

Williamsburg Township Board of Trustees Minutes

August 9, 2021

The Williamsburg Township Board of Trustees met on Monday August 9, 2021 to transact business. Chairperson Jordan called the meeting to order at 7:00 PM, and all joined in the Pledge of Allegiance to the Flag. Guy Bainum and Gary Jordan answered the roll call. Also present were Fiscal Officer, Gregory W. Carson, Brian Tatman, Kevin Wiedemann, Bobby Feimster, Dylan Arnett, T. David Burgess, Kristopher Burgess, Sam Bernard, Mike Watson, Tony Watson, Geoff Scholl, Austin Schile, Ed Boll, Vicki Boll, John Blevins, Jonna Blevins, Pam Cluxton, Jeff Cluxton and Tom Obermeyer.

Mr. Bainum motioned to approve the minutes of the last meeting. Mr. Jordan second. All yeas. Mr. Carson presented a financial report, including a comprehensive account of expenditures and receipts and the trustees accepted it.

Mr. Jordan motioned to pay the attached bills. Mr. Bainum second. All yeas.

Tom Obermeyer said that he spoke with the trustees about the noise problem at the Clear Mountain Food Park. Mr. Jordan said that we have spoke with the owner about the noise problem and parking problems. He said that we enforce zoning and the Sheriff's Office has to deal with the parking problems. He said that the owner told us that he's worked out the parking problem by shuttling from the YMCA. He said that we talked to him about the noise problem and the owner is trying to handle the problem. Mr. Obermeyer said that playing music isn't the problem, but the live bands are just too loud. Mr. Tatman said that he plans to talk to the owner again this week. Mr. Obermeyer said that a couple of times, they forgot to turn off the music and it went all night. Mr. Tatman said that he plans to talk to the owner about that issue. Mr. Obermeyer said that the neighbors want to see the business succeed, but they want to make sure that they can live by it also. He said that the owners promised elevator music at their zoning hearing. John Blevins said that he likes the idea of the business, but he wants to make sure that the noise isn't too loud so that they can all be good neighbors.

Pam Cluxton said that they are having serious problems with a lot of chaos at a neighbor's house. She said that they have found bags of prescription drugs on their property. She said that people are looking in neighbor's windows and swimming in their pool. She said that there are lots of cars in and out of their property and someone is living in the camper on the property. She said that she has called the Sheriff's Office about it and they came out. She said that there is trash piled up at the end of their driveway and it's being blown all thru the neighborhood. Mr. Tatman said that he has sent certified letters to them about the zoning issues and he's waiting for the certified card to come back. Whether if it comes back or not, he will eventually have to consult with the prosecutor's office. Mr. Wiedemann said that there is no water to that property and he knows that they have been stealing water from the church. He said that there are dog issues and worried about sewage issues. He said that he's called the dog warden about the dogs. He said that he's called the Clermont County Board of Health about them and he plans to call the EPA next. Jeff Cluxton said that the road is breaking down in front of their house and needs some gravel berm.

Austin Schile from Arbor Homes said that they are Central Indiana's largest home builder and would like to work in Williamsburg Township. He said that they have expanded into Kentucky starting in 2019 and starting to expand in Ohio. He said that they have a local property under contract in Williamsburg Township for a potential development and wants to introduce themselves and talk about their vision and our vision for the area. Mr. Jordan said that there is a lot happening in our township with the development at South Afton. Mr. Schile said that the property is not zoned residential at the moment, but will need to be changed. Mr. Jordan gave a high-level overview of how the process would work for zoning changes at the township and the county. Mr. Schile gave a proposed yield plan of how the streets and lots might look. He said that the piece of property is very attractive, because it has a stream and lots of trees that they want to maintain and they plan several ponds in the development. He said that they have already been talking to the county about the specifications from the county regarding water and sewage and ponds, etc. Mr. Jordan asked for a median price of the houses that they plan for the development. Mr. Schile said that last year, their average house was around \$250,000 and now they are averaging \$270,000, so he's guessing \$250-\$300,000 for this development. He said that they anticipate building around 50 units a year and there are about 171 units in this proposal. He said that every development has an HOA. He said that foundations and structural warranties are 10 year and "bumper to bumper" is 1 year. He said that their houses are all custom specs and are all stick built. He said that they are required by state law to make sure that all drainage issues are completed per Ohio law specifications and improve the surrounding properties.

Zoning Report

Mr. Tatman presented a zoning report. He said that there is a ZBA hearing on August 24 for a variance on Ole Way. He said that the zoning commission will meet on August 25 for the property next to Milacron. He said that he is working with the Planning Department on a revision to the zoning book for PUD's.

Cemetery & Maintenance Report

Mr. Tatman presented a report. He said that McKeever Schoolhouse is paved and they are working around the county and will be paving the other roads soon. He said that the Legion approached us about flags at Concord and Clover Cemetery and asked us to put up flag poles and they would take care of the flags. He said that the flag poles would cost around \$900/each. Mr. Jordan said that Mrs. Fee has talked to us about her rusted out culvert pipe. He said that the property is on a county road, so it is out of our jurisdiction. Mr. Tatman said that he has looked at it and talked to Mrs. Fee about how to fix it cheaply v/s a full replacement of her blacktop driveway and concrete head walls. Mr. Carson said that he spoke with the County Engineer about it and the County Engineer explained that they don't do any repairs to driveway culverts, but he could make recommendations on contractors to fix her problem. Mr. Jordan asked him to get a price on additional radar speed signs.

Emergency Services Report

Mr. Wiedemann said that he wants to replace the old scene lights on the firetrucks with LED lights and the cost is about \$750. Mr. Bainum motioned to purchase the LED scene lights for the firetrucks at a cost of \$750.00. Mr. Jordan second. All yeas.

Mr. Bainum said that he is attending a meeting with the Economic Development Department at Milacron to introduce them to the business and the county.

Mr. Bainum motioned to adjourn at approximately 8:25 p.m. Mr. Jordan second. All yeas.

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Fiscal Officer

Chairperson