

Minutes of		<div>RECORD OF PROCEEDINGS</div> <div>November 5, 2025– REGULAR MEETING</div>		Meeting																												
RECORD OF PROCEEDINGS																																
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148																																
Held		Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP																														
		20																														
<p>The Board of Trustees of Batavia Township met for their Regular Board Meeting at 4:30 p.m. Tuesday, November 5, 2025, at the Batavia Township Community Center.</p> <p><b><u>CALL TO ORDER</u></b></p> <p>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, Taylor Corbett, Planning &amp; Zoning Director, Cody Smith, Service Director, and Sheriff Deputy Eyre.</p> <p><b><u>APPROVAL OF AGENDA, MINUTES, AND FINANCIALS</u></b></p> <p>Mr. Sauls motioned the Batavia Township Board of Trustees approve the November 5, 2025 agenda as presented. Mr. Parsons seconded the motion. On the roll being called:</p> <table><tr><td>Mr. Parsons</td><td>yes</td><td></td></tr><tr><td>Mr. Perry</td><td>yes</td><td></td></tr><tr><td>Mr. Sauls</td><td>yes</td><td>Motion carried</td></tr></table> <p>Mr. Parsons motioned the Batavia Township Board of Trustees approve the October 7, 2025 Regular Meeting Minutes as presented. Mr. Sauls seconded the motion. On the roll being called:</p> <table><tr><td>Mr. Sauls</td><td>yes</td><td></td></tr><tr><td>Mr. Perry</td><td>yes</td><td></td></tr><tr><td>Mr. Parsons</td><td>yes</td><td>Motion carried</td></tr></table> <p>Ms. Haley gave the October, 2025 Financial report. There was a BWC increase of 12.8%.</p> <p>Mr. Sauls motioned the Batavia Township Board of Trustees approve the October 2025 Financials as presented. Mr. Parsons seconded the motion. On the roll being called:</p> <table><tr><td>Mr. Perry</td><td>yes</td><td></td></tr><tr><td>Mr. Parsons</td><td>yes</td><td></td></tr><tr><td>Mr. Sauls</td><td>yes</td><td>Motion carried</td></tr></table> <p><b><u>SHERIFF’S DEPARMENT REPORT</u></b></p> <p>Deputy Eyre gave the Batavia Township crime stats for October, 2025.</p> <p>For the Township the Sheriff’s office took 158 offense reports in October. We had 31 violent crime reports, 30 property reports, 14 personnel reports, 14 drug/alcohol related reports, 60 information reports, and 8 juvenile reports. The highest crime type was theft.</p> <p>The Township Deputies took 64% of the incident reports and 63% of the offense reports. The Deputies alone took 100 offense reports, 38 incident reports, 8 traffic arrests, 68 traffic warnings, and 136 warrant service. We had 276 civils served and 44 assists in the Village, 2 of which the Deputies handled. We had 102 adult arrests, 3 juvenile arrests, and 141 business checks. We had \$15,132.00 stolen property recovered in October. We patrolled 329 neighborhoods and 1 vacation check request and we checked it 13 times. We had no overdoses. We had one burglary and no breaking &amp; entering reports. An incident that occurred in the park with a gunshot is currently under investigation.</p> <p><b><u>Local Scout Troop 1452 Eagle Scout Project</u></b></p> <p>Cadence Wical reported on the Eagle Scout Park project that was coordinated with Karen Swartz. This included landscaping, new bulletin boards for the shelters, new plywood, shingles on the shelter roof, painting, and placing stepping stones, etc.</p> <p><b><u>COMMITTEE REPORTS</u></b></p>						Mr. Parsons	yes		Mr. Perry	yes		Mr. Sauls	yes	Motion carried	Mr. Sauls	yes		Mr. Perry	yes		Mr. Parsons	yes	Motion carried	Mr. Perry	yes		Mr. Parsons	yes		Mr. Sauls	yes	Motion carried
Mr. Parsons	yes																															
Mr. Perry	yes																															
Mr. Sauls	yes	Motion carried																														
Mr. Sauls	yes																															
Mr. Perry	yes																															
Mr. Parsons	yes	Motion carried																														
Mr. Perry	yes																															
Mr. Parsons	yes																															
Mr. Sauls	yes	Motion carried																														
Page 1 of 8																																

RECORD OF PROCEEDINGS

Minutes of

November 5, 2025– REGULAR MEETING

Meeting

RECORD OF PROCEEDINGS

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

Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20

Ms. Haley gave the October update for Central Joint Fire & EMS District. Jennifer commented about the failure of the Levy and the potential loss of employees. They will meet on Monday.

