

MINUTES OF REGULAR MEETING HELD OCTOBER 28, 2025

The Board of Trustees Tate Township met in regular session with the following members, present Trustee John Wilson, Trustee Christen Steimle and Trustee Rusty Durbin. Kathy Brannock, Fiscal officer is absent. Pam Sandker has been appointed to record the minutes of this meeting.

After the Pledge of Allegiance, opening prayer was given by John Wilson, Mr. Wilson introduced the board.

Motion by Ms. Steimle to accept the minutes of the regular meeting held on October 14, 2025. Seconded by Mr. Durbin Roll call: Ms. Steimle yes Mr. Durbin yes Mr. Wilson yes.

Mr. Wilson read the public participation rules and asked anyone that wished to speak to sign in. There will be a limit of five minutes per person, with a limit of one hour or comments are to be addressed to the chairman of the board. The purpose of the public participation is for present and future projects.

7:03pm- New public participation open:

Bob Aranyos (2597 Moore Road) addressed the Trustees:

He asked if the Trustees have come to a resolution of what to do with the ditch line. Is this something that has been looked at?

Ms. Steimle: The trustees have talked to the property owner and visited the property and looked at it with Ed to potentially deepen it. The piece of ground on one end is where there is erosion.

Mr. Durbin: Suggested putting down more stone.

Mr. Wilson: Clermont County repaired the bridge and Tate ditched along-side the road. The road previously ran straight along his yard without a ditch. Long the lower end closer to the bridge, Clermont County planted grass seed after the bridge repair, but without rain the grass did not grow and then the ground got eroded by the future rain. The second problem is where the water is standing. A suggestion is to have the street department take a small scrape next to the tree to go to the drain area. Near the second drive, it is eroded about 6 inches. That is still a problem it is suggested to put #2 rock between lower drive and the guard rail. This should stop the erosion when the Township puts rock down. That would be about 35 feet. The Township will seek counsel because it

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is out of the township's right of way and Ed would have to take a backhoe into a private yard. This should stop any more problems. Between the two driveways, everything was done properly, so nothing needs done there.

Mr. Aranyos: Asked for the Township to put gravel down to bring his driveway level with the road.

Trustees: Replied that gravel would not work because the rock would just wash away.

Mr. Wilson: Suggested putting concrete on the end of his driveway. There would be no permit needed.

Ms. Steimle: Asked if the homeowner is comfortable with Tate crews entering onto his property to repair the issue?

Mr. Aranyos: Replied that he was.

Ron Bulow (2801 Davis Road) addressed the Trustees:

Mr. Bulow read aloud his Petition to Widen Davis Road Culvert Area (EXIBIT A). He told the Trustees that it took him 2 days to collect the signatures from the residents except for 4, who were not home. He understands that funds are limited, but still wants this on record as an issue.

Mr. Wilson: the trustees will get together with Ed to see what can be done.

7:25PM Mr. Wilson closed the New Project Public Participation.

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RON BULOW

PETITION TO WIDEN DAVIS RD CULVERT AREA

WE HAVE LIVED ON DAVIS RD FOR MULTIPLE DECADES, AND IN THIS TIME WITH INCREASING SUBDIVISIONS FORTH COMING AND IN THE PAST, ALONG WITH MY FELLOW NEIGHBORS ON DAVIS RD, AND THROUGHOUT THIS TIME OUR ROAD HAS BECOME EXTREMELY INCREASED IN TRAFFIC COUNT AND DENSITY. THROUGH OUT THIS TIME A PERSISTANT ISSUE HAS PLAGUED NOT ONLY MY FAMILY BUT ALL OF US ON OUR ROAD, INCLUDING VISITORS AND COMMERCIAL TRAFFIC AND EVEN EMERGENCY VEHICLES AS WELL.

THE ROAD PARTICULARLY ACROSS FROM 2725 DAVIS RD AT THE 3 CULVERTS UNDER THE ROAD PRESENTS A SIGNIFICANT SAFETY HAZARD TO US AND OUR COMMUNITY, EACH DAY NAVIGATING THIS NARROW PASSAGE HAS BEEN A CHALLENGING ENDEAVOR TO SAY THE LEAST, LEADING TO CLOSE ENCOUNTERS AND IF NOT ACCIDENTS IN THE PAST AND EVEN OUR LOCAL SCHOOL BUS ALMOST HAD A DEADLY INCIDENT AS WELL, VIDEO IS AVAILABLE.

THIS ISNT MERELY AN INCONVENIENCE, BUT A SERIOUS SAFETY THREAT AND CONCERN, THE PROXIMITY OF VEHICLES IN SUCH A CONSTRICTED SPACE ELEVATES THE RISK OF ACCIDENTS EXPONENTIONALY. JUST RECENTLY OUR FAMILY AND THE SCHOOL BUS WITH NEIGHBORING CHILDREN NARROWLY AVOIDED WHAT COULD HAVE BEEN A TRAGIC ACCIDENT. SUCH RISKS ARE UNACCEPTABLE AND AS OF NOW ARE AVOIDABLE AND PREVENTABLE, AND IS IMPERATIVE TO ADDRESS THIS PROBLEM NOW PROMPTLY TO ENSURE SAFETY FOR ALL ROAD USERS OF THIS ROAD.

