# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2026

## STONELICK TOWNSHIP – ZONING TEXT AMENDMENT

**APPLICANT:** Stonelick Township Zoning Commission
PO Box 37
Owensville, OH 45160

**REQUEST:** Text Amendment to the Stonelick Township Zoning Resolution

**PROPOSED TEXT AMENDMENTS:** Amendment to Section 10 to add development plan submission requirements within the "B" Community Business District.

**CONTENT OF REPORT:**
Exhibit A: Proposed text amendment

**STAFF ANALYSIS:**
Stonelick Township has proposed a text amendment to Section 10 of the Township Zoning Resolution to add the requirement of development plan submissions, as outlined by section 11.7, within the "B" Community Business District.

The proposed text amendments are not in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority. As the recommendation of the Planning Commission is nonbinding, staff acknowledges that the proposed text amendments are permissible, and the Township has the authority to process them according to their discretion.

**RECOMMENDATION:**

Staff recommends a motion to **RECOMMEND APPROVAL** of the Stonelick Township Zoning Text Amendments as submitted.

# AMENDMENT APPLICATION

Application to the
**Stonelick Township Zoning Commission**
PO Box 37 • Owensville, OH 45160
513-732-3299 info@stonelicktwp.org

CASE #: 761
Resolution #: _____*
**Required if filed by Board of Trustees*
DATE: April 16, 2026

**•Applications containing incomplete information, documentation, or fees may cause the submission to be rejected or returned.**
**•Please submit 3 copies of application and all supporting documents.**

## I. APPLICANT INFORMATION

**Type of Amendment: ☒ Text ☐ Map**

Name*: Stonelick Twp Zoning Commission Phone: 513-732-3299
Mailing Address: _____
_____

*Applicant must be the owner or lessee** of the property (ORC 519.12(A)). An original affidavit contained in Section 5 below must be executed and submitted by as least one owner or lessee of each parcel contained in this application. **If lessee, attach terms of lease.

Contact Person: _____ Phone: _____
Company: _____
Relationship to Applicant: _____
Mailing Address: _____
_____

## II. PROPERTY INFORMATION

Property Location: N/A

Provide street address if assigned, if unknown, provide nearest street or vicinity.

Property's Clermont County Auditor's Parcel Identification Number(s):

Parcel #1: _____; Totaling _____ Acres

Parcel #2: _____; Totaling _____ Acres

Is the above property being considered for a zone change in its entirety?
☐ Yes ☐ No
Are any portions of this property located within an adjoining township?
☐ Yes ☐ No
Property being considered consists of _____ total acres, situated along the
☐North; ☐ South; ☐ East; ☐ West side of:
name of public roadway _____ approximately _____ feet
☐North; ☐ South; ☐ East; ☐ West of:
nearest intersection roadway _____ in Stonelick Township.
**The applicant is required to provide a copy of the most recent registered survey and date of acquisition (date) _____.**

## III. AMENDMENT INFORMATION

A. If the amendment proposes to alter the text of the Zoning Resolution, describe the amendment and attach a typed copy of the text as it would appear in the resolution with the stricken language identified.

B. If the amendment proposes to alter the Official Stonelick Township Zoning Map, list the property owner(s) name(s) as they appear on the County Auditor's current tax list, the property address and mailing address for each of the parcels involved, and the Auditor's tax parcel number.

Also attach the following:

a. List of adjacent property owners (see attached form VI).
b. Copy of tax map identifying subject property highlighted.
c. Legal description of property (see deed).
d. Development plans denoting boundaries, buildings, roadways, waterways, parking areas, etc. **NOTE: A PUD Overlay District requires a Pre-Application Conference prior to application submission as per Zoning Resolution, Article 18.8.A. Phone the Township office (513-732-3299) for scheduling and/or an appointment.**
e. Application fee as established by the Township Trustees.

## IV. SUPPORTING INFORMATION

A. Existing Zoning District(s): See Attached for changes
Existing Land Use: proposed to Resolution
Proposed Zoning District(s): _____
Proposed Land Use: _____

B. Explain how the proposed zoning of this property conforms to the recommendations of the Stonelick Township Growth Management Plan. If it does not conform, what physical, social, economic, and/or other changes have occurred that were not anticipated when the Growth Management Plan was adopted on March 6, 2002. (Attach factual data to support the arguments.)

_____
_____
_____
_____

C. How is the proposed zoning district appropriate considering surrounding zoning and existing land use?

_____
_____
_____
_____

**Stonelick Township Zoning Commission**

Paul Duchemin Chairman, Patricia McConnell Vice-Chairman, Charles Tassell Secretary

April 16, 2026

Drew DeMarsh
Community and Economic Development
101 E. Main Street
Batavia, OH 45103

Mr. DeMarsh,

Attached you will find Amendment Application # 761 with an attachment explaining a request for text change to the Stonelick Township Zoning Resolution. This request was by motion with unanimous approval of the Stonelick Township Zoning Commission at their regular monthly meeting of April 16, 2026.

Please let us know when the item will come before the Planning Commission.

If you have any questions, please feel free to email or phone me at your convenience.

Charles Tassell, Secretary
ctassell@stonelicktwp.org
Phone: 513-652-5035

# MEMO

Date: April 16, 2026

To: Clermont County Planning Commission

From: Stonelick Township Zoning Commission

Subject: Case #761: Article 10.9 Text Addition.

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The following recommendation of a text change to the Stonelick Township Zoning Resolution is being forwarded for approval, the addition of the following text to the Article 10-B Community Business District section:

10.9 **Zoning Code Classification**
Requires submission of **Section 11.7 Development Plan Requirements**.

*For your convenience, the language for the reference of section 11.7 is below:*

Section 11.7 Development Plan Requirements

A Development Plan will be submitted and approved as a precondition to the issuance of a Zoning Permit, and shall contain four (4) copies of the following information:

A. A map (or maps) of the subject property showing

1. Boundaries and total acreage of the property;

2. Existing elevation contours at two (2) foot intervals;

3. Locations, width, and name of all existing or previously platted streets and utility rights-of-way or permanent easements;

4. The location of existing sewers, water mains, culverts and other underground facilities within the tract, indicating pipe sizes, grades, manholes and locations.

B. A narrative describing the proposed use of the site together with a description of the uses and establishments to be conducted in sufficient detail to indicate the effects of the operation with respect to traffic congestion, noise, glare, air or water pollution and fire or safety hazards.

C. A site plan of the layout of the proposed development of the site drawn to an adequate scale, showing the location and exterior dimensions of all proposed buildings and uses in relation to parcel boundaries and street lines. The following information shall be provided.

1. Provisions planned for treatment and disposal of sewage and solid and liquid waste, water supply and storm drainage;

2. Proposed contours at two (2) foot intervals;

3. The location, size, height and arrangement of all buildings or structures;

4. The location and dimension of all existing and proposed vehicular drives, entrances, exits, fire lanes, acceleration and deceleration lanes and provisions for traffic circulation patterns;

5. The location and dimensions of all existing pedestrian entrances, exits and walkways;

6. The location, arrangement and capacity of all areas to be used for offstreet parking and off-street loading;

7. The location dimensions and arrangements of all open spaces, yards and buffer yards, including specification of all plant materials to be utilized in providing the buffer yards and landscaping as required in Article 24 of the Resolution.