Mr. Parsons reported on the Batavia Union Cemetery. They meet this evening.

PLANNING AND ZONING DIRECTOR/INSPECTOR REPORT

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

We had 1 single family home permit in Forest Grove, zero in Billingsley, 2 in Rosewood, and 3 in Heritage Farms.

The average sale price for houses sold in October was \$376,321.00 and the year-to-date average is \$385,118.

There were 2 resolved zoning nuisances and 1 unresolved for yard issuance. There was 1 for no permit. We brought in \$3,8\_\_ .00 for zoning certificates.

There have been 180 vehicles tagged for parking regulation violations since July 1, 2024. Six were tagged in October, 2025, 4 resolved and 2 still open. Three of these are motor vehicles and three were campers and boats. One vehicle was towed in October.

The next Zoning Commission meeting will be November 13<sup>th</sup> at 5:30. There will be two cases, a zoning map amendment for Marbe Lane and old SR74. The other is the Zoning Text amendments, discussing the next steps for PD Regulations. There is not another Township within the Cincinnati Region that does not have PD Regulations, so we are the only Township that does not have a PD District.

The BZA will be meeting November 17<sup>th</sup>.

SERVICE DIRECTOR REPORT

Cody Smith, Service Director, gave his October report for the Township.

We have performed curb repairs, sinkhole repairs, paving and patching.

All cemetery foundations were completed in Olive Branch and Lucy Run Cemetery.

We had one cremation and one full burial.

We performed our last roadside mowing.

The new 2025 Ford F600 build was completed.

The waterline project was completed.

We completed our third vault lid project at Batavia Union Cemetery.

Cody gave an update on the 2026 Road Resurfacing project.

TOWNSHIP ADMINISTRATOR REPORT

Karen Swartz, Township Administrator gave her October report.

Karen gave an update on a property owner who filed application with the Clermont County Commissioner’s Office for a type 2 annexation of two properties from the Township to the Village. The properties are delinquent on their taxes. The properties are in the Airport Zoning

