

ADVISORY COMMITTEE MEETING #4
GROWTH POLICY PLAN UPDATE

BATAVIA TOWNSHIP
GROWTH POLICY PLAN

Batavia Township, Clermont County, Ohio

Wednesday, October 7, 2026 | 6:00 PM

BATAVIA TOWNSHIP
GROWTH POLICY PLAN

AGENDA

1. 6:00 – 6:05p **Welcome**
2. 6:05 – 6:15p **Friday Night Lights & Survey #1 Update**
3. 6:15p – 7:00p **2018 GPP Status Activity & Discussion**
4. 7:00 – 7:20p **Public Open House Logistics and Scheduling**
5. 7:20 – 7:30p **Open Discussion**
6. 7:30p **Adjournment**



2. FRIDAY NIGHT LIGHTS & SURVEY UPDATE

Survey Sample & ACS Population Benchmark

Evaluating response volume relative to township population baselines

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258

Complete Responses

96.9%

Resident Stakeholders

Heavily driven by long-term property owners; over 30% have lived here 20+ years.

61%

Long-Term Intent

Respondents plan to stay and retire in the township, signaling high vested interest.

What Makes Batavia Township Special?

Core community assets identified by resident stakeholders

49%

Convenient Location

Top-cited attribute regarding accessibility and regional connectivity.

47%

Neighborhood Character

Valued for its unique identity and quiet residential atmosphere.

45%

Natural Environment

Appreciation for local parks, open spaces, and waterways.

Growth Pace & Community Vision

Strong mandate for managed, slow growth and rural preservation

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57%

Past Pace Too Fast

Majority feel recent development over the past 5-10 years moved too quickly.

50%

Slow & Careful Growth

Preference for a township that grows slowly while preserving character.

70%

Natural Preservation

Natural features and open spaces identified as top priorities to protect.

Housing Preferences & Target Needs

Balancing low-density desires with specific demographic housing demands

66%

Large Lots Preferred

Strong preference for single-family homes on lots of 1 acre or more.

54%

Family Housing Needs

Families with children cited as the primary group needing housing options.

31%

Senior Demographics

Growing demand for age-restricted or independent senior living options.

Commercial & Retail Priorities

Targeting neighborhood retail and entertainment along major corridors

78%

Local Retail & Dining

High demand for neighborhood-scale boutiques, local cafes, and eateries.

62%

Corridor Concentration

Commercial growth focused primarily along State Route 32 and Ohio Pike.

53%

Entertainment Venues

Desire for recreational and entertainment destinations within the township.

Business Environment & Challenges

Identifying structural hurdles for local commerce and economic vitality

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70%

Traffic Congestion

Ranked overwhelmingly as the greatest challenge for local business and mobility.

51%

Good Business Standing

Majority rate the township as a good location for doing business currently.

41%

Business Retention

Top future economic goal is supporting existing businesses and small ventures.

Transportation & Walkability

Addressing roadway capacity and mandatory connectivity for new builds

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32%

Congestion Relief

Top-voted transportation priority for township roadway improvements.

74%

Walkable Links

View mandatory multi-use connections and sidewalks as important.

26%

Roadway Capacity

Prioritizing physical capacity upgrades along primary connector roads.

Parks & Environmental Resources

High facility utilization and strong backing for habitat land acquisition

68%

Community Park Use

Batavia Township Community Center & Park is the most frequently visited facility.

53%

Habitat Protection

Prioritize acquiring land to protect natural habitats and water quality next.

50%

Trail Expansion

Desire to expand paved trail networks for walking and cycling.



