

SPECIAL MEETING HELD FEBRUARY 18, 2025 7:00PM

THE BOARD OF TRUSTEES OF TATE TOWNSHIP HELD A SPECIAL MEETING WITH THE FOLLOWING MEMBERS PRESENT: TRUSTEE WILSON, TRUSTEE STEIMLE, TRUSTEE DURBIN. FISCAL OFFICER KATHY BRANNOCK WAS ALSO PRESENT.

AFTER THE PLEDGE OF ALLEGIANCE, OPENING PRAYER WAS GIVEN BY JOHN WILSON.

THE PURPOSE OF THE MEETING IS TO MEET WITH THE ZONING COMMISSION AND THE BZA BOARD TO DISCUSS THE LAND USE PLAN AND ZONING CODE AND SHARE THOUGHTS WITH ANDY JUENGLING FROM MCBRIDE DALE CLARION. ALSO IN ATTENDANCE WERE: BETTY ARMACOST, DAVID ZIMMERMAN, ALICIA BLANKENSHIP, TONY TOLIN, DAVE PETRIK, JENNIFER SHINKLE, RON BULOW AND SHELBY BAIRD.

MR. JUENGLING STATED THAT THE ZONING CODE UPDATES USUALLY COME AFTER THE LAND USE PLAN HAS BEEN IMPLEMENTED. OUR CASE IS UNIQUE IN THAT THEY ARE BEING DONE AT THE SAME TIME, ALTHOUGH THE FOCUS WILL BEGIN ON THE LAND USE PLANNING AND THEN WORK ON THE ZONING CODE UPDATE AS THE LAND USE PLAN BEGINS TO TAKE SHAPE. THIS IS A PUBLIC PROCESS WITH PUBLIC INPUT. THE PLAN SPEAKS FOR THE TOWNSHIP, WHAT WORKS AND WHAT IS THE VISION.

MR. WILSON ASKED IF HE HAD SUGGESTIONS REGARDING THE OLD LAND USE PLAN. THE RESPONSE WAS THAT IT IS A GOOD STARTING POINT THAT WILL SAVE TIME. MR. ZIMMERMAN STATED THAT HE FELT WE SHOULD NAIL DOWN THE LAND USE PLAN FIRST. MS. STEIMLE AGREED TO FOCUS ON THE PLAN AND THEN THE ZONING CODE IN MODULES: ZONING DISTRICTS, USES, AND REGULATIONS.

MS. SHINKLE ASKED HOW OFTEN THE LAND USE PLAN WOULD NEED TO BE UPDATED. THE RESPONSE WAS IDEALLY EVERY 5-10 YEARS. THE ZONING CODE CAN BE UPDATED ANNUALLY. A CONSULTANT DOES NOT NEED TO BE HIRED TO DO THAT.

SHELBY BAIRD STATED THAT THE CURRENT CODE IS OUT OF DATE. HE GAVE AN EXAMPLE OF THE DAY CARE. LIFE CHOICES HAVE CHANGED. IT IS OLD AND USES OUT OF DATE CONCEPTS. IT IS NOT RESPONSIVE AND SEEMS TO BE OVERLY RESTRICTIVE.

MR. WILSON COMMENTED THAT HE BELIEVED IT IS A GOOD IDEA FOR ALL THREE BOARDS TO MEET ONCE A YEAR.

MS. BLANKENSHIP ASKED IF WE COULD LOOK AT OTHER TOWNSHIP ZONING CODES. THE RESPONSE WAS YES, ZONING CODES ARE PUBLIC RECORD AND THERE ARE NOT PLAGERISM CONCERNS. MR. WILSON COMMENTED THAT WILLIAMSBURG TOWNSHIP UPDATED THEIR ZONING CODE WITHIN THE LAST YEAR.

MR. DURBIN ASKED IF THE CODE COULD BE BROKEN DOWN IN SMALLER SECTIONS. IT WAS CONFIRMED THAT THE CODE WOULD BE UPDATED IN SMALLER SECTIONS.

MR. JUENGLING STATED THAT AT THE END OF MARCH OR BEGINNING OF APRIL AN ENGAGEMENT SUMMARY WILL BE POSTED ON THE TOWNSHIP WEBSITE AND PUBLIC INPUT WILL BE REQUESTED. SHORTLY AFTER THAT THEY WILL BEGIN WORKING ON THE CODE. AFTER THAT THERE WILL BE ANOTHER PUBLIC MEETING TO REVIEW THE INPUT.