Minutes of		RECORD OF PROCEEDINGS November 5, 2025– REGULAR MEETING		Meeting																									
RECORD OF PROCEEDINGS																													
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148																													
Held		Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20																											
<p>area. Karen has sent a records request for the annexation agreement. Airport management is aware of the annexation.</p> <p>We had a Township Touch a Truck event on October 11<sup>th</sup>. The Village, Sheriff's vehicles, Township Service Department, CJFED, and Republic brought vehicles, equipment, etc. Children loved the event.</p> <p>The pickleball courts are complete.</p> <p>We planted a Heritage Tree for America 250, out front of the Veteran's Park. We have a plaque on order.</p> <p>Karen and Mr. Parsons participated in the Kiwanis Field of Honor. Our Service Department helped with installation of the flags. We will have 250 flags at the Park for the America 250 in July.</p> <p><b><u>PUBLIC PARTICIPATION</u></b></p> <p>Mr. Sauls congratulated Danielle Wessel for becoming a new Batavia Township Trustee. Ms. Wessel commented she is looking forward to working with everyone.</p> <p>Bill Albright congratulated the elected Trustees. He commented he is still against too much development and is disappointed about the Fire Levy not passing.</p> <p><b><u>NEW BUSINESS</u></b></p> <p><b><u>Resolution 11-01-2025</u></b></p> <p>Mr. Sauls motioned the Batavia Township Board of Trustees adopt <b>Resolution 11-01-2025</b> authorizing the abatement, control, or removal of vegetation, garbage, refuse, or debris for the following property located in Batavia Township:</p> <table><tr><td><b>PROPERTY ADDRESS</b></td><td><b>PROPERTY OWNER</b></td><td><b>AUDITOR PARCEL ID#</b></td></tr><tr><td>376 Judd Road Amelia, Ohio 45102</td><td>Dallas P. Coning</td><td>032023D216.</td></tr></table> <p>Mr. Parsons seconded the motion. On the roll being called:</p> <table><tr><td>Mr. Perry</td><td>yes</td><td></td></tr><tr><td>Mr. Sauls</td><td>yes</td><td></td></tr><tr><td>Mr. Parsons</td><td>yes</td><td>Motion carried</td></tr></table> <p><b><u>Resolution 11-02-2025</u></b></p> <p>Mr. Parsons motioned the Batavia Township Board of Trustees adopt <b>Resolution 11-02-2025</b> authorizing a transfer of funds of \$13,000 from Legal Services #1000-110-141 to Improvement of Sites #1000-110-141. Mr. Sauls seconded the motion. On the roll being called:</p> <table><tr><td>Mr. Sauls</td><td>yes</td><td></td></tr><tr><td>Mr. Parsons</td><td>yes</td><td></td></tr><tr><td>Mr. Perry</td><td>yes</td><td>Motion carried</td></tr></table> <p><b><u>Motion</u></b></p> <p>Mr. Sauls motioned the Batavia Township Board of Trustees participate in the 2026 Road Resurfacing Program with the Clermont County Engineer for the revised and increased amount</p>						<b>PROPERTY ADDRESS</b>	<b>PROPERTY OWNER</b>	<b>AUDITOR PARCEL ID#</b>	376 Judd Road Amelia, Ohio 45102	Dallas P. Coning	032023D216.	Mr. Perry	yes		Mr. Sauls	yes		Mr. Parsons	yes	Motion carried	Mr. Sauls	yes		Mr. Parsons	yes		Mr. Perry	yes	Motion carried
<b>PROPERTY ADDRESS</b>	<b>PROPERTY OWNER</b>	<b>AUDITOR PARCEL ID#</b>																											
376 Judd Road Amelia, Ohio 45102	Dallas P. Coning	032023D216.																											
Mr. Perry	yes																												
Mr. Sauls	yes																												
Mr. Parsons	yes	Motion carried																											
Mr. Sauls	yes																												
Mr. Parsons	yes																												
Mr. Perry	yes	Motion carried																											
Page 3 of 8																													

RECORD OF PROCEEDINGS

Minutes of

November 5, 2025– REGULAR MEETING

Meeting

RECORD OF PROCEEDINGS

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

Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20

of \$525,000.00, from the previously approved amount of \$350,000 on September 2, 2025. Mr. Parsons seconded the motion. On the roll being called:

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

Motion

Mr. Parsons motioned the Batavia Township Board of Trustees donate \$500.00 to the Amelia Christmas Parade, LLC for operations of the 2025 parade to be held on December 14, 2025 at 2:00 p.m. Mr. Sauls seconded the motion. On the roll being called:

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

Motion

Mr. Sauls motioned the Batavia Township Board of Trustees authorize additional duties for the Clermont County Sheriff for pedestrian and traffic safety issues in Pleasant Acres due to the seasonal light display, in an amount not to exceed \$7,500.00. Mr. Parsons seconded the motion. On the roll being called:

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

Motion

Mr. Parsons motioned the Batavia Township Board of Trustees authorize a Purchase Order to Motorola Solutions, for the purchase of 3 portable radios in the amount of \$9,891.36. Mr. Sauls seconded the motion. On the roll being called:

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

Motion

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

Vendor	Amount	Fund/PO	Purpose
Knapheide Truck Equipment	\$48,474.00	53-2025	Snow and Ice Equipment for 2025 F-600
Roberts Paving	\$45,066.64	45-2025 & T/N	Pickleball Courts/Capital Grant
Fillmore	\$16,135.25	23-2025 & T/N	Paving Project/Change Order #1
Workers Comp	\$10,346.00	63-2025	2026 Estimated Annual Installment
Duke Energy	\$ 7,414.05	64-2025	Electric for the Back Bathroom Building Service From 2022 to Current

