

RECORD OF PROCEEDINGS

Minutes of

February 24 — SPECIAL BOARD MEETING

Meeting

RECORD OF PROCEEDINGS

GOVERNMENT FORMS & SUPPLIES 844-224-8388 FORM NO. 10148

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 Monday, February 24th, 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. Perry, Mr. Sauls, and Mr. Parsons Also present were Karen Swartz, Township Administrator and Taylor Corbett, Planning and Zoning Director.

APPROVAL OF AGENDA

Mr. Parsons motioned the Batavia Township Board of Trustees approve the February 24, 2025 agenda as presented. Mr. Sauls seconded the motion. On the roll being called:

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

PUBLIC HEARING 6:00 P.M. Fairfield Homes – Bauer Road – Case B-07-24Z-PD

Jonathan Wocher swore in any speakers who wanted to speak about the case. The public was asked to sign in.

Jonathan gave a summary of the case and the continuation. This case is represented by Joseph Wickham. Fairfield Homes proposes to purchase and develop the 9.4 acres to create a multi-family townhome residential development called Batavia Ridge. The development will have two entrances on Bauer Rd. with 72 multi-family rental townhome dwelling units in six buildings. There will be 12 dwelling units in each building. It will have a community building and playground.

Fairfield Homes (Joseph Wickham) gave a summary of their development, and the planned development including amenities and parking changes that have been made to the plan.

Mr. Perry had questions about mounding at Bauer Rd. and the 3-bedroom apartments. There will be twelve 3-bedroom apartments. They are not strictly workforce apartments.

Mr. Sauls had questions about the parking area distance from Bauer Rd. Mr. Whikhman stated this development will have a dedicated manager and maintenance person. Banks or financial institutions will be investors. The rent ranges from \$590 to \$2,180 and are based on the income of the resident.

Mr. Parsons had questions about reaching out to local businesses where these residents would possibly get jobs. The parking spaces were increased because the residents are anticipated to be drivers, not walkers. The earliest construction would be in February 2026.

PUBLIC COMMENTS

Bill Albright, Marbe Lane, spoke against the development and the newly approved development by the hospital and prefers to see businesses instead of rooftops that overrun the schools.

Mike Maloney, 2277 Old SR 32, Batavia, spoke against the development. He has lived here for 40 years and feels there is no green space left in this area. He feels we don't need more traffic and asked about protecting children with fencing around the development.

Bill Albright, Legacy Greens Dr., opposes the development at this location, as there is no pathway to ownership.

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Alice Ward, Chillicothe, Ohio, property owner/co-owner, from an inheritance, spoke on behalf of the development. She noted that they have had issues with homeless camps on the property and she feels the property would be safer with the development.

Van Foster, Westerville, Ohio, co-owner of the property, spoke on behalf of the development and his family's history in the area.

John Gray, 3620 SR 222, Batavia, spoke against the development. He is concerned primarily about all the high-density developments. He feels the opposition is more than those who want the high density. He would like to see more community input about what the residents want in their township.

Ty Sellers, 2215 Old SR 32, spoke against the development. He spoke with several local residents, and he feels no one wants this project. He feels everyone goes to Mt. Orab or Eastgate as there are no businesses in Batavia to attract people.

Ken Stewart, 1845 Clough Pike, is competing in Alabama at the Police and Fire Games and is requesting donations from the Trustees.

Bill Albright, Marbe Lane spoke again against the development. He is a fifth generation in Batavia, and these landowners do not live around here.

Ty Sellers, lives across the street from this development and stated the homeless are no longer in this area.

With no further public participation, the public portion of the meeting closed at 7:02 p.m.

The Trustees had comments. Mr. Parsons feels this apartment product does not fit with the surrounding housing. Mr. Perry feels this product meets our density code with the hospital, restaurants, etc. Mr. Sauls feels the product is aesthetically pleasing to the area, even with all the opposition, the landowners don't want to sit on their empty land forever.

Motion

Mr. Sauls motioned the Batavia Township Board of Trustees approve **Case B-07-24Z-PD** with all 30 conditions. Mr. Perry seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Sauls	yes	
Mr. Parsons	no	Motion carried

There was a recess at 7:10 p.m.

The meeting was reconvened at 7:22 p.m.

NEW BUSINESS

Resolution 02-07-2025

Mr. Sauls motioned the Batavia Township Board of Trustees adopt **Resolution 2-07-2025** authorizing Karen Swartz, Township Administrator, to execute the agreement by and between Pierce Township Board of Trustees to sell all properties jointly owned by the parties to Pierce Township as outlined, as a result of the dissolution of the Village of Amelia. There was discussion. Mr. Parsons seconded the motion. On the roll being called:

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

Resolution 02-08-2025

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Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP

Mr. Sauls motioned the Batavia Township Board of Trustees adopt **Resolution 2-08-2025** authorizing the sale of property for Parcels **050102.092 & 050102.113 & 050102.121**, located at **119 West Main Street**, in the former Village of Amelia and to authorize Karen Swartz, Township Administrator to sign documents necessary to close on the real estate. Mr. Parsons seconded the motion. On the roll being called:

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

TRUSTEES DISCUSSION

Karen spoke about the 3-acre property at Old SR 32 and Brunk Rd. It needs a zone change to agricultural from OB for a single-family home that will be built on that property, if approved in March at the Zoning Commission, it will be on the April agenda. The Farmstead resubmittal may also be heard at the March Zoning Commission and then the April Trustees' meeting. Due to vacation and conflicts the Township will schedule a special meeting for April 7, 2025 to hear the Farmstead Development, if needed.

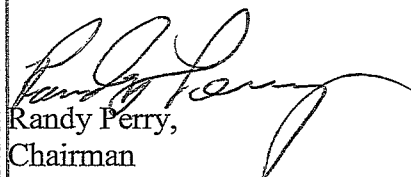
The splashpad is complete. The grand opening is scheduled for May 22nd. There was discussion about turf or sod covering the surrounding areas of the splashpad and zipline. There was also discussion about revised plans for three new pickleball courts.

Karen attended a Park Board Meeting. She will send out a survey to Batavia Township residents asking what types of activities they would like to have in the community, etc.; and if they would like a smaller scale park in the Township.

Karen and Jennifer will attend a local Government Conference March 26-28, 2025.

ADJOURNMENT

With no further business to come before the Board, Mr. Sauls motioned to adjourn the meeting. Mr. Parsons seconded the motion. Meeting adjourned at 7:57 p.m.


Randy Perry,
Chairman


Jennifer Haley,
Fiscal Officer