January, we had 170 offense reports, 149 incident reports, 29 traffic arrests, 104 traffic warnings, 155 warrant services, 252 civil services, 89 assisting other Departments, 44 adult arrests, two juvenile arrests, and 247 business checks. We did 86% of the incident reports and 82% of the offense reports. There was \$3500 in recovered property for the month, which was two stolen vehicles. We patrolled 435 neighborhoods. There were no overdoses this month. There were two reported burglaries. There was one breaking and entering.

The Trustees asked about the homeless population in the cold weather. The Deputies carry items the homeless can use for warmth, supplies, etc. The Trustees would like to see the homeless become independent and not homeless and be of help if possible.

**Congressman David Taylor**

Joseph M. Abner, Congressman Taylor's Deputy District Director, addressed the Board. He assists with casework, IRS issues, Passport issues, Veteran Affairs, and Social Security.

We provide legislative support and constituents can reach out to us anytime. We provide this information back to Congressman Taylor.

We have internships for high school students for public service, Military Academies, etc.

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~~We provide Capital flags. And if anyone wants to reach us through the Union Township office. They can call us at 513-474-7777.~~

**Ohio Pace**

Chris Jones, PACE Program (Property Assessed Clean Energy) Manager spoke about the ESID (Energy Special Improvement District). This benefits businesses with energy improvements (insulation/solar).

**COMMITTEE REPORTS**

Ms. Haley gave the update for Central Joint Fire & EMS District. There was a special meeting on January 21<sup>st</sup>. The new Chief will start April 2<sup>nd</sup>. Roy Short will be appointed as Chief and Matt Brown appointed as Assistant Chief. Chief Riley is retiring on April 1, 2025.

Mr. Parsons gave the January report for Batavia Union Cemetery. Mr. Parsons presented the debts, expenditures, and appropriations in a spreadsheet for Fiscal Year 2025. We have a meeting tomorrow. In 2024, there were 32 internments, 13 of which were cremations, and this is down to almost half of 2023. Total income from sales, including Columbarium, corner markers, deeds, and transfers as well was \$12,400. Rex will try to find out how many gravesites are still available.

**SERVICE DIRECTOR REPORT**

Cody Smith, Service Director, gave the January report.

Cody reported on all the snow and ice events.

There was a leaking water line on Church Street which is the responsibility of the apartment complex owner. Clermont County Water was notified. We repaired the potholes and ditching damage.

We completed a CPR Class.

We completed multiple truck and equipment repairs after all the snow events, including washing and cleaning the equipment. We repaired several mailboxes and signs that were damaged by the snow removal, as well as yard damage due to snowplows, etc.

Cody spoke about the Union Chapel Road repairs.

**PLANNING AND ZONING DIRECTOR/INSPECTOR REPORT**

Taylor Corbett, Planning and Zoning Director, gave the January report, including the permit stats.

We had two single-family home permits in Forest Grove, two in Rosewood, four in Heritage Farms, and one multi-family home. Our average for January is \$364,225.00. That was eight single-family homes. Home sales availability includes: Rosewood has 55 more lots and 132 sales, Forest Grove has 32 and 64 sold, Heritage has 28 left with 51 sold, Billingsley has ten left in the single-family section, and 9 condos left.

Taylor reviewed the zoning complaints and there was only one this month. There are three unresolved vehicles, no permit issues. Taylor presented a list of zoning permits issued. Taylor reviewed vehicle parking issues. There is a Zoning Commission meeting on January 13<sup>th</sup> and they will address Shawnee Station. This is bisected by Union Township who has already taken action on this development. It is a par 3, 9-hole golf course with condos and a family section. This is a unique business/residential venture. There were no BZA cases for this or last month.

**TOWNSHIP ADMINISTRATOR REPORT**

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Karen Swartz, Township Administrator, gave her January report.

We attended the Ohio Township Conference, where we trained on navigating wages and unions. All Townships in Ohio received free Amazon Prime. At the CLOUT meeting, they spoke about changes at the State House and legislative priorities. There is a push to withdraw some local funding from Townships, such as marijuana sales. CLOUT is looking to hire a lobbyist to represent issues that could affect the CLOUT membership. Cody attended meetings about road maintenance, and Taylor attended some meetings about Zoning. They announced that the indigent funding has been restored. There are some changes to legal notices. We can now publish legal notices on our website. This does apply to Townships.

Karen has been working property transfers. We do have an offer on the Victorian (the old Amelia Village Hall) and this action will be moved to another agenda, since all three trustees are needed to take action.

Karen is working on the additional pickleball courts. Due to the snow, surveying could not be completed. The parking lots will be paved in the spring. There will be a construction meeting in March.

The Easter Egg Hunt will be Saturday, April 19<sup>th</sup>.

