

Williamsburg Township Board of Trustees Minutes
Public Hearing – Zoning Commission Cases ZC# 2026-001 and ZC# 2026-002
July 13, 2026

The Williamsburg Township Board of Trustees held a Hearing on Monday, July 13, 2026 on Zoning Commission Cases ZC# 2026-001 and ZC# 2026-002. Mr. Jordan called the meeting to order at 5:30 p.m., and all joined in the Pledge of Allegiance to the Flag. Gary Jordan, Charlie Maklem, and Guy Bainum answered the roll call. Also present were Fiscal Officer, Doug Lefferson, Maintenance Supervisor/Zoning Administrator Brian Tatman, Emergency Services Chief Jason McCarthy, Carl Hartman, Barbara Hartman, Tyler Gibbs, Frank Wolfram, Billy and Marie Deaton, Clay Anderson, Brian Bielfelt, and Ed Boll.

Mr. Jordan introduced Case ZC# 2026-001 for the approval or denial of a zone change from A-1 (agricultural) to industrial for parcel 52-35-08A-112 located at Sharps Cutoff and State Route 276. The Clermont County Planning Commission recommended the denial of the zone change. The Williamsburg Township Zoning Commission recommended denying the zone change as well. Mr. Jordan asked if anyone was present to speak in favor of the zone change. Mr. Anderson indicated he was. Mr. Jordan asked about the storage facility proposed for the parcel and the 187 storage spaces. Mr. Anderson indicated the plans were for an open-air storage area with a gravel parking lot fenced in. Mr. Bainum asked about lighting. Mr. Anderson said yes it would be lighted. Mr. Bainum asked if there would be a security camera system. Mr. Anderson said he anticipated there would be. Mr. Jordan wanted to confirm that there were no buildings planned. Mr. Anderson indicated that was correct only a fence around the perimeter. Mr. Jordan asked where the entrance to the storage area would be. Mr. Anderson indicated off of State Route 276. Mr. Jordan said we appreciate you being here tonight but there were two meetings prior on the request (Township Zoning Commission and County Planning Commission) and no one showed up at either meeting. He asked Mr. Anderson if he could help the Trustees understand that, while recognizing there were some personal matters to attend to recently. Mr. Anderson indicated he would attribute it to inexperience. He indicated he did not know about the first meeting. Mr. Tatman said he emailed him after the County meeting. Mr. Anderson said no one from the County reached out. Mr. Jordan indicated the Trustees went through all the documents, but there is a process to adjust zoning, a sequence of events that is meaningful, and the County needs the ability to ask questions to see if it's a fit. Mr. Jordan said the Zoning Commission enacts zoning standards but there is a system of checks and balances, indicating you don't go through the checks and balances when you missed the first two meetings. Mr. Jordan indicated the Trustees would be bypassing the County and Zoning Commission if they approved and he wanted to make sure the process was not circumvented and followed properly. Mr. Bainum said he did receive notification that the County denied the zone change and the Zoning Commission denied the zone change and he would not approve it knowing those two bodies denied it. Mr. Maklem said he would follow suit with the other Trustees, indicating this was his first zoning hearing but that he was a process guy and likes other eyes reviewing the request, stating that the Zoning Commission understands our zoning. Mr. Tatman said he believed that the request could be kicked back to the Zoning Commission. He also indicated the County did not give a reason for denial. Mr. Jordan recommended sending back to the Zoning Commission and asked Mr. Tatman to reach out to the County to find a reason for denial. There was no other public comment. Mr. Jordan motioned to send Zoning Commission Case ZC# 2026-001 back to the Williamsburg Township Zoning Commission. Mr. Maklem second. Roll call: Mr. Bainum – yea, Mr. Maklem – yea, Mr. Jordan – yea.

Mr. Jordan introduced Case ZC# 2026-002 for the approval or denial of a PUD (Planned Unit Development) on parcel 52-35-08D-030 located at 4145 Half Acre Road Batavia, Ohio 45103. The Clermont County Planning Commission recommended approval of the development. The Williamsburg Township Zoning Commission recommended approval of the development. Mr. Hartman did a presentation at the Zoning Commission Hearing. The request is for a PUD with 5 buildings, 14 units total, 2 bed/2 bath rental properties around 960 square feet. At the Zoning Commission Hearing, some neighbors expressed concerns with traffic and congestion, indicating people already speed through the area. Other comments at the earlier Zoning Commission Hearing were that it will be loud and some did like the idea of kids playing and yelling where neighbors could hear it. Mr. Jordan asked if there was anyone attending to speak on behalf of the request. Mr. Hartman indicated he was a consultant representing the applicant Tyler Gibbs of Maddox Development, 4026 Bach Buxton Road, Batavia, Ohio 45103 and would be speaking on behalf of the proposal. Mr. Hartman indicated the housing was in the affordable category with 2 bedrooms and 2 baths. The Cottages of Williamsburg would be similar to a development in Bethel. Mr. Hartman indicated the original agricultural zoning for this lot was approved in 1966 and many changes have occurred since then such as: State Route 32, Eastgate, and Purina and other commercial/industrial development. Agricultural use does not fit with this small lot. He indicated Batavia Township borders the back of this project. Mr. Hartman discussed the plan and rendering of the housing that had been provided to the Trustees. Mr. Hartman indicated both the County and the Williamsburg Township Zoning Commission were favorable on the project. He indicated it would be a private street with a cul-de-sac so that emergency equipment could get around and would have stormwater detention. Two-thirds of the units will have a garage and there will be curbs on the road. Mr. Jordan indicated safety was always a priority and would cars be able to get off the road into a driveway. Mr. Hartman indicated that in addition to driveways there would be parking areas and that there would be 2 spaces per unit. Mr. Hartman indicated his experience as the former County Engineer gave him insight into the design. Mr.