ACROSS THE UNITED STATES, ROAD SAFETY IS A VERY CRITICAQL ISSUE, STATISTICS FROM THE FEDERAL HIGHWAY ADMINISTRATION AND HIGHWAY SAFETY INSTITUTE REVEAL THAT OVER 6 MILLION ROAD TRAFFIC CRASHES OCCUR ANNUALLY, WITH ALMOST 25% OCCURIONG TO ROAD CONDITIONS ALONE SUCH AS THESE NARROW ROADS OR BRIDGES. ROADS LIKE THIS NARROW STRETCH PLAY A VERY SIGNIFICANT ROLE IN THESE STATISTICS. IT IS CRUCIAL TO TAKE SOLID PROGRESSIVE STEPS FOR WIDENING THIS PART OF DAVIS RD WHICH OVER THE YEARS HAS ERRODED AWAY AND HAS NO GUARD RAILS, WHICH COULD REDUCE POTENTIAL HAZARDS AND EVEN SAVE LIVES.

WE THE UNDERSIGNED PROPOSE THAT THE LOCAL RD MAINT AND PLANNING DEPTS, ASSESS THIS SECTION OF DAVIS RD FOR A QUICK AND THOROUGH WIDENING BY EXDPANDING THE WIDTH AT THE CULVERTS SECTION. LETS WORK TOGETHER TO ENACT THIS VITAL CHANGE FOR A SAFER INFRASTRUCTURE FOR OUR COMMUNITY AND TO MAKE OUR RDS SAFER FOR US ALL. YOUR SIGNATURE MAKES A DIFFERENCE IN PROMPTIONG LOCAL DEPTS TO MAKE SWIFT DECISIONSIN THIS MATTER.

Exhibit A Project Updates:

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Comprehensive Plan Zoning Code Update:

The working group continues to work towards a zoning resolution. They meet every 2 weeks. Residents in the Township all received a postcard from Tate Township that requests input from everyone. The Trustees are encouraging everyone to respond. This allows the Trustees to know what direction to go when a developer brings a proposal to the Trustees. If folks have other thoughts that are zoning related, the Trustees would welcome phone calls to share their thoughts. They want more responses because it is crucial for the Township to have plenty data.

Veteran's Memorial:

There is currently a stand still on the work on our Veteran's Memorial. Waiting on the concrete until another project has been completed.

Zoning Department Project Update:

There are 10 parcels in the zoning map amendment, which is the land on State Route 125 across from the BT High School. There is a total of 10 parcels. Green Scape Landscaping (3439 St Rt 125) had been rezoned to C3. It was discussed at that time that the property next door is also a business. The purpose of this rezoning is to correct the zoning to match the business use.

Property to the West is also taxed as a business by the County. This leaves 8 parcels in between to rezone to commercial for long term development. The residents have been talked to and everything explained. Residential use will be allowed to continue.

Trustees discussed that it makes sense that the 1st parcel be changed to C2 (ID ending in ...E052) and the rest should be changed to C1. If anything changes in the future, the zoning could be changed.

Bringing this to the Trustees rather than taking applications for 10 parcels appeared to be the best way to consider this zoning change.

Mr. Wilson made a motion for a resolution initiating a map amendment to the Zoning Resolution of Tate Township, Clermont County, Ohio.

Whereas, Ohio Revised Code Section 519.12 provides that an amendment to a township zoning resolution may be initiated by the township board of trustees by resolution; and

Whereas, the Board of Trustees of Tate Township (the "Board") desires to initiate the process to amend the Zoning Resolution as it applies to Parcel Identification Nos. 323023E052, 323023E217P, 323023E048A, 323023E049A, 323023E050A, 323023E051A, 323023E192P, 323023E193P, 323023E194P, and 323023E195P

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NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Tate Township, Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

Section 1. Pursuant to Ohio Revised Code Section 519.12(A)(1), the Board hereby authorizes the initiation of a map amendments to the Zoning Resolution of Tate Township, Clermont County, Ohio, as follows and which are shown on the map schedule hereto at

Parcel No.	Acreage	Current Zoning District	Amended Zoning District
323023E052	0.67	R2	C2
323023E217P	0.98	R2	C1
323023E048A	0.09	R2	C1
323023E049A	0.09	R2	C1
323023E050A	0.09	R2	C1
323023E051A	0.09	R2	C1
323023E192P	0.01	R2	C1
323023E193P	0.01	R2	C1
323023E194P	0.01	R2	C1
323023E195P	0.01	R2	C1

Upon adoption, this Resolution shall be certified to the Tate Township Zoning Commission for processing in accordance with Ohio Revised Code Section 519.12(B)

Seconded by Ms. Steimle

Roll call: Ms. Steimle yes, Mr. Durbin yes, Mr. Wilson yes.

BT Fire Department Project Updates:

The water truck that is no longer used due to being replaced was sold at the GovDeals auction. The auction for the 1989 Summit Tender closed tonight on GovDeals.com, 10/28/2025 at 1800hrs. The winning bid on that truck was \$8,600.00. Due to that truck being replaced by a grant, it can no longer be used, it's called a Safety Use. We have a document written up and ready to be signed by the buyer that the truck will not be used

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for public safety use. Ask that the Board accept the bid on GovDeals for \$8600 for the 1989 Summit Tender.

Motion by Mr. Wilson to accept the winning bid for purchase of the 1989 Summit Tender on Gov Deals for the amount of \$8,600.00. Seconded by Mr. Durbin Roll call: Ms. Steimle yes, Mr. Durbin yes, Mr. Wilson yes.

Trustee Wilson announced that today is National 1st Responder Day. Tate Township would like to say Thank You. Please pass the word on to the rest of the Department. We have a top-notch Fire and EMS department. Other area departments look up to our department.

7:43PM Old projects Public Participation: (none)

7:44PM Motion by Mr. Durbin to end the meeting. 2nd by Mr. Wilson
Meeting adjourned.