3. 2018 GROWTH POLICY PLAN ACTIVE DISCUSSION

PRIORITY ISSUES & STRATEGIES

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PRIORITY ISSUE
PRESERVE THE CHARACTER OF BATAVIA TOWNSHIP
Neighborhood & Community Character
Housing Options
PLAN AND COORDINATE SERVICES & INFRASTRUCTURE
Transportation & Traffic
Safety & Emergency Services
Infrastructure & Utilities
IMPROVE AND INCREASE PARK, ACTIVE RECREATION, AND OPEN SPACE FACILITIES
Parks and Open Space
Community Events & Activities
IDENTIFY AND PURSUE ECONOMIC DEVELOPMENT OPPORTUNITIES
Local Business & Economy
PROTECT ENVIRONMENTALLY SENSITIVE AREAS
Environment & Natural Resources
ESTABLISH HIGH STANDARDS FOR FUTURE DEVELOPMENT
Design & Appearance

Update Considerations

- Are these priority areas still reflective of the township's vision, or have new pressures (e.g., data centers, solar farms, industrial logistics, housing affordability) emerged as higher priorities?
- Are different priority areas necessary or are there existing priority areas where these best fit?
- What strategies and priority areas has progress or accomplishments been made since 2018?
- What new or unlisted strategies should be included?

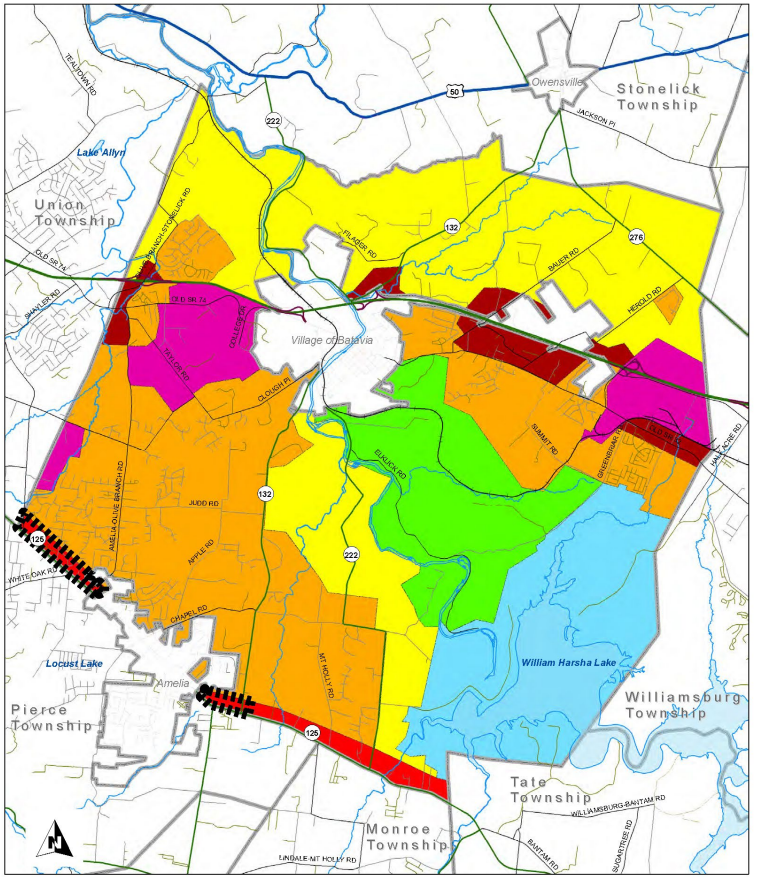
FUTURE LAND USE MAP

2018 Growth Policy Plan

- Focuses on established subdivision areas where public water and sewer are available
- Sets target single-family detached densities at 2 to 3 dwelling units per acre; and
- 8 – 10 units per acre for attached / multi-family within Planned Developments
    - Requiring traffic impact studies and park land dedications

Update Considerations

- Has the special pattern of recent development followed this map, or are utility expansions or “leap frog development” driving unexpected growth pressures in inappropriate areas?
- Area additional land use categories and guidance appropriate?