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Jordan asked if there had been any dialogue on potential wetlands. Mr. Hartman believed that any issue in that regard would be assessed after this approval process and they would have a subcontractor handle that. They have discussed with their consultant. Mr. Maklem asked about the playground area and would it be utilizing shredded rubber. The answer was yes. Mr. Maklem asked if there were storm sewers. Mr. Hartman said yes. There was discussion about a small creek running through the property and any water flow changes for the neighbors. Mr. Hartman said there was a water detention plan and detention pond and that the calculations are reviewed by the County. He indicated the project will meet all stormwater detention requirements. There was discussion on a catch basin piped to the detention pond. Mr. Jordan stated he would like a sign for no parking in the cul-de-sac. Mr. Gibbs said in regard to the project we will own it, build it, and be the property managers. Mr. Jordan said he has a sensitivity to children near a detention pond. Mr. Hartman indicated it was a two feet deep retention basin and that by design they included open space and the playground in the back of the project away from the detention basin. Mr. Maklem said the project border runs along the rail lines and had any consideration been given to a fence especially with Purina becoming active. Mr. Hartman indicated they thought about it but were not intending to at this time. Mr. Jordan said with traffic and speed complaints what about school buses. Mr. Maklem said the school bus will stop at the end of the private road and stay on Half Acre Road. Mr. Jordan said the traffic on Half Acre Road is significant. Mr. Bainum said the proposed roundabout at James E. Sauls Sr. Drive and Half Acre Road may help. Mr. Jordan asked if anyone opposed or with concerns would like to speak. Mr. Deaton indicated he lives right across the street from the proposed project at the corner of Half Acre Road and Oak Tree Lane. He expressed concern over headlights into his house all night long including rotating cars in the parking lot. Mr. Deaton said given a clay-based soil he has concerns about water runoff and believes the detention basin will not hold it. He indicated it may also affect the nearby East Fork. Mr. Deaton indicated he always tries to keep the ditches around his property clean out of respect for the neighbors behind him. Mr. Deaton asked if there is a 50-year flood who is responsible for the damage. Mr. Jordan said the ditches are to keep water off the road for safety, if they backup on to the road the Trustees will react. Mr. Bainum indicated in regard to heavy rains he sees a lot of drainage on the development. He thinks what they have laid out will hold it. Mr. Deaton indicated another concern was with one-year leases there was the potential for a lot of new neighbors. Mr. Deaton indicated he was not all against the project, given the lot currently has a vacant (decrepit) house, with animals, and at times homeless people, but he's a neighbor too and would like the developer to be a good neighbor. Mr. Bainum thanked Mr. Deaton for his input. Mr. Maklem asked about water from the front and back of the property. It was indicated that water from both areas would move toward the natural swell. Mr. Maklem asked how Mr. Gibbs would rate his tenants at current locations. Mr. Gibbs indicated they have had no problems; the only police activity has been checking on vacant units. Mr. Gibbs said they have strict lease requirements and that applicants must have income equal to 3 times the rent and a 600 credit score. Mr. Hartman indicated the County utilizes computer programs to analyze water detention or retention needs and they are conservative. He also indicated the project provides housing close to Purina. Mrs. Deaton expressed concern about water flow. Mr. Gibbs indicated water will move to the creek or swell on the development property. The Trustees discussed the next steps in the process. If they approve tonight, it goes back to the County. The Trustees would still have a check point on the final plan. Mr. Jordan stated he wanted a contingency in any approval regarding no parking in the cul-de-sac and no parking on the street and that water flow would be further addressed in the next part of the approval process. Mr. Hartman indicated water runoff would be submitted in the next step. Mr. Jordan again discussed safety of kids with detention ponds and Mr. Maklem indicated he was still considering a fence along the rail line for the next part of the process. Mr. Gibbs indicated a fence may cause a bigger eye sore.

There being no other public comment, Mr. Jordan motioned to approve a PUD (Planned Unit Development) on parcel 52-35-08D-030 located at 4145 Half Acre Road Batavia, Ohio 45103 with the following contingencies: 1) no parking on the cul-de-sac or on the street 2) water flow and water runoff will be satisfactorily approved by the County 3) the project obtains all necessary County agency approvals. Mr. Bainum second. . Roll call: Mr. Bainum – yea, Mr. Maklem – yea, Mr. Jordan – yea.

Mr. Maklem motioned to adjourn at approximately 6:44 p.m. Mr. Bainum second. All yeas.

Fiscal Officer

Chairperson