

**RECORD OF PROCEEDINGS  
MINUTES OF VILLAGE OF BLANCHESTER ZONING PUBLIC HEARING  
PRE-COUNCIL MEETING**

The Village of Blanchester Council held a Public Hearing before the regularly scheduled council meeting on December 12, 2024, at 6:45 p.m. with the honorable Mayor John Carman, presiding.

**All Present:**

Mr. William Garner	Present
Mr. Don Gephart	Present
Mr. John Hill	Present
Mr. Reilly Hopkins	Present
Mrs. Lynn Lewis	Present
Mr. Josh Parks	Present

**Agenda**

**PUBLIC HEARING MEETING**, Thursday, December 12, 2024 at 6:45 P.M.

- Re-zoning change from I-1 Light Industrial to B-1 Single Family Dwellings
- Discuss updates and changes to Village Ordinance 90.017, Regarding Ordinance 2016.020 an Ordinance Establishing Various Fees, Business Signage, Metal Storage Containers

**Owners and Parcel numbers:**

1. David Bauer Custom Homes 504 Cherry St.  
Parcel # 220-08-11-06-0000-00

Solicitor James Barbier sworn in residents to speak and the following gave testimony.

James Constable  
Venessa Sevier  
David Bauer

It was moved by council to table zoning change at this time.

It was moved by Mr. Reilly Hopkins and 2<sup>nd</sup> by Mrs. Lynn Lewis to adjourn meeting at 7:02 PM.

Approved: December 30, 2024

Mayor: John M. Carman

Attest:

Reyna Johnson

RECORD OF PROCEEDINGS  
MINUTES OF VILLAGE OF BLANCHESTER REGULAR COUNCIL MEETING  
DECEMBER 12, 2024

The Village of Blanchester Council met in Special session on December 12, 2024 at 7:03 p.m. with the honorable John Carman, Mayor, presiding.

Mr. William Garner	Present
Mr. Don Gephart	Absent
Mr. John Hill	Present
Mr. Reilly Hopkins	Present
Mrs. Lynn Lewis	Present
Mr. Josh Parks	Present

It was moved by Mr. Hopkins and seconded by Mr. Parks to excuse Mr. Gephart from the meeting.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
              Nay – None  
              Absent – Mr. Gephart

**Motion Passed**

**Agenda**

It was moved by Mrs. Lewis and seconded by Mr. Parks to approve the amended agenda after striking item #11, executive session.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
              Nay – None  
              Absent – Mr. Gephart

**Public Comment -** James Constable 135 Orchard View Lane, Blanchester – Wanted to discuss appropriations, and if we were doing them properly.

**Approval of Minutes**

It was moved by Mrs. Lewis and seconded by Mr. Hill to approve the Minutes from November 14, 2024.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
              Nay – None  
              Absent – Mr. Gephart

**Approval of Bills and Reallocations**

It was moved by Mrs. Lewis and seconded by Mr. Hopkins to approve the Bills and Reallocations from the December 12, 2024.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
              Nay – None  
              Absent – Mr. Gephart

**Motion Passed**

**Committee Reports**

**Finance Committee** – Brought forward a revised PayScale for council approval for the Street Department, Zoning and Police Department.

It was moved by Mrs. Lewis and seconded by Mr. Hopkins to move forward on adopting this new pay scale.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis  
              Nay – Mr. Parks  
              Absent – Mr. Gephart

It was moved by Mrs. Lewis and seconded by Mr. Hopkins to change the name from zoning commissioner to Code Enforcement Officer.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
              Nay – None  
              Absent – Mr. Gephart

**Motion Passed**

It was moved by Mr. Hopkins and seconded by Mrs. Lewis to move forward on hiring a new Code Enforcement Officer, Chris Wilson. It was agreed to bring him in at Step D on a part time basis.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis  
              Nay – Mr. Parks  
              Absent – Mr. Gephart

**Motion Passed**

It was moved by Mr. Hopkins and seconded by Mrs. Lewis to take Paul Daniels, Street Commissioner from Step E to Step F in the pay scale.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis,  
              Abstain - Mr. Parks  
              Nay – None  
              Absent – Mr. Gephart

**Motion Passed**

It was moved by Mrs. Lewis and seconded by Mr. Hopkins to move Lindsey Arhmann, Police Clerk from Step G to Step H in the PayScale

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis,  
               Abstain - Mr. Parks  
               Nay – None  
               Absent – Mr. Gephart

**Motion Passed**

Special Finance Meeting set for December 20, 2024 at 10:00 to discuss next year's budget

**Safety & Service** – Nothing to Report

**Cemetery** – Took two trees down and they do have a problem with black carpenter ants at the cemetery. Inspections of trees are now underway.