Future Land Use 2018

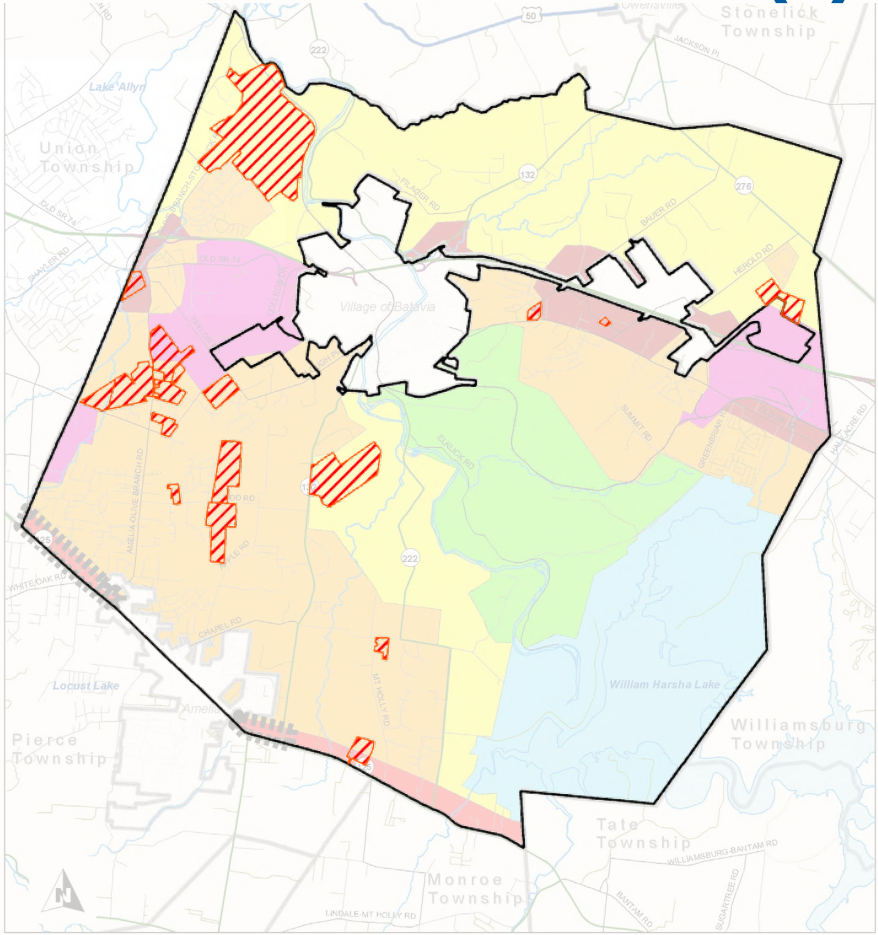
- Existing Neighborhood & Infill Area
- Neighborhood Development Area
- Rural / Agriculture
- East Fork Lake State Park
- Business Development Area
- Commerce Development Area
- State Route 125 Corridor
- Commercial Development Focus Areas

EXISTING NEIGHBORHOODS & INFILL AREAS (2)

Future Land Use 2018

- Existing Neighborhood & Infill Area
- Neighborhood Development Area
- Rural / Agriculture
- East Fork Lake State Park
- Business Development Area
- Commerce Development Area
- State Route 125 Corridor
- Commercial Development Focus Areas