Junk Days will be Thursday, April 24<sup>th</sup> to Saturday, April 26<sup>th</sup>. Large items can be picked up with their weekly trash instead of Junk Days.

There have been some issues with Grant applications and deadlines.

We upgraded the phones, voicemail, and the entire phone system.

There was a court case that occurred at the dog park and Karen will attend that.

Karen mentioned the development case in the village of Batavia which is on the recently annexed property. Last Monday, the Village Council approved that development. They rescinded their previous ordinance that had a referendum tied to it. So, they then reapproved the development as an emergency. There was no information or documentation about what they approved presented at the meeting.

Karen attended an open house at the Batavia Nursing Home. It has improved in the last couple of years.

**Public Hearing: 6:00 Spire Development – Hospital Drive – Case B-08-24Z-PD**

Jonathon Wocher gave a summary of the case as well as the staff report. This request is to rezone 5 acres from B2 General Business District to PD Planned Development District. This is on the north side of Hospital Drive. The development is targeted for Work Force Housing. Four three-story buildings would still be reduced from 106 to 85 dwelling units. The parking spaces were increased to two spaces per unit. It was determined a full traffic study was not needed. The one-bedroom units will be 695 square feet. The three-bedroom units will be 1,115 square feet.

Scott Harold with Spire Development presented slides and handouts and spoke on behalf of the development. There are no tax abatements; we pay our taxes. The premise is that the tenants will pay 30% of their gross income on rent. We screen our tenants, conduct background checks, and verify that they have jobs.

Jonathon Wocher swore in all those who wished to speak.

Bill Albright, 4316 Marbe Lane, spoke about issues with traffic and the school's capacity. He feels this property could be used for businesses, more jobs, and not more housing.

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~~Jim West, 2103 Commons Circle, spoke in favor of the development and the need in the community.~~

Billie Kunz, 3003 Hospital Drive, Clermont County Community Services, spoke on behalf of the development.

Elizabeth Lang, 4287 Hickory Park Lane, spoke about traffic issues and needing businesses instead of more housing in this area. She asked about a pool for this development, sharing concerns they will try to use the pool at Crosspointe.

Chairman Perry advised Ms. Lang that this hearing is about the Hospital Drive Development not the Bauer Road development.

Sue Stephens, 4390 Legacy Green Dr., Crosspointe, commented that folks may use their Crosspointe pool and there will be traffic issues with Bauer Road and SR 32. Why choose the smaller areas to build apartments.

Bill Albright, 4378 Legacy Greens spoke against the development and affordable housing. He has concerns about the incomes as well as parking issues. He mentioned there is a cap on annual income that does not promote growth. Rent will only increase, mortgages will not unless there are levies, etc. He questioned if there is a deposit. He asked if this was the direction the Township wants to grow, with low housing income developments or grow with property taxes and homes. We also have no mass public transportation system and can the land be better used. The latest growth policy plan was 2016.

Carol Duvall represents Wedge Development, and land owner, spoke in favor of the development. Her father purchased all this land 50 years ago. She feels this is not low-income housing.

Ty Sellers, 2215 Memory Lane, wants more businesses for jobs and not more homes. There is too much traffic, and the Bauer Road area is very dangerous. We are also overrun with homeless people. Most people in this area go to Eastgate, as there are no quality restaurants or jobs for new housing in this area. He feels we need family homes, not apartments if you're looking for rooftops.

Greg Jacobs with Wedge Development spoke on behalf of the development. We feel this development is only 5 acres and allows for business development around it.

Levi Sellers, 2215 Memory Lane, wants more businesses, not homes. There would be too much traffic. He mentioned the 500 apartments going in the Village, 400 homes by the high school, and even more by the airport with tax abatements. He asks where the healthy restaurants are and the need for businesses selling goods instead of so many rooftops. Bauer Road, going west on SR 32, old SR32, traffic is atrocious. He asked if the Township has enough police and deputies for safety in our area.

Mr. Perry spoke that Batavia Township is more of a residential Township.

Alicia Morlatt, 65 S. Market St., Batavia, Executive Director of Clermont County Metropolitan Housing Authority, spoke about housing, vouchers, etc. The average lease time in public housing is over five years. A sliding scale based on income is desperately needed. There are only six units for every ten families looking for housing in Ohio. Alicia supports this project.

Mr. Perry asked about deposits. Tenants usually pay a one-month deposit in advance. The Township projects out approximately three years for contract for additional Sheriff Deputies. We would be looking into adding more law enforcement in the future with growth.

Ty Sellers 2215 Memory Lane, spoke about the Village's 15-year tax abatements and how it will affect everyone in the Township. This hurts our schools.

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Mr. Perry spoke that the existing residents of the Village (those not in the tax abated housing) will be paying the share for all the village housing. The Batavia Township residents will be taking the stress of these taxes as well. Mr. Parsons said taxing needs to be equal among all property owners.

