

RECORD OF PROCEEDINGS
MINUTES OF VILLAGE OF BLANCHESTER PUBLIC MEETING AND
REGULAR COUNCIL MEETING
June 11, 2026

The Village of Blanchester Council met in regular session and held a PUBLIC MEETING at 6:10 followed by a Regular Meeting on June 11, 2026, at 6:31 P.M. with the honorable John Carman, Mayor, presiding.

The Public Meeting was called to order at 6:10 PM.

The purpose of this hearing was to discuss an application for a Zoning Amendment by Certa Tyler Blanchester, LLC. re-zoning of the following parcels: 220081008000000, 220081010000000, 220081011000000, 220081007000000, 220081001000000, 220081002000000, 220081003000000, 220081006000000, 220081005000000, 220081011000100, 220081011000200. Located on E. Cherry St., Formally CCPI Merger SUB Inc. requesting a change from I-1, Restricted Industrial to I-2, General Industrial.

It was noted that McCabe Lumber is looking to purchase the lots. It would be for manufacture sales and storage of building materials. Some buildings that are there now could be torn down. They are looking to employ about 100+ employees.

Ms. Peggy Mills, 706 Cherry St., inquired about the hours of operation and about how truck traffic was going to affect the area. She wanted to know how this would affect property value and asked about what would happen if another business came in later, and was concerned if they would have odors.

James Constable, asked why is the change necessary and asked for a conditional use to be used.

Robert Uitsch, 833 Cherry St., made comments and asked if there would be a smell that would be emitted and how it would affect property values.

The Mayor closed the public hearing at 6:25 PM.

The Regular Scheduled Council 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	Absent

It was moved by Mr. Hopkins and seconded by Mr. Coffman to excuse Mr. Parks.

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

Motion Passed

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
 Nay – None
 Absent – Mr. Parks

Motion Passed

Guest Speaker

Minutes

It was moved by Ms. Lewis and seconded by Mr. Coffman to approve the minutes from May 28, 2026.

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

Motion Passed

Approval of Bills and Reallocations

It was moved by Ms. Lewis and seconded by Ms. Brooker to approve the Bills/Reallocations from June 11, 2026.

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

Motion Passed

Committee Reports

Finance Committee – Mr. Hopkins reported on the finance meeting and how they would like to make an official business district and what benefits that would have to the village. The mayor is working on getting quotes for upgrades at the cemetery that are necessary, but could only be done with a new levy.

Safety & Service – Ms. Brooker had nothing to report. Next meeting is July 30th at 7:00.

Cemetery – Nothing to report

Old Business

It was moved by Mr. Hopkins and seconded by Ms. Hanson to adopt Resolution 2026.014 Declaring it Necessary to Levy a Tax in Excess of the Ten Mill Limitation in the amount of 1.25 Mill to be passed as an emergency.

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

Motion Passed

It was moved by Mr. Hopkins and seconded by Mr. Coffman to suspend the rules for Resolution 2026.015 – A Resolution Amending Resolution 2022.007 and the Village of Blanchester Public Comment Policy declaring it an emergency

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

Motion Passed

It was moved by Mr. Hopkins and seconded by Ms. Lewis to adopt Resolution 2026.015 A Resolution Amending Resolution 2022.007 and the Village of Blanchester Public Comment Policy as an emergency.

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

Motion Passed

New Business

It was moved by Ms. Lewis and seconded by Ms. Brooker to approve rezoning of the following parcels: 220081008000000, 220081010000000, 220081011000000, 220081007000000, 220081001000000, 220081002000000, 220081003000000, 220081006000000, 220081005000000, 220081011000100, 220081011000200 changing them from I-1, Restricted Industrial to I-2, General Industrial

Mr. Hopkins asked was it possible to ask them to donate a small portion of the land for a park for the residents in that area.

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

Motion Passed

Town Hall Meeting to be held July 30th at 6:30 with the first topic being the Village Cemetery Levy.

Discussion Item - none

Department Reports

Solicitor – The Solicitor reported on the towing lot in the middle of town and the ORC states that junk vehicles must not be seen from the street.

Parks – The Parks Dept. reported Party in the Park and Splash Day is coming up. Also Cops and Bobbers is coming up.

Police – The Chief was not present, but did provide his monthly report.

Street – Russ Kidd was not present, but the mayor said he is working on potholes and brush clearing.

BPA – Nothing to report.

Zoning/Maintenance – Chris Hilderbrandt nothing to report.

Fiscal Officer – Fiscal Officer had nothing to report.

Mayor – Mayor Carman reminded everyone that July 9th at 6:10pm is the next public hearing for 209 E Mian St. He then thanked everyone for the donations and contributions for the flower planters from everyone.

It was moved by Mr. Hopkins and seconded by Ms. Brooker that the meeting be adjourned at 7:14 PM. All agreed to adjourn.

Approved: July 10, 2016

Mayor: John M Carman

Attest: Regina Johnson