Subdivision Approved Since 2018



Update Consideration

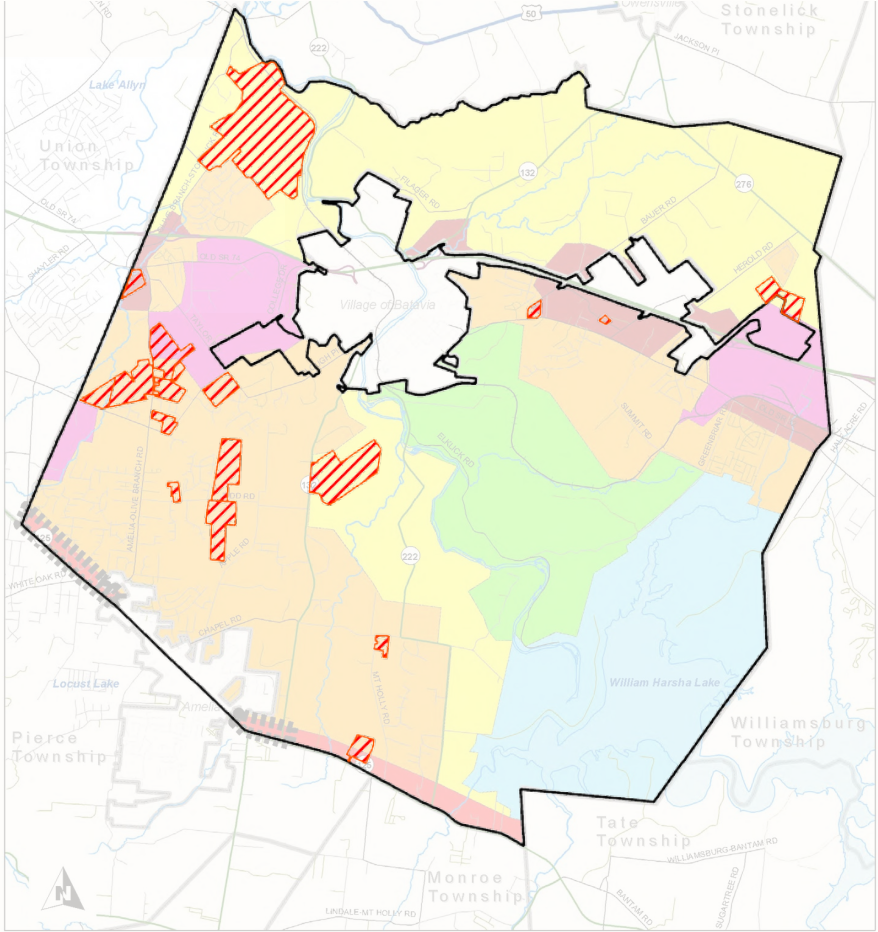
- Is the 2 – 3 units/acre density standard still appropriate for infill sites?
- Should the township adjust densities to address housing choice and infrastructure costs?
- Are there areas appropriate for 2 – 3 units, areas appropriate for 1 unit/acre, and areas appropriate for greater density?

NEIGHBORHOODS DEVELOPMENT AREA

Future Land Use 2018

- Existing Neighborhood & Infill Area
- Neighborhood Development Area
- Rural / Agriculture
- East Fork Lake State Park
- Business Development Area
- Commerce Development Area
- State Route 125 Corridor
- Commercial Development Focus Areas

Subdivision Approved Since 2018



Update Consideration

- Should any Neighborhood Development Area be reclassified to accommodate lower or higher densities given sewer extension and development patterns since 2018?