Mr. Corbett clarified to the audience that this is a Zoning Hearing and that the discussion should remain focused on zoning matters. He also explained that the Township does not have authority over roadway improvements, as Hospital Drive is a County Road, and any such improvements would be determined by the County Engineer’s Office.

Mr. Parsons asked how many school-age children are anticipated to be in these apartments. Scott Harold said there should not be very many children in this development.

With no more public comments, the Public Hearing was closed at 7:45 p.m.

**Motion**

Mr. Parsons motioned the Batavia Township Board of Trustees approve **Case B-08-24Z-PD** with all recommendations and conditions as listed. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

There was a short break.

**Public Hearing: 7:55 p.m. Fairfield Homes – Bauer Road – Batavia Ridge - Case B-07-24Z-PD**

Jonathon Wocher gave a summary of the case. This would be a zone change from A-Agricultural to PD District. Mr. Wocher swore in anyone planning to speak. This is an application from Fairfield Homes requesting to rezone 9 acres. This is on the east side of Bauer Road, 120 feet north of old SR 32. This would be a multifamily townhouse residential development called Batavia Ridge. There would be two entrances on Bauer Road. It would contain 72 multifamily rental townhome dwelling units and 6 buildings with 12 dwelling units in each building. There would be a community building and a playground. There would be 8.5 dwelling units per acre. This is also for Work Force Housing.

Joe Wickham with Fairfield Homes spoke about the development. There were questions from the Board. They did not approach businesses to see if this type of project would be a need in the area. The majority of the neighboring residents were not in favor of this project.

Elizabeth Lang, 4287 Hickory Park Lane spoke against the development. She asked about the entrances and crosswalks, and if there was a pool planned. She feels the entire neighborhood of Crosspointe is against this due to its location and it will be an incredibly bad traffic issue. She would rather see businesses, not more houses in this area. We do not need more lower income.

Bill Albright, Marbe Lane, spoke against the development. He feels this is more of a prime location for business, not more housing. He attends many meetings and feels it’s only housing, not businesses.

Ty Sellers, 2215 Memory Lane, spoke about traffic and is against the development. He says he and many neighbors were not notified about this. He spoke about the water that goes directly into the East Fork watershed. Mr. Wocher stated this is not reviewed at this meeting; it would be reviewed by the water resources department. Zoning is the first step.

Bill Albright, 4378 Legacy Greens Dr. spoke against the development. He said there is no path to home ownership for these tenants. He commented if the state did not step in to recommend this, would we have Spires and Fairfield Homes here? He feels this is a ‘for profit’ project. He

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feels this development could have a potential for the residents of the new development to use the recreational activities of Crosspointe. He asked why we need a crosswalk for them to cross the street to Crosspointe. He questioned if this is approved, the State will grant the money for one project.

Jim West, 2103 Commons Circle, spoke in favor of the development.

Mr. Perry had comments. Mr. Parsons does not feel this is a good fit for this area.

The public hearing was closed at 8:53 p.m.

**Motion**

Mr. Perry motioned the Batavia Township Board of Trustees approve Case B-07-24Z-PD with 31 specifications already, with only 72 units that each have 2.5 parking spaces. Mr. Parsons asked for a discussion and does not feel this is a good fit for this location. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	no	Motion denied

**Discussion:** The Board discussed rescinding the previous action and hearing the case at a future time when all three Trustees were in attendance.

**Motion**

Mr. Perry motioned the Batavia Township Board of Trustees to rescind the previous motion for Case B-07-24Z-PD. Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

**Motion**

Mr. Perry motioned the Batavia Township Board of Trustees to continue this case in front of a full Board during a meeting at a future date. Mr. Parsons seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

**NEW BUSINESS**

**Resolution 2-01-2025**

Mr. Parsons motioned the Batavia Township Board of Trustees adopt **Resolution 2-01-2025** to discard or salvage personal property of 10 office chairs, and two office desk chairs and donate to the Adams Clermont Solid Waste District. Mr. Perry seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

**Resolution 2-02-2025**

Mr. Perry motioned the Batavia Township Board of Trustees adopt **Resolution 2-02-2025** appointing an alternate Ad Hoc Member of the Ohio Power Siting Board, Jackson Township

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Trustee Bill Wiederhold, for cases and hearings concerning the Clear Mountain Energy Center.  
Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons                                 yes  
Mr. Perry                                     yes                                 Motion carried

**Resolution 2-03-2025**

Mr. Parsons motioned the Batavia Township Board of Trustees adopt **Resolution 2-03-2025** approving the necessity of acquiring, constructing, and improving certain public improvements in the Township of Batavia with the Clermont County Energy Special Improvement District.  
Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons                                 yes  
Mr. Perry                                     yes                                 Motion carried

