

SPECIAL MEETING HELD JANUARY 5, 2026 7:00PM

THE BOARD OF TRUSTEES OF TATE TOWNSHIP MET IN SPECIAL SESSION WITH THE FOLLOWING MEMBERS PRESENT: TRUSTEE WILSON, TRUSTEE STEIMLE, FISCAL OFFICER KATHY BRANNOCK. ALSO, IN ATTENDANCE WAS SHELBY BAIRD, TATE TOWNSHIP ZONING INSPECTOR.

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

MR. WILSON INTRODUCED THE BOARD.

MR. WILSON ANNOUNCED THAT THE HEARING IS BEING VIDEO RECORDED. THE VIDEO AND APPROVED WRITTEN MINUTES WILL BE AVAILABLE ON TATE TOWNSHIP'S WEBSITE OR UPON REQUEST.

THE PURPOSE OF THE HEARING IS TO DISCUSS A POSSIBLE TAX AMENDMENT TO REZONE TEN PARCELS ON STATE ROUTE 125. ONE PARCEL FROM "R-2" TO "C-2" AND NINE PARCELS FROM "R-2" TO "C-1".

LEGAL NOTICE FOR THIS HEARING ON CASE 1927SB WAS POSTED ON TATE TOWNSHIP WEBSITE IN PURSUANT TO ORC 519.12 (E3-C) AND IN CONSPICUOUS LOCATON AT THE FIRE DEPARTMENT AND THE ZONING OFFICE.

THE FOLLOWING DOCUMENTS WERE MARKED AS EXHIBITS "ZC-1" THROUGH "ZC-3":

EXHIBIT "ZC-1"-LEGAL NOTICE

EXHIBIT "ZC-2"- SIGN-IN SHEET

EXHIBIT "ZC-3"- TATE TOWNSHIP ZONING INSPECTOR'S SUMMARY OF ZONING CASE 1927 SB W/ ATTACHMENTS

MR. BAIRD PRESENTED THE STAFF REPORT. THE CLERMONT COUNTY PLANNING COMMISSION REVIEWED THE CASE ON NOVEMBER 18, 2025 AND RECOMMENDED APPROVAL WITH THE STANDARD CONDITION: THAT ANY FUTURE DEVELOPMENT OF THE PARCELS MUST COMPLY WITH ANY AND ALL REGULATIONS FROM CLERMONT COUNTY, TATE TOWNSHIP, THE STATE OF OHIO, OR ANY OTHER APPLICABLE AGENCY. THE ZONING COMMISSION REVIEWED THE STAFF REPORT AND THE ZONING INSPECTOR'S REPORT ON DECEMBER 2, 2025. THEY UNANIMOUSLY RECOMMENDED TO APPROVE THE CHANGE. ZONING INSPECTOR REMINDED THE BOARD THAT THE TRUSTEES INITIATED THE CHANGE ON OCTOBER 28, 2025 BY RESOLUTION. THE ZONING CHANGE IS FOR ONE PARCEL FROM RC-2 TO C-2, NOT C-3. NINE PARCELS ARE GOING FROM R-2 TO C-1.

NO PUBLIC INPUT

ZONING INSPECTOR REMARKS:

MR. BAIRD STATED THAT HE AGREED COMPLETELY WITH THE CHANGE.

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BOARD DISCUSSION:

MS. STEIMLE COMMENTED THAT THIS WAS A MAP AMENDMENT THAT THE TRUSTEES INITIATED WITH THE GOAL TO ALIGN THE ACTUAL USE OF PROPERTY WITH THE WAY IT IS ZONED. SHE AGREED WITH THE RECOMMENDATION OF THE CLERMONT COUNTY PLANNING COMMISSION AND THE TATE TOWNSHIP ZONING COMMISSION. MR. WILSON AGREED. MR. WILSON MADE A MOTION TO APPROVE THE MAP AMENDMENT TO REZONE WITHOUT MODIFICATIONS AS INITIATED BY RESOLUTION 2025-1028. 2ND BY MS. STEIMLE. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES.

MR. WILSON MADE A MOTION TO "APPROVE THE ZONING RESOLUTION APPROVING THE AMENDMENTS TO THE ZONING MAP OF THE TATE TOWNSHIP RESOLUTION. THE RECOMMENDATION OF THE TATE TOWNSHIP ZONING COMMISSION IS HEREBY ACCEPTED. PURSUANT TO OHIO REVISED CODE SECTION 519.12(H), THE BOARD HEREBY APPROVES ZONING MAP AMENDMENTS TO THE TATE TOWNSHIP ZONING RESOLUTION TO REZONE PARCEL IDENTIFICATION NO. 323023E052 FROM RESIDENTIAL "R-2" DISTRICT TO COMMERCIAL "C-2" AND PARCEL IDENTIFICATION NOS. 323023E217P, 323023E048A, 323023E049A, 323023E050A, 323023051A, 323023E192P, 323023E193P, 323023E194P, AND 323023E195P FROM RESIDENTIAL "R-2" DISTRICT TO COMMERCIAL "C-1" DISTRICT." THIS RESOLUTION SHALL BE IN FULL FORCE AND EFFECT 30 DAYS AFTER ADOPTION. 2ND BY MS. STEIMLE. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES.

MOTION BY MS. STEIMLE TO ADJOURN, 2ND BY MR. WILSON.