

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
February 27, 2018

The Second Regular Meeting of the Clermont County Planning Commission was held on Tuesday, February 27, 2018 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Ms. Cann, Mr. Carter, Mr. Fawley, Mr. Gorman, Mr. Hoffman and Mr. Painter. Chairman Anderson called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to our Flag.

APPROVAL OF MINUTES:

Chairman Anderson asked if there were any questions, additions or corrections to the minutes that had been emailed to the members prior to the meeting. Hearing none, Chairman Anderson asked for a motion to approve the January 23, 2018 Meeting Minutes. Ms. Cann made the motion to approve the January 23, 2018 Meeting Minutes, seconded by Mr. Hoffman. The motion carried unanimously with Mr. Carter, Mr. Fawley, Mr. Gorman and Mr. Painter abstaining.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on a case to be sworn in.

STAFF REPORT ON SUBDIVISION CASES

Oakridge Subdivision - Design Plan **Goshen Township**

5:05 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Oakridge Subdivision located in Goshen Township.

Scott Huber, Abercrombie & Associates, and Mark Rumpke, applicant, were present for this case.

Following a brief discussion, Mr. Carter moved that the Planning Commission **approve** the design plan for Oakridge Subdivision, per staff's recommendation with the following conditions:

1. Letter from Ohio Department of Transportation (ODOT) verifying that the proposed entrances meet all applicable sight distance requirements;
2. Contact Ohio EPA and the Corps of Engineers to determine if 401/404 permits are needed; and
3. Lots that need geotechnical reports shall be shown on future plans including the record plats.

Mr. Fawley seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASES

Goshen Township Zoning Case #248

Goshen Township

5:15 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff’s recommendation was to **recommend approval** of Goshen Township Zoning Case #248 to rezone a portion of parcel 11-22-08B-017. consisting of 56.47 acres from R-2 – Low Density Single Family Residential to M-1 – Light Manufacturing District.

Andy Hogan, Attorney, Kohnen & Patton, LLP, Rick Bryan, applicant and owner of Bryan Equipment and Bob Seyfried, Zoning Administrator for Goshen Township were present for the case. Wendy Moeller spoke briefly regarding the Goshen Township Zoning Resolution.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Goshen Township Zoning Case #248 to rezone parcel 01-20-24.-004. from “A” Agricultural District to “B2” General Business District 11-22-08B-017. with the following conditions be satisfied:

1. Adhere to Article 10.05 of the Goshen Township Zoning Resolution.

10.05 (B)(1)(c): Buffering Requirements: When a development in M-1 or M-2 District abuts a residential district, a buffer area with a minimum width of 30 feet shall be provided adjacent to the residential zoning district.

10.05 (B)(2): Landscaping Requirements: The required buffer area shall consist of living vegetative material such as evergreen trees, shrubs, earth mounding, or fencing made of wood that results in 100 percent opacity, all year, to a height of six feet or more within one year of planting.

2. Any comments received from ODOT will need to be satisfied.

Motion was seconded by Mr. Painter and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

None

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON VARIANCE CASES

None

OLD BUSINESS/NEW BUSINESS

Adele Evans said there was no new business this month but reminded the commission members that the nominating committee will be prepared to propose a slate of officers for the March meeting.

Ms. Evans also said she had 2 recommendations for commission vacancies including the City of Milford and Home Rule Township. These recommendations are with the Board of Commissioners of Clermont County currently.

As there was no further business brought before the Planning Commission Chairman Anderson asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:30 p.m.

Isaac Anderson, Chairman

Pete Kay, Vice Chairman