

February 12, 2010 – SPECIAL BOARD MEETING

RECORD OF PROCEEDINGS

Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP –

The Board of Trustees of Batavia Township met in a special meeting on Friday, February 12, 2010 at the Batavia Township Community Center.

After the Pledge of Allegiance, Fiscal Officer, Jennifer Haley gave the roll call for the Board of Trustees. Present were: Mr. Wilson, Mr. Cornett, Mr. Sauls, and Fiscal Officer, Jennifer Haley. Also present was Denise Kelley, Zoning Administrator. Absent was Rex Parsons, Township Administrator.

**SITE PLAN REVIEW**

**Case OD/SPO 10-01**

Denise Kelley gave an introduction of the case of the former ZF Batavia Ford Transmission Plant. Jonathan Wocher presented the case and offered a summary of the main components of the application. Tracy Green, Ohio Realty Advisors, spoke on the specifics of the application. Donald Green, VP of Ohio Realty Group also spoke about ownership. Mr. Wilson asked if anyone wished to speak for or against this plan.

Connie Bare, 1832 Clough Pike, Batavia spoke against the zone change.

Jerry Momper, 4101 Founders Blvd. voiced his opposition.

Greg Robinson, Senior Architect for U.C. thanked everyone for this meeting and spoke on behalf of the project and its economic viability/stimulus for Batavia Township.

Discussion included the future usage of the remaining acreage and buildings, landscaping, the dock, future docks, and the back of the building. Mr. Wilson explained we have a responsibility to adjoining property owners and recommended buffers and separation within the buildings because of the zero lot line. There are concerns about selling parcels of the property. Mr. Sauls questioned if these buffers can be inside the buildings. Mr. Wocher explained if a parcel is created, the county will ask Batavia Township to confirm that parcel meets zoning requirements. We cannot confirm that it meets zoning requirements unless a waiver is approved.

Mr. Tracy Green explained he views this as a way to accommodate usage through lease negotiation to allow the tenants to stabilize their future use of the site.

There were comments concerning buffers between U.C. and other tenants in the buildings, separate water and sewer taps, and the responsibility of the Trustees. Mr. Wocher explained because of the establishment of the Overlay, the Board has a better opportunity and more flexibility to look at details and evaluate what is best for the township.

Mr. Wilson motioned the Batavia Board of Trustees to continue this public hearing and discussion on March 2<sup>nd</sup> at 6 p.m. Mr. Sauls seconded the motion. On the roll being called:

Mr. Sauls	yes	
Mr. Cornett	yes	
Mr. Wilson	yes	Motion carried

Ed Boll, 4325 St. Rt. 276 spoke on behalf of the zone change.

### **ADJOURNMENT**

With no further business to come before the Board, Mr. Wilson motioned to adjourn the meeting. Mr. Cornett seconded the motion. Meeting adjourned.

Archie Wilson,  
Chairman

Jennifer Haley,  
Fiscal Officer