

# RECORD OF PROCEEDINGS

Minutes of

February 5 – SPECIAL BOARD MEETING

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10143

## RECORD OF PROCEEDINGS

Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP

The Board of Trustees of Batavia Township met for a Special Board Meeting at 6:00 p.m. on Wednesday, February 5th, at the Batavia Township Community Center.

### CALL TO ORDER

Following the Pledge of Allegiance, Karen Swartz, Township Administrator, gave the roll call for the Board of Trustees. Present were: Mr. Parsons and Mr. Perry. Mr. Sauls was absent. Fiscal Officer, Jennifer Haley was absent. Also present was Karen Swartz, Township Administrator, and Taylor Corbett, Planning and Zoning Director.

### APPOINTMENT OF A TEMPORARY FISCAL OFFICER

Mr. Perry motioned the Batavia Township Board of Trustees appoint Karen Swartz, Township Administrator, as temporary Fiscal Officer for the Special Meeting on February 5, 2025. Mr. Parsons seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

### APPROVAL OF AGENDA

Mr. Parsons motioned the Batavia Township Board of Trustees approve the February 5, 2025 agenda as presented. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

### PUBLIC HEARING 6:00 P.M. Farmstead Development Case # B-06-24Z-PD

Taylor Corbett, Planning/Zoning Director reviewed the changes including the meeting December 17<sup>th</sup> for the property on SR222 and Chapel.

The adjustments made were the 65-foot-wide lots at both entrances were replaced with 75-foot-wide lots at the entrances. The total lots were reduced to 263 homes.

The buffering area has been updated. They added no clear zones along the wooded area and planted buffering areas where there is no woodland around the 25-acre remaining in Mr. Farmer's ownership. The space behind the 75 foot lots have landscaping where necessary and existing no clear zone along the tree line. The stormwater pond could be enlarged or shrunk depending on the final construction plans and stormwater plan.

The open space calculations were updated and were increased due to the additional 75-foot wide lots. The playground was relocated adjacent to the pool amenities to allow for more parking.

Justin Lanham from MI Homes spoke about the development. Some of the area may be cleared for the stormwater management. We added twenty 75 wooded lots to the plan, totaling 76. As a result, we've lost four lots, so now we have a total of 263 homes in the plan. We've addressed the parking issues.

Nick Selhorst with Choice One Engineering reached out to ODOT and submitted studies including improvements to Chapel Road and SR 222 intersection. There is a warranted southbound left turn lane into the development. There is an east bound left turn lane into the southern entrance. We analyzed the intersection for a possible three-way stop. The intersection does not warrant a three-way stop per ODOT. We are suggesting advanced warning signs and dedicate right-of-way for possible improvement for a true "T" intersection. ODOT did not have time to meet prior to this meeting. Mr. Selhorst provided an example of the "T" intersection.

Mr. Parsons has concerns with the adjacent farm and the potential problems with future issues that will affect the surrounding community and future residents. Whatever happens on the

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adjacent parcel will affect the people in the new development as it is an agricultural use. Mr. Parsons thanked the builder for his thoughtful review. The developer has the right of first refusal in the contract with Mr. Farmer if he decides to sell or develop the adjacent property.

Mr. Perry has issues with viewing the back of patio homes/paired villas along the state route. Justin explained there are integrated rear porches to break up the look. There is a 6-foot berm in the back with evergreen trees for screening purposes. The sides and rear are all vinyl. Residents can upgrade as they choose.

## PUBLIC COMMENTS

Karen Swartz swore in all those who wished to speak.

Matt Kuntz, 2010 Plumb Lane, found on Page 2 issues with the growth policy plan such as visible collaboration with the residents whose voices were not heard. Page 4, protecting existing neighborhoods, Matt feels this project lowers his property taxes/investment. On Page 9, Matt feels this is not in line with the patterns. The population has increased too much. On Page 10, it emphasizes density should be sensitive to the surrounding development. He feels this undermines the vision the residents invested into this community.

Lincoln Lutz, 3925 SR 222, Batavia, is disappointed we are worried about future residents and does not feel like the existing residents are being heard. He does not like the traffic study process submitted by the developer, are questioned if they are submitting accurate data. There have been 4 accidents since the last meeting. He feels we should look at the entire corridor.

Kevin Cornell, 3604 Woodview Lane, reviewed his presentation for 2024 including 114 accidents/traffic report in the 5.9 mile stretch from Batavia to SR 125. He reviewed the growing table of accidents from prior years. Kevin reviewed traffic ideas including a roundabout/ traffic circle or a traffic light.

Katy Schmid, 2156 Snyder Rd., has concerns with safety/infrastructures. There were two cars in less than a week, that pushed the guardrail. A car landed in the field. They just drive out of the fields and these are not reported accidents. She cited several accidents and the roads are not safe; Chapel is not safe. Increased population increases crime and stress on the school system.

Dale Howell, 3784 SR 222 reviewed the traffic study, that there were only 3 accidents in 2024 and these stats are incorrect. There were actually 11 crashes at that intersection. Information to the state is incorrect. Data is conflicting. There is an increase in crashes.

Nick from Choice One reviewed how the data was different in the timelines.

Bill Albright, 4316 Marbe Lane, reviewed the issues. He expressed his feelings on the Village of Batavia on recent developments, that they didn't listen to 500 voices trying to get into their meeting against tax abatements, overcrowding our schools with property taxes. He wants jobs/businesses in this community, not so many houses. He feels prime land could be used to create more jobs instead of more housing in this Township.

Elizabeth Howell, 3784 SR 222, reviewed the Growth Policy Plan. The proposed development, which is very high density, is very close to the State Park. This will change the character of Batavia Township in this area of natural resources. She is not anti-development but wants at least 3-5 acre lots for the safety and character of this area of Batavia.

Rochelle Creech and Tim Fitzpatrick, 2124 Union Chapel, asked for clarification on the buffer zone. There are concerns about future plans and environmental impact. Taylor Corbett addressed some of their questions and reviewed the history of the project.

Pamela Hoyle, 3572 Woodview Lane, asked what are the plans for the rest of the land.

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Dan Hoyle, 3572 Woodview, feels this project does not represent this area. The residents in Stonegate Farms deserve a better project.

Lincoln Lutz 3925 SR 222 asked who owns the land if this does not approve. Mr. Farmer still owns the entire property. The Township has no involvement in the property negotiations.

John Gray, 3620 SR 222, is not opposed to the development. However, the accidents are not reported. He reviewed the Growth Plan and feels it needs to be like Stonegate and does not meet the Growth Plan and Zoning Resolution.

Katy Schmid, 2156 Snyder Rd., shared opinion about the plans of Mr. Farmer's property. She is against this development.

Allison McKinley, 3596 Woodview Lane, stated her dad is a Zoning Inspector. She feels this is not safe. She asked the Trustees to consider the safety of all residents. There are issues with stop signs on Chapel Road. The whole area is an issue and the roads are not safe.

Debbie Davidson, 2265 Snyder Rd., reviewed the safety issues and we need infrastructure before starting these developments.

With no further public comments, the public portion of the meeting closed.

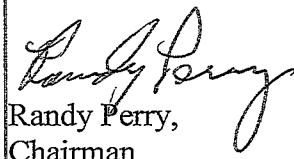
### Motion

Mr. Parsons motioned the Batavia Township Board of Trustees deny this application. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

### ADJOURNMENT

With no further business to come before the Board, Mr. Perry motioned to adjourn the meeting. Mr. Parsons seconded the motion. Meeting adjourned at 7:45 p.m.

  
Randy Perry,  
Chairman

  
Karen Swartz,  
Fiscal Officer