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MS. BLANKENSHIP ASKED HOW THE PUBLIC COULD GIVE INPUT. THE RESPONSE WAS THAT THERE WILL BE PACKETS AVAILABLE FOR PICKUP, SURVEY MONKEY, SURVEYS TO PICK UP, WEBSITE TO PRINT OFF. THERE WILL BE A QR CODE TO SCAN. MR. PETRIK ASKED HOW TO KEEP THE SURVEY FROM BEING SKEWED. IT WILL BE LOOKED INTO.

MR. WILSON SAID THAT HE FELT THAT STATE ROUTE 125 AND STATE ROUTE 133 SHOULD BE THE FIRST PRIORITY. SHELBY BAIRD RESPONDED THAT THERE ARE OTHER AREAS SUCH AS MOORE ROAD AND STARLING ROAD THAT ARE WITHOUT UTILITY ACCESS. WE SHOULD NOT LOSE FOCUS ON IDENTIFYING WEAKNESSES. PERHAPS PHASES WOULD BE A BENEFICIAL STRATEGY.

MR. WILSON SUGGESTED THAT EACH BOARD VIEW THE CURRENT STUDY. HE SUGGESTED POSTING IT ON THE TOWNSHIP WEBSITE WITH A DISCLAIMER THAT IT IS NOT CURRENT. MR. PETRIK SUGGESTED PUTTING A WATERMARK ON IT STATING THAT IT IS A 1997 DRAFT. MS. ARMACOST STATED THAT THE TRUSTEES DID ADOPT THE PLAN BUT IT WAS NOT FILED WITH THE COUNTY.

MR. WILSON COMMENTED THE LAND USE PLAN COULD LEAD TO GRANTS TO PUT UTILITIES ON MOORE AND STARLING ROADS. INVESTORS HAVE BOUGHT 500 ACRES TO DEVELOP. THE TOWNSHIP NEEDS A PLAN. MR. DURBIN HAS SPOKEN TO CLERMONT COUNTY AND THEY SAID THAT THEY WILL HELP THE TOWNSHIP BUT A PLAN IS NECESSARY.

MR. JUENGLING STATED THAT MCBRIDE DALE CLARION HAS A MAP OF THE CURRENT RESIDENTIAL TAX MAP. HOWEVER THERE ARE CONCERNS THAT IT MIGHT NOT BE UP TO DATE GIVEN INCONSISTENT UPDATES FROM THE TOWNSHIP TO THE COUNTY. MR. BAIRD TO CONTINUE EFFORTS TO ENSURE MDC HAS THE MOST UP TO DATE INFORMATION.

SHELBY BAIRD COMMENTED THAT THE PLAN NEEDS TO HAVE "ADAPTABILITY AND VISION WITH A FOCUS OF WHO WE ARE." A MISSION STATEMENT FOR THE TOWNSHIP IS THE GOAL OF THE 1<sup>ST</sup> SURVEY.

SHELBY ASKED TO HAVE ANY IDEAS COMMUNICATED TO HIM. THERE ARE OBSTACLES TO ZONING CHANGES, EVERYDAY ROADBLOCKS. ONE GOAL IS TO ENSURE THAT THESE DIFFICULTIES ARE ADDRESSED IN THE ZONING CODE UPDATE.

MS. SHINKLE STATED THAT NONCONFORMING USES NOT GRANDFATHERED VOLUNTARILY DISCONTINUED GOES BACK TO ZONING FROM 2 YEARS PRIOR.

SANDY HOWISON ASKED IF THERE WOULD BE A PAUSE IN THE CURRENT ZONING CASE.

MS. SHINKLE STATED THAT WE NEED TO VISUALIZE HOW THE PLAN WOULD AFFECT EVERYONE. WE NEED TO PROCEED WITH CAUTION.

SHELBY BAIRD STATED THAT P.U.D.'S ARE NOT SOMETHING NEW. HE USED AN EXAMPLE OF THE STORAGE UNITS NEAR AIRPORT ROAD.

MR. ZIMMERMAN COMMENTED THAT WE NEED TO BE CAUTIOUS AND CREATIVE IN THE NEXT YEAR. THE BOARDS WERE ENCOURAGED TO CONSIDER IMPLEMENTING CONDITIONS AND BEING CAUTIOUS REGARDING ZONING REQUEST DURING THIS PROCESS.

MR. WILSON STATED THAT THE ZONING COMMISSION IS HEADING UP THIS PROJECT, FEEL FREE TO CALL OR ATTEND A ZONING COMMISSION MEETING. THE MEETINGS ARE HELD ON THE 1<sup>ST</sup> TUESDAY EACH MONTH AT 6:00PM.

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MOTION BY DURBIN TO ADJOURN, 2<sup>ND</sup> BY WILSON.