RURAL / AGRICULTURAL

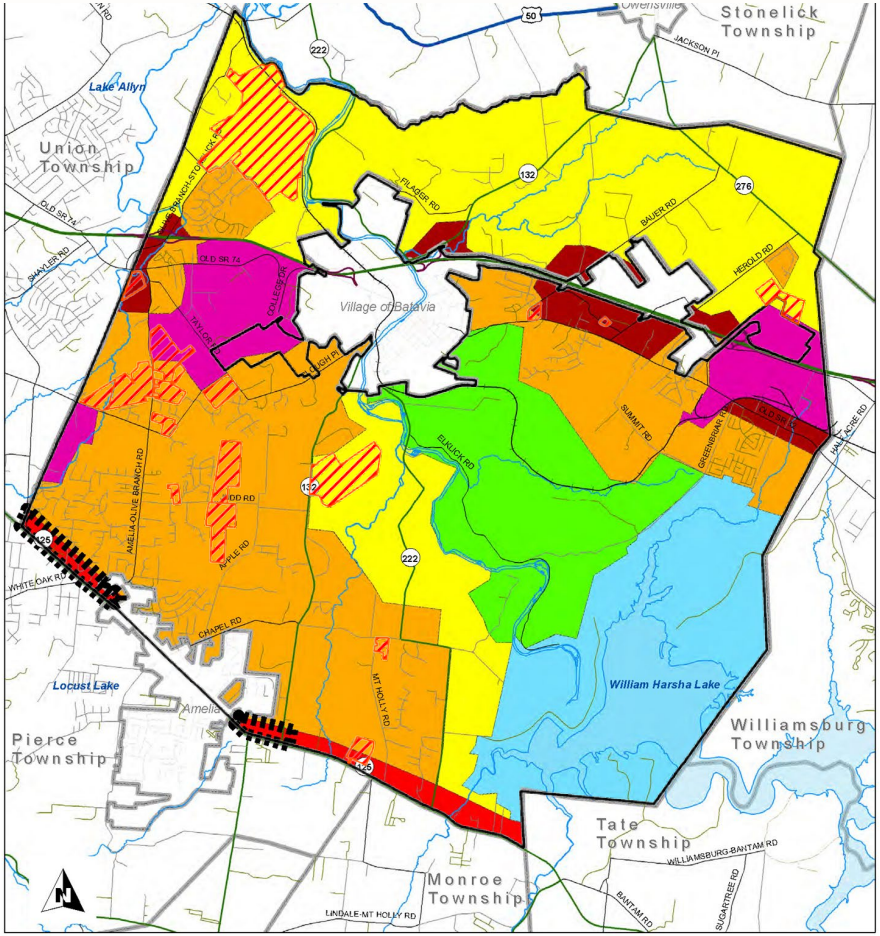
Future Land Use 2018

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Subdivision Approved Since 2018

Update Consideration

- Are 3-acre minimum lot sizes effectively preserving rural character?
- Are additional tools and policies worth identifying and pursuing in certain areas?



COMMERCE DEVELOPMENT AREAS

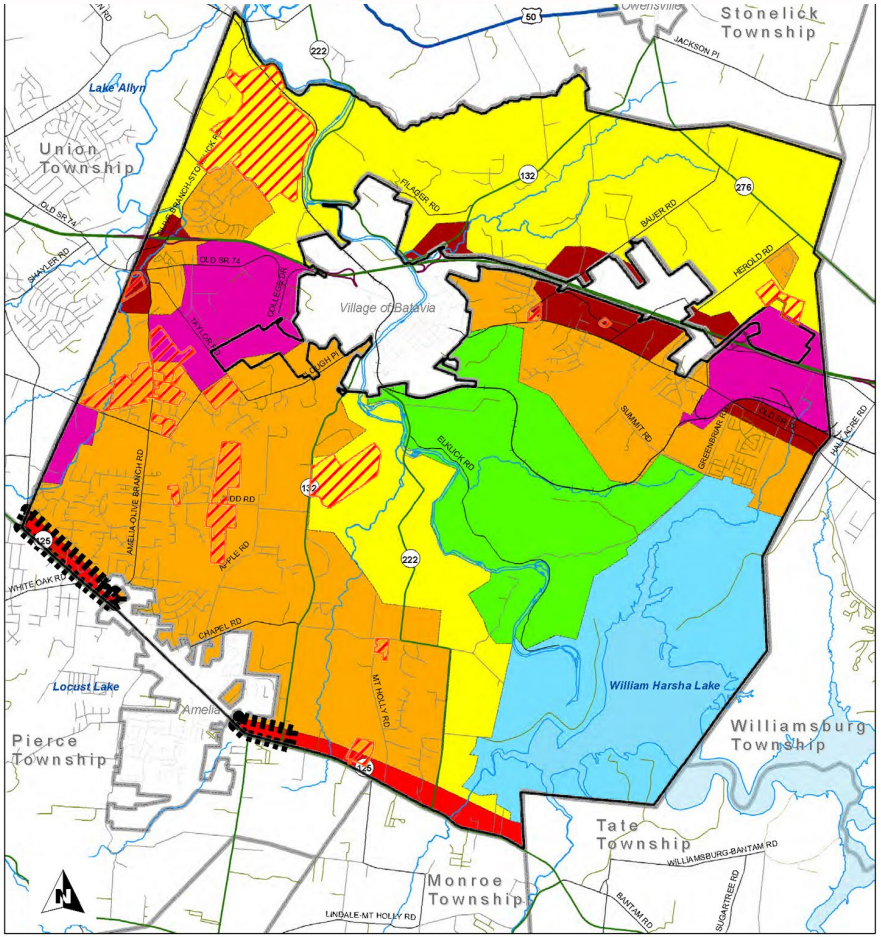
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Subdivision Approved Since 2018

Update Consideration

- Are the existing areas identified adequately sized and serviced for modern industrial / office demands?
- Should additional areas be explored for this designation?
- Does this appropriately take into account the Airport Master Plan?
- What considerations should be taken for this land use designation in response to:
  - Data Centers
  - Solar Farms
  - Etc.