Minutes of		RECORD OF PROCEEDINGS November 5, 2025– REGULAR MEETING		Meeting	
RECORD OF PROCEEDINGS					
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148					
Held		Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20			
TOTAL:		\$127,435.94			
Mr. Parsons seconded the motion. There was discussion. On the roll being called:					
Mr. Parsons		yes			
Mr. Perry		yes			
Mr. Sauls		yes		Motion carried	
<b><u>5:30 P.M. Public Hearing Case B-07-25ZPD Arborside PD (aka Wilson Property)</u></b>					
Jonathon Wocher, Zoning Consultant, swore in those who wanted to speak during the public portion of the case. Jonathon summarized the case for 124.2 acres. This application is for Drees Homes. The zoning request is for rezoning from A Agricultural District to PD Planned Development District, property located on the east side of SR132, north of Judd Road. This will be a single family detached residential development.					
Matt Mains, with the Drees Company spoke about the development and offered to answer questions.					
Doug Smith, Civil Engineer with Drees also answered questions.					
Bill Albright, Marbe Lane, spoke against the development.					
Linda Hays, 3854 SR 132, is concerned, as a neighbor, about the easement and sewer capacity.					
Rosemary Bradley, 4714 Olive-Branch Stonelick Rd., had concerns about traffic, etc.					
Kim Cowan, 4744 Cabin Ridge Dr., asked about the capacity of the homes and feels we can't afford more development as it is too much on the fire department and EMS.					
Fred Kaiser, 4714 Olive-Branch Stonelick Rd., spoke against the development.					
Kate Schmidt, 2156 Snider Rd., is against the development.					
John Gray, 3620 SR222, is against the development.					
Julie Tolliver, 702 Stonelick Woods Dr., is against the development.					
Vince Front, 3960 SR 132, commented about the neighboring easement.					
Monica Taylor, 4587 Ross Road, spoke about density and traffic.					
Don Carter, 4742 Cavin Ridge, spoke about the fire department and roads.					
Katie Smith, Snider Rd., commented about lift stations and roads.					
Mark Schenke, 600 W. Loveland Ave., is a developer and spoke on behalf of this development.					
Mike Hilgeman, 3961 SR 132, spoke about the density, the Village annexing township property, etc. He feels this is a nice development and feels this is a class act.					
Kim Cowan, 4744 Cabin Ridge is against the development.					
Bill Albright, Marbe Lane, had comments.					
Erica Novak, Marathon-Edenton Rd. stated she is not from the community and shared her opinion.					
Page 5 of 8					

RECORD OF PROCEEDINGS

Minutes of

November 5, 2025– REGULAR MEETING

Meeting

RECORD OF PROCEEDINGS

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

Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20

Mr. Perry had comments. Mr. Parsons asked Mr. Frey to explain property rights of the landowners selling their land.

Matt Mains clarified the specifics of the plan and rezoning, and complimented how Drees does business.

Motion

Mr. Sauls motioned the Batavia Township Board of Trustees approve Case B-07-25ZPD Arborside PD including all conditions as outlined and Mr. Parsons added that Drees considers discussing with ODOT for a possible resolution for the SR 132 and Judd Rd intersection. Mr. Parsons seconded the motion. On the roll being called:

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

There was a ten-minute break.

Public Hearing Case B-08-25ZPD Stonelick Ridge PD 7:35 p.m.

Jonathon Woche, Zoning Consultant, gave a presentation of the case. This is a request for approval of rezoning for 425.5 acres from A-Agricultural District and ER-Estate Residential District to PD-Planned Development District with multiple involved properties. There will be 183 acres of open space, and represents 43% of the area. A traffic impact study was prepared, with recommendations submitted to Clermont County Engineer’s Office and ODOT for review. A traffic signal is recommended at SR32 Eastbound ramps at Olive-Branch Stonelick Road, a northbound right turn lane built on Olive Branch to the SR32 ramps. They recommended a traffic signal at SR32 westbound ramp and a turn lane for south bound right turns, and a roundabout and construction following ODOT standards. The project will be in five phases, starting in 2026 and the last phase projected to end in 2033.