**Resolution 2-04-2025**

Mr. Perry motioned the Batavia Township Board of Trustees adopt **Resolution 2-04-2025** determining to proceed with the acquisition, construction, and improvement of certain public improvements in the Township of Batavia with the Clermont County Energy Special Improvement District. Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons                                 yes  
Mr. Perry                                     yes                                 Motion carried

**Resolution 2-05-2025**

Mr. Parsons motioned the Batavia Township Board of Trustees adopt **Resolution 2-05-2025** approving the levying of special assessments for the purpose of acquiring, constructing, and improving certain public improvements in the Township of Batavia with the Clermont County Energy Special Improvement District. Mr. Perry seconded the motion. There was discussion. On the roll being called:

Mr. Perry                                     yes  
Mr. Parsons                                 yes                                 Motion carried

**Special Improvement District Board Appointments**

Mr. Parsons motioned the Batavia Township Board of Trustees to appoint the following members to the Batavia Township (Clermont County) Energy Special Improvement District, Inc.: Karen Swartz, Administrator, as the Executive Appointee and Jennifer Haley, Fiscal Officer, as the Legislative Authority Appointee and Scott Gafvert, Development Specialist as the Member Appointee. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons                                 yes  
Mr. Perry                                     yes                                 Motion carried

**Resolution 2-06-2025**

Mr. Parsons motioned the Batavia Township Board of Trustees adopt **Resolution 2-06-2025** appointing Taylor Corbett, Planning and Zoning Director and Karen Swartz, Administrator, to serve on the Tax Incentive Review Council for 2025 and for each year thereafter for a term of three years or until their successors are appointed. Mr. Perry seconded the motion. There was discussion. On the roll being called:

Mr. Perry                                     yes  
Mr. Parsons                                 yes                                 Motion carried

**Proposal Approval**

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Mr. Perry motioned the Batavia Township Board of Trustees approve a proposal from Team All Sports for the Infield Conditioner for the three youth baseball fields in the amount of \$6,750.00 and to issue a purchase order from the General Fund for services to be completed at the Batavia Township Community Park. Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

**Proposal Approval**

Mr. Perry motioned the Batavia Township Board of Trustees to approve a proposal from the IWorq for enhanced services for the zoning software from an annual cost of \$3,750 to \$6,000, pro-rated until the renewal date in August 2025, for additional form creation and web submission for some permits, **contingent upon review of David Frey, Legal Counsel.** Mr. Parsons seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

**Mileage Report**

Mr. Parsons motioned the Batavia Township Board of Trustees accept the 2024 Ohio Department of Transportation’s **Township Highway System Mileage Certification Report**, effective 12/31/2024, in the amount of 79.43 miles, and execute said certification and return to ODOT no later than March 1, 2024. Mr. Perry seconded the motion. There was discussion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

**Payment Authorization**

Mr. Parsons motioned the Batavia Township Board of Trustees to authorize the following payments:

<b>Vendor</b>	<b>Amount \$</b>	<b>Fund/PO</b>	<b>Purpose</b>
Clermont County Sheriff	\$ 5,883.48	PO 8-2025	Overtime Detail Invoice 25-010
United Carpet Outlet	\$24,687.00	PO 78-2024	Carpet for Community Center
Office Furniture Source	\$ 9,113.57	PO 77-2024	Office Furniture Invoice-Pending
Compass Minerals	\$38,186.28	PO 11-2025	Road Salt – Snow Events
Hurst, Kelly & Company	\$ 5,700.00	General Fund	Financial Statements & Auditing
<b>TOTAL</b>	<b>\$83,570.33</b>		

Mr. Perry seconded the motion. There was discussion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	Motion carried



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**Personnel Actions**

Mr. Perry motioned the Batavia Township Board of Trustees hire Gary Sunday (retroactively) effective 01/10/2025 as a Temporary Service Worker at a rate of \$40.00 per hour with no benefits, to assist with snow events, as needed. Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

**Travel Approval**

Mr. Parsons motioned the Batavia Township Board of Trustees to purchase a table at the Clermont Chamber Salute to Leaders Event on April 9, 2025, in an amount not to exceed \$700.00. Mr. Perry seconded the motion. On the roll being called:

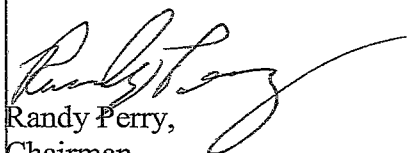
Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

**TRUSTEES DISCUSSION/OTHER ITEMS**

Karen suggested nominees for the Salute to Leaders: One Way Church and/or Bob & Judy Raub.

**ADJOURNMENT**

With no further business before the Board, Mr. Parsons motioned to adjourn the meeting. Mr. Perry seconded the motion. Meeting adjourned at 9:37 p.m.

  
Randy Perry,  
Chairman

  
Jennifer Haley,  
Fiscal Officer