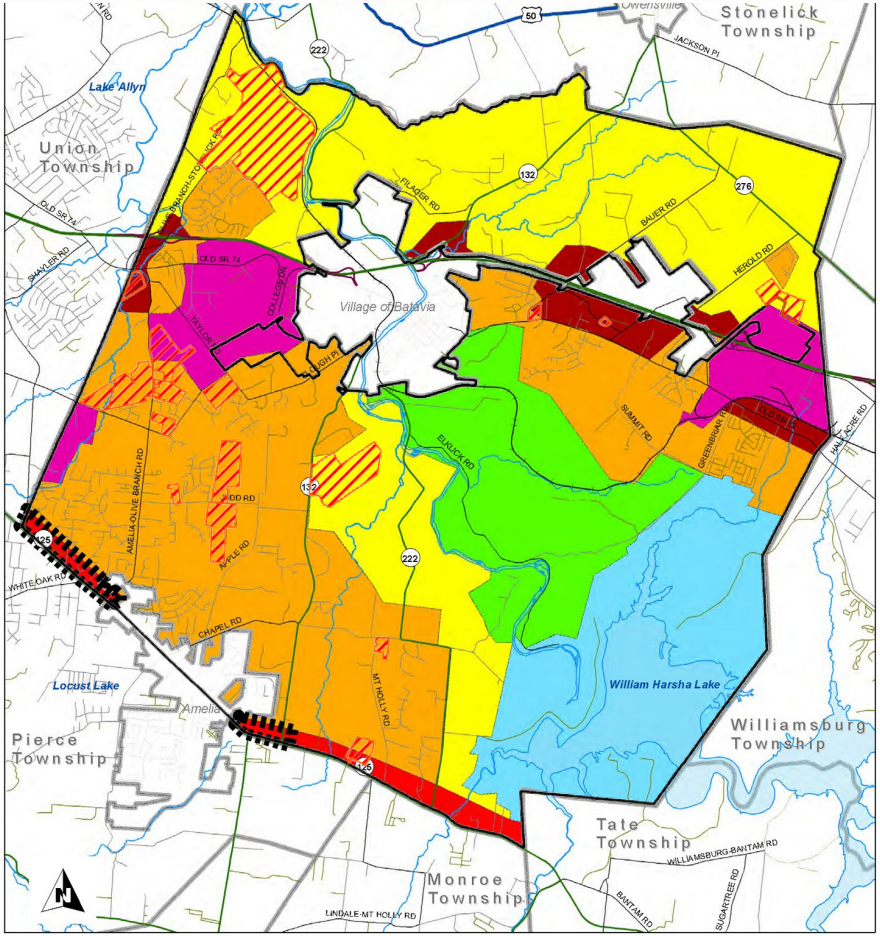


EAST FORK LAND STATE PARK

Future Land Use 2018

- Existing Neighborhood & Infill Area
- Neighborhood Development Area
- Rural / Agriculture
- East Fork Lake State Park
- Business Development Area
- Commerce Development Area
- State Route 125 Corridor
- Commercial Development Focus Areas

Subdivision Approved Since 2018



Update Consideration

- Have access points or recreational connections to East Fork Lake State Park improved? Are there additional connections to be made or planned for?
- What new environmental protection policies should be integrated, if any?