Dan Griffin, developer, spoke on behalf of the development. He said this is more of a community, a new urbanism plan, not a subdivision, with 9 different products with gathering spaces. They are still developing Evans Farm which is a 1200-acre community. Mr. Griffin donated three acres to the Township for potential fire and EMS services. There will be a guard house for children/students waiting for bus pickup, and 6-1/2 miles of hiking trails, as well as two amenity centers.

Candy Koch, Silverwood Dr., spoke against the development.

Ed Story, 1247 Blacksmith Circle, Lexington Run, is against the development including all the issues/conditions listed.

Doug Smith, Civil Engineer for the development, explained as this is just a preliminary development plan, there is still much work to be done, including at least 8-9 months for a construction plan. The builder cannot get a building certificate to build a home until the final development plan is approved.

Matthew Clifton, 4796 Horseshoe Bend, had traffic and fire department questions.

Steven, 4790 Olive Branch-Stonelick Rd spoke on behalf of the development. He is a 4<sup>th</sup> generation in this area. Steven complimented Dan Griffin, who he feels has the best interest of the residents of Batavia Township.

John Gray, SR 222, had questions and comments about lot size recommendations and road improvements.

Minutes of

RECORD OF PROCEEDINGS  
November 5, 2025– REGULAR MEETING

Meeting

RECORD OF PROCEEDINGS

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

Held

Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP

20

Vivan Martin, 1299 Autumnview Dr., spoke on behalf of the development.

Brandon Hicks, 1386 Oaks Trail, Lexington Run development HOA President. Brandon spoke on behalf of the development and the fire department access.

Bill Albright, Marbe Lane, spoke against the development.

Rosemary Bradley, 4714 Olive Branch Stonelick, spoke on behalf of the needed EMS/fire station. Rosemary has concerns about losing wildlife.

Greg Russell, 4730 Crooked Nail, spoke against the development, density, etc.

Kevin Huther, 4720 Crooked Nail Lane, does not want this development. He wants rural, country areas, not urbanization.

Monica Taylor, 4587 Ross Road, questioned the developer about wildlife/environmental destruction and worm deaths.

Frank Koch, 4769 Silverwood does not agree with the development.

Erin Haynes, 4763 Silverwood is against the development.

Kim Cowan, 4744 Cabin Ridge spoke against the development and does not want any commercialization.

Barb Dalton, 4611 Olive Branch Stonelick Road, appreciates the nice development plan; however, she shared her concerns about lights, noise, traffic, parking, etc.

The Public Hearing is now closed.

Dan Griffin reviewed and addressed many of the concerns. Dan also spoke with the Batavia Schools Superintendent about their needs and funding.

**Motion**

Mr. Sauls motioned the Batavia Township Board of Trustees close the Public Hearing. Mr. Parsons seconded the motion. On the roll being called:

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

Jonathon Wocher read all 61 conditions for this case.

**Motion**

Mr. Sauls motioned the Batavia Township Board of Trustees approve Case B-08-25ZPD Stonelick Ridge PD including all 61 conditions and stimulations. Mr. Parsons seconded the motion. On the roll being called:

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

Page 7 of 8

RECORD OF PROCEEDINGS

Minutes of

November 5, 2025– REGULAR MEETING

Meeting

RECORD OF PROCEEDINGS

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

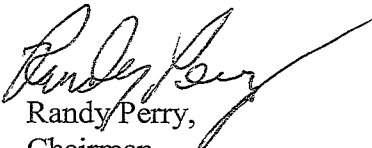
Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20

TRUSTEES DISCUSSION/OTHER ITEMS

Alex is returning to work on December 1, 2025.

ADJOURNMENT

With no further business to come before the Board, Mr. Sauls motioned to adjourn the meeting. Mr. Perry seconded the motion. Meeting adjourned at 10:37 p.m.

  
Randy Perry,  
Chairman

  
Jennifer Haley,  
Fiscal Officer