

RECORD OF PROCEEDINGS
MINUTES OF VILLAGE OF BLANCHESTER PUBLIC MEETING AND
REGULAR COUNCIL MEETING
AUGUST 13, 2026

The Village of Blanchester Council met in regular session and held a PUBLIC MEETING at 6:00 followed by a Regular Meeting on August 13, 2026, at 6:30 P.M. with the honorable John Carman, Mayor, presiding.

The Public Meeting was called to order at 6:04 PM.

The purpose of this hearing was to discuss an application for a Zoning Amendment by DDC Management, requesting to re-zone of the following parcel: 220060103000200, Located off Middleboro Rd. Blanchester, Ohio. They are requesting a change from R-1, Rural Residential to PD - Planned development.

Jon Bills – DDC Management – Spoke about creating a 58-acre subdivision with a partnership with Ryan Homes on Middleboro Rd/Watkins Rd. They plan to build approximately 168 additional homes, contain about 40% green space, with new homes ranging around \$330,000. He provided a map of the location and what the area would look like. As much of the surrounding tree area that can remain undisturbed, would be.

The following were there with their concerns for the property.

Mike Arnoldson – 139 Watkins Road, concerned with the gulley in the field and how it would handle the drainage. He doesn't feel it would be adequate. Concerned about the additional traffic on Watkins Rd. can't handle it. Would we need bigger schools? He enjoys the small community.

Donna Perry – 133 Watkins Rd, concerned with the sewers being able to handle the additional load, since they are already backing up. Concerned with the traffic and how the schools would handle the influx of school enrollment, as well as additional policing that would be necessary.

Clarence Mills – 137 Watkins Rd, had the same concerns as the first two. He also wanted to know about snow removal.

Mike Wedig – 1370 Middleboro Rd, concerned with storm water run off and the permits necessary to do the work. Wanted to know if the green space around the perimeter is existing or newly constructed green space.

Jennifer Dameron - 143 Watkins Road, had the same concerns as above. Drainage, traffic, schools, policing among top priorities.

Kyle Wilson – 372 Watkins Rd, had the same concerns as above since 60% of his property will butt up to the new property. His main concerns were drainage and schools.

Jerry Walker – 215 Middleboro Rd, had concerns about the drainage. Where is the extra water going to go once you elevate the area?

Susan Walker – 215 Middleboro Rd, had the same concerns as above. Concerns over light and noise pollution and dogs.

Jon Bills – DDC Management followed up to the questions and concerns. Stated this is the first step. The zoning. The next steps are where the questions would be addressed. Engineer drawings would be made up next. Nothing can proceed until the Village approves all designs. Extensive studies have to be done by all involved. He did state though that any water that currently comes onto the site, they are responsible for controlling. They can not divert water onto other properties. He also stated that this project is looking to be a 5-year process. This would ease the influx on the schools. The intent on the Green Space is to leave the green space that is already there.

The mayor closed the meeting at 6:46 PM

The Regular Meeting of June 11, 2026 was called to order at 6:47 PM.

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

Absence

It was moved by Mr. Hopkins and seconded by Ms. Brooker to excuse Grant Coffman and Josh Parks from the meeting.

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

Motion Passed

Agenda

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

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

Motion Passed

Guest Speaker

Josie Grediger – Girl Scout Troop #45988 presented the Village with the U.S. Flag Retirement Drop Box that now sits out by the flag pole.

Minutes

It was moved by Ms. Lewis and seconded by Mr. Hopkins to approve the minutes from July 9, 2026.

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

Motion Passed

Approval of Bills and Reallocations

It was moved by Ms. Lewis and seconded by Mr. Hopkins to approve the Bills/Reallocations from August 13, 2026.

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

Motion Passed

Committee Reports

Finance Committee – Mr. Hopkins reported on the finance meeting held prior to the Public Hearing and reported that the Parks Department came to them seeking permission to build a Pavilion/Stage in the Green Space in town.

It was moved by Ms. Lewis and seconded by Ms. Hanson to approve the building of a Pavilion/Stage by Tissandier Const., paid for by the Parks Department not to exceed \$43,000.00

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

The Parks Department asked for a fund to be set aside for Donations for the traveling Veterans Memorial Wall, that is coming in Sept. 2027. He stated the zoning department is looking into a recycling program for the Village. He will be sending out a survey on Facebook to see the interest of this. The Street Department asked for approval to do road work on Ash Lane. The mayor brought to them a revised pay scale for the Chief, and then asked for them to consider moving him to step G.

It was moved by Ms. Lewis and seconded by Ms. Brooker to approve the new pay scale and raise for Chief Houghton to Step G on the next full pay period.

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

It was brought to the finance department by Chief Houghton the Lyndsey Ahrmann, PD Clerk, by given a step raise from I to J effective the next full pay period. It was moved by Ms. Lewis and seconded by Ms. Brooker to approve the step raise for Lyndsey Ahrmann from step I to step J.