STATE ROUTE 125 CORRIDOR & BUSINESS DEVELOPMENT AREAS

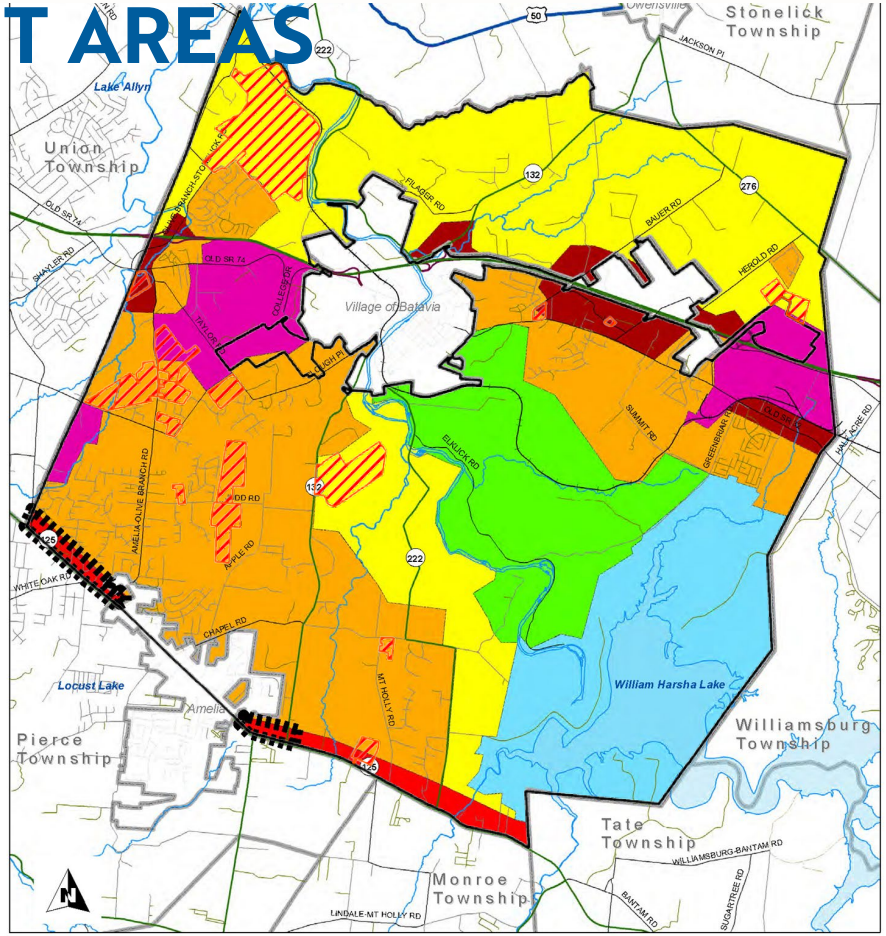
Future Land Use 2018

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Subdivision Approved Since 2018

Update Consideration

- How has the dissolution of Amelia altered commercial development along SR125?
- Is an overlay zoning district still necessary / desired?
- Are there areas to expand commercial and business development outside of the areas identified in the 2018 GPP?





4. PUBLIC OPEN HOUSE PLANNING



Your voice matters!

Help us shape a future that honors our roots while planning for what's ahead!

BATAVIA TOWNSHIP

Join us!

#####DAY
NOVEMBER ##TH
6:00pm - 8:00pm

Join us for a Public Open House to learn about and provide feedback on proposed updates to the Batavia Township Growth Policy Plan. Stop by anytime during the event to:

- Share your valuable input to help guide our community's future.
- Learn about the update process and timeline.
- Engage with neighbors and the community.

Location:

1535 Clough Pike,
Batavia OH 45103

For more information visit:
www.bataviatwpgrowthpolicyplan.com

Plan Update Website

Public Survey #1

BATAVIA TOWNSHIP

Join us!

Growth Policy Plan Update

PUBLIC OPEN HOUSE

HELP SHAPE OUR FUTURE

DAY NOVEMBER ##TH 6:00pm - 8:00pm

Batavia Township Administration Building
1535 Clough Pike, Batavia

Take the Community Input Survey Here and be a part of the process!

Scan to visit the Growth Policy Plan Update website to learn more!



5. OTHER DISCUSSION ITEMS?