RECORD OF PROCEEDINGS

Minutes of Village of Owensville Special Meeting

Held in the Village Hall April 13, 2026

The Mayor and Council of the Village of Owensville met in Regular Session on April 13, 2026 in the Village Hall. The meeting was called to order by Mayor, Rick McEvoy at 7:01 p.m.

PLEDGE OF ALLEGIANCE
All in attendance said the pledge to the flag.

ROLL CALL
Council Members Present: Joe Bailey, Mable Sheppard, Mike Perry, Jerry Kuntz,
Absent: Leo Bradley, Robby Edwards

CITIZENS AND GUESTS PRESENT
Fiscal Officer, Kathy Neuner; Jonathan Wocher, John Wright, Dorsey Napier, Carol Yeager, Joyce Kuntz, Jim Jasper, Tim Fenner, Tricia Fenner

APPROVE VIRTUAL SIGNING OF SIGNATURE PAGE
Council Member Mr. Bailey moved and Council Member Mr. Kuntz seconded approving the virtual signing of the Governing Board Signature Page.
VOTE: All Ayes; Motion Carries 4-0

ADOPTION OF THE AGENDA
Council Member Mr. Perry moved and Council Member Ms. Sheppard seconded that Council adopted the agenda as presented.
VOTE: All Ayes; Motion Carries 4-0

PURPOSE OF SPECIAL MEETING
The text of the Village Zoning Ordinance is proposed to be amended to include planned development provisions as well as other amendments, including amending the zoning map by rezoning more than ten parcels. A copy of the proposed zoning ordinance as amended and map are on file for public examination at the Owensville Municipal Building.

PUBLIC HEARING
Jonathan Wocher from McBride Dale Clarion explained the proposed Plan Unit Development (PUD) District.

PUBLIC PARTICIPATION

Mr. Jarvis asked if streetlights were addressed in the PUD.

Mr. Wright asked if the Village refers to zoning if items are not addressed in the PUD and wants to make sure the PUD district still follows other rules and zoning regulations as approved by Council.

Mrs. Fenner asked if there would be a mix of commercial and non-commercial within the PUD district.

Ms. Yeager asked if the PUD normally has an HOA and if they are required to maintain the roads. She also asked about storm water drainage and water runoff to properties of existing neighbors.

Mrs. Kuntz asked about the minimum requirements.

Mr. Jasper stated that there is a similar development at 132 and Harvest Meadows that people can reference that is close to the PUD.

CONSIDERATION OF LEGISLATION

Mr. McEvoy asked each council member if they had questions or concerns about the PUD.

A few council members asked questions, and Mr. Wocher answered them.

Mr. Kuntz needs more time and information.

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Council Member Mr. Perry moved and Council Member Mr. Bailey seconded that Council accept the PUD as written and presented be accepted. Reference Case #2026-03 accepted.
VOTE: Ayes; Mr. Perry, Mr. Bailey, Ms. Sheppard
Nays; Mr. Kuntz
Motion Carries 3-1

Mr. Wright explained the zoning map changes and the proposed PUD district. Council and guests asked a few questions that Mr. Wright and Mr. Wocher answered.

Council Member Ms. Sheppard moved and Council Member Mr. Perry seconded that Council accept the parcels as described on the updated zoning map be accepted. Reference Case # 2026-01
VOTE: All Ayes; Motion Carries 4-0

ADJOURNMENT
With no additional business to attend to, Mr. McEvoy adjourned the meeting at 7:43 pm.

Kathy Neuner, Fiscal Officer Richard McEvoy, Mayor