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

He also brought to council that the mayor is getting bids for new “Welcome to Blanchester” signage that would be on 28 near Dudley Road and on 28 near the Street Department. Hope to have this information by next meeting.

Safety & Service – Ms. Brooker had nothing new to report, but did say the sidewalk committee is still working on things. Safety rail in front of the Municipal Building should be installed in September.

Cemetery – Reported that mowing bids will be accepted between September 1 – October 2, 2026 until 4:00 PM and will be read at the next Cemetery Board Meeting on October 6, 2026. You can find all contract information for the mowing contract on the Village Web Page and Facebook account. They are also working on a donation letter that will be sent out to all residents, for those that might want to donate to the Cemetery for upkeep and restoration. They will have a Cemetery Clean Up day on October 6th, and are looking for volunteers who might want to help.

Old Business

New Business

It was moved by Ms. Lewis and seconded by Mr. Hopkins to approve the application for a Zoning Amendment by DDC Management, requesting to re-zone of the following parcel: 20060103000200, Located off Middleboro Rd. Blanchester, Ohio. They are requesting a change from R-1, Rural Residential to PD - Planned development.

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

Motion Passed

There was discussion on Ordinance 2021.016 to repeal it. There was discussion from several council members both for and against it. It was moved by Mr. Hopkins and seconded by Ms. Lewis to table the Ordinance 2021.016 – An Ordinance governing Muzzling of Animals.

Vote: Yea – Ms. Hanson, Mr. Hopkins, Ms. Lewis
 Nay – Ms. Brooker
 Absent – Mr. Grant Coffman and Mr. Josh Parks

Motion Passed

It was moved by Ms. Lewis and seconded by Mr. Hopkins to approve Resolution 2026.020 – A Resolution Authorizing the Mayor to Prepare and Submit an application to participate in the OPWC State Capital Improvement Project for Fancy St. Water Tower and Declaring it an Emergency.

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

Motion Passed

It was moved by Ms. Lewis and seconded by Ms. Hanson to approve Resolution 2026.021 – A Resolution Establishing New Fund No. 4904, OPWC Grant for the Fancy St. Water Tower Rehabilitation Project, and declaring an emergency.

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

Motion Passed

It was moved by Ms. Lewis and seconded by Ms. Hanson to approve Resolution 2026.022 – A Resolution Authorizing the Mayor to Apply For, Accept and Enter into a Water Supply Revolving Loan Account (WSRLA) Agreement on Behalf of the Village of Blanchester for Construction of Water Facilities; and Designating a Dedicated Repayment Source for the Loan and declaring an emergency.

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

Motion Passed

It was moved by Ms. Lewis and seconded by Mr. Hopkins to approve Resolution 2026.023 – A Resolution to Make Return of Nuisance Property Mowing to the County Auditor.

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

Motion Passed

It was moved by Ms. Lewis and seconded by Mr. Hopkins to approve Resolution 2026.024 – A Resolution Accepting the 2027 Alternative Local Government Fund Formula.

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

Motion Passed

Department Reports

Solicitor – The Solicitor reported on the request a draft for a referral to the EPA. He gave out a rough draft and asked for everyone to review for any changes.

Parks – The Parks Dept. reported the next Party in the Park is August 14th weather permitting.

Police – The Chief provided his monthly report and then presented a power point slide show on the Flock Cameras that we have. There is a slide show to anyone who is interested in it. He did state at the end of his presentation, that as of right now, we will not be renewing our contract for the use of Flock Cameras after April 2027. He also spoke on National Night Out and thanked everyone involved in its success.

Street – Russ Kidd had nothing to report

BPA – Reported that their meeting scheduled for the 20th of August would now be held on the 25th at 6:30 to allow for bidding of the reservoir.

Zoning/Maintenance – Chris Hilderbrandt reported that he is still working on the situation with Krimmer Auto Body Towing. The solicitor was not ready to discuss it any further at this time. He next discussed the possibility of the Village adopting a resolution for an Insurance Recovery Fund. This would make it to where if there was a property that received damage that the funds would be put into the fund to insure the house or business is repaired.

It was moved by Mr. Hopkins and seconded by Ms. Lewis to have the solicitor draft a resolution for this.

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

Council Members – Stephanie Hanson brought up that she would like to see public comment come back with stipulations. She suggested only home owners could speak during the public comment and all others would go through the mayor to be put on the agenda. The solicitor stated he is not sure that is possible to do that way, but would look into it. Reilly Hopkins wanted to explain why he voted for the Flock cameras.

Fiscal Officer – Fiscal Officer had nothing to report.

Mayor – Nothing to report.

It was moved by Mr. Hopkins and seconded by Ms. Brooker that the meeting be adjourned at 8:29 PM. All agreed to adjourn.

Approved: _____

Mayor: _____

Attest: _____

DRAFT