



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 22, 2