

RECORD OF PROCEEDINGS
MINUTES OF VILLAGE OF BLANCHESTER PUBLIC MEETING AND
REGULAR COUNCIL MEETING
July 9, 2026

The Village of Blanchester Council met in regular session and held a PUBLIC MEETING at 6:10 followed by a Regular Meeting on July 9, 2026, at 6:30 P.M. with the honorable John Carman, Mayor, presiding.

The Public Meeting was called to order at 6:12 PM.

The purpose of this hearing was to discuss an application for a Zoning Amendment by CRD Henry LLC, requesting to re-zone of the following parcel: 220081201B02400, located at 209 E. Main St., requesting a change from B-4, Community Business to B-1, Residential, Office & Limited Business.

Rachel Maples owner of the property at 209 E Main Street spoke to as why the request for a change is being made. They are wanting to turn the property from a single-family home to a duplex. The home regardless is not zoned properly.

James Constable 135 Orchard View Blanchester asked about is the rest of the block going to be reasoned properly.

James Lester – owner VRC 202 E. Main St, (the old Curless Printing Building), wanted to address his concerns with parking and that he did not want overflow parking to start happening at his business. He wanted assurance that this would not happen, and if it did what ramifications would there be that he could take.

The mayor closed the meeting at 6:28 PM

The Regular Meeting of June 11, 2026 was called to order at 6:31 PM.

Ms. Marie Brooker	Present
Mr. Grant Coffman	Present
Ms. Stephanie Hanson	Present
Mr. Reilly Hopkins	Present
Ms. Lynn Lewis	Present
Mr. Josh Parks	Present

Agenda

It was moved by Ms. Lewis and seconded by Mr. Coffman to approve the agenda.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

Swearing in of Police Officers

Sargent Ty Smith and Officer Robert Powell was sworn in by Mayor Carman and Chief Houghton.

Guest Speaker

Phil Blankenship spoke on the insurance renewal and the importance to get it taken care of now so that additional cost would not be incurred. He went over the options that were provided and gave his opinion on the option that made the most sense for us to go with.

Resolution 2026.019 – A Resolution Renewing the Contract with EBS as the Village of Blanchester's Third-Party Administrator.

It was moved by Ms. Lewis and seconded by Mr. Coffman to approve Resolution 2026.019 renewing the contract with EBS as the Villages Third Party Administrator.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

James Ponder 249 W. Fancy Street spoke on two concerns he had. The first being West Fancy Street and the second being Public Comments during council meetings. His concern with West Fancy Street is being used during the detour and there is a heavy presence of heavy commercial trucks and what it is doing to the newly paved residential road. He is stating that even with signage directing these trucks to use state routes they are still coming down this residential street. He would like to see more consistent police enforcement of keeping these trucks off the residential street and to enforce the 25 MPH speed zone. The other issue he discussed was the removal of public comment from the agenda for council meetings. He would like it to be reinstated.

Minutes

It was moved by Ms. Lewis and seconded by Ms. Hanson to approve the minutes from June 11, 2026.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

Approval of Bills and Reallocations

It was moved by Ms. Lewis and seconded by Mr. Coffman to approve the Bills/Reallocations from July 9, 2026.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

Committee Reports

Finance Committee – Mr. Hopkins reported on the finance meeting and how they would like to move forward with a new fence at the cemetery, pending cemetery board approval with the cemetery paying 70% of the cost and the general fund paying 30%. He also stated he does not want any other work to commence at the cemetery until after the election to see if the levy passes.

Safety & Service – Ms. Brooker discussed new ADA sidewalks going in and wanting to ensure that this work would be completed and is within guidelines. Next meeting is July 28th at 7:00.

Cemetery – Nothing to report

Old Business

Amend the Ohio Operators Certification in the Water and Sewer Department and making it Retro back to First Pay Period following the 1/8/2026 Council Meeting as it was not processed correctly. Should be Class I at \$50.00, Class II at \$100.00 and Class III at \$150.00.

It was moved by Mr. Hopkins and seconded by Ms. Lewis to amend the certification and make it retro to 1/8/26.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

New Business

It was moved by Mr. Hopkins and seconded by Ms. Lewis to approve the application for a Zoning Amendment by CRD Henry LLC, who requested to re-zone of the following parcel: 220081201B02400, located at 209 E. Main St., requesting a change from B-4, Community Business to B-1, Residential, Office & Limited Business.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

It was moved by Ms. Lewis and seconded by Mr. Parks to approve Resolution 2026.016 – A Resolution Declaring It Necessary to levy a Tax in Excess of the Ten Mill Limitation and Declaring an Emergency.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

It was moved by Mr. Parks and seconded by Mr. Hopkins to approve Resolution 2026.017 – A Resolution Establishing New Fund 2913, BWC Safety Grant.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

It was moved by Ms. Lewis and seconded by Ms. Hanson to approve Resolution 2026.018 – A Resolution for Supplemental Appropriations.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

Discussion Item – Mr. Coffman asked to discuss adding a line item in the department portion of the agenda where council had the opportunity to have an open discussion on any item, they felt they needed to discuss or needed attention.

It was moved by Mr. Hopkins and seconded by Mr. Parks to approve the addition of this line item on the agenda prior to the mayor report in the department report area.

Vote: Yea –Ms. Brooker, Mr. Coffman, Ms. Hanson, Mr. Hopkins, Ms. Lewis, Mr. Parks
 Nay – None

Motion Passed

Department Reports

Solicitor – The Solicitor reported on the towing lot in the middle of town and that the only way you could make them obtain soil samples is if an officer of the Village made a written complaint to the EPA stating that they believed there a violation taking place. Councilman Hopkins believes this should be done to ensure that the area isn't contaminated and causing damage to the surrounding area.

Parks – The Parks Dept. reported the next Party in the Park is July 17th.

Police – The Chief provided his monthly report and the additional training the officers were receiving. He also thanked the street department for their help in providing barricades during the 4th of July and Mr. Hopkins would like him to investigate the purchasing of industrial barricades that could be used. Cops and Bobbers was a huge success with around 110 kids coming out to enjoy the event. National Night Out will be the next event held on Aug. 4, 2026 from 6-8 followed by fireworks.

Street – Russ Kidd had nothing to report

BPA – Nothing to report.

Zoning/Maintenance – Chris Hilderbrandt nothing to report.

Fiscal Officer – Fiscal Officer had nothing to report.

Mayor – Mayor Carman discussed with council the need for a special meeting in August for the approval of the Reservoir #3 bids. Council decided that August 26th at 6:30 would be the best time. The mayor then discussed his reasoning around why it was necessary that he moved forward upholding the previous Ordinance stating that the inside KWT be split 50% BPA and 50% Village instead of the Village receiving 100% of the tax. He stated just because we were receiving the 100% of the tax, the BPA requested it to be split again since they are trying to raise the money for the new substation, he said an Ordinance was already in place stating that this is how it was supposed to be done..

It was moved by Mr. Hopkins and seconded by Ms. Brooker that the meeting be adjourned at 8:03 PM. All agreed to adjourn.

Approved: Regina Johnson

Mayor: John M Carman

Attest: Regina Johnson