**Old Business**

Ordinance 2024.022 Ordinance to Amend Ordinance 90.017 titled, Zoning Ordinance of Blanchester.

It was moved by Mrs. Lewis and seconded by Mr. Hill to move forward on the first reading on updating this Ordinance.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
               Nay – None  
               Absent – Mr. Gephart

**Motion Passed**

**New Business**

Ordinance 2024.021 Ordinance initiating Amendment to the Village of Blanchester Zoning Map.

It was moved by Mr. Hopkins and seconded by Mrs. Lewis to move forward on the first reading on updating this Ordinance with following change, should read I1 to B1.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis  
               Nay – Mr. Parks  
               Absent – Mr. Gephart

**Motion Passed**

**Department Reports**

**Solicitor** – Nothing to Report

Reilly Hopkins asked if the Solicitor could investigate the abandoned (fire destroyed) buildings in the middle of town. What can we do about them.

**Parks** – Distributed a calendar of events for the Parks Dept. for next year. Breakfast with Santa was a big turnout this year as well as the Holiday events this past weekend.

**Police** – The Chief discussed the opportunity to purchase flock cameras. He believes this is what the community needs to stay up to date on crime fighting. Areas that would benefit from the cameras would be the center of town, and the school. Discussed body worn cameras, and asked council to contact him directly if there are questions. Discussed the policy on police pursuits. The Blanchester Police Department was recognized by the Ohio Associations of Chiefs of Police Law Enforcement Foundation for outstanding community engagement. Reviewed monthly stats on what the department has accomplished. Food and money were given to the Glen Memorial Fund for Christmas. 2 officers attended additional training.

**Street** – Paul stated that the salt bin is underway. Attended ODOT winter storm training. Has started putting the bases in the ground for the RFB signs. Sent out letter of support to ODOT for the RFB signs.

**BPA** – Nothing to report

**Zoning** – Nothing to report

**Fiscal** – Nothing to report

**Mayor** – The mayor asked council for approval of a not to exceed \$1,350 to be used for employees Christmas gift.

It was moved by Mrs. Lewis and seconded by Mr. Parks to allow the mayor to spend an amount of not to exceed \$1,350 for employee's Christmas.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
              Nay – None  
              Absent – Mr. Gephart

#### **Motion Passed**

The mayor did ask all council to please review the codification books that were now complete for any errors. Once these are reviewed, we will be able to move forward with giving the public access to them, which will allow them to see items quicker.

It was moved by Mr. Hopkins and seconded by Mr. Parks that the meeting be adjourned at 8:25 PM.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
              Nay – None  
              Absent – Mr. Gephart

#### **Motion Passed**

Approved: December 30, 2024

Mayor: John M. Cannon

Attest: Regina Johnson





→ New proposed.

Exh. b.1 A

12/12/24

TITLE	A	B	C	D	E	F	G	H	I	J	K	L
Admin. Assistant/Records Clerk	16.42	17.25	18.11	18.75	19.48	20.45	21.27	22.33	23.23	24.39	25.37	26.38
Street Commissioner	1895.20	2060.00	2121.80	2185.45	2251.02	2363.55	2481.75	2605.85	2736.10	2872.90		
Foreman	20.00	21.00	22.00	23.00	24.00	25.00	26.00	27.00	28.00	29.00		
Laborer	15.00	15.90	16.75	17.50	18.25	19.00	19.75	20.50	21.25	22.00		
Zoning Comm.	17.00	17.75	18.50	19.25	20.00	20.75	21.50	22.25	23.00	23.75		
REFER TO UNION PAY SCALE	1ST YEAR	AFTER 1 YEAR	AFTER 2 YEARS	AFTER 3 YEARS								
Sergeant	32.11	33.71	34.89	35.93								
Sergeant	33.05	34.75	35.95	37.00								
Patrolman	25.80	26.27	28.40	29.19								
Patrolman	26.50	27.10	29.25	30.10								

-New proposed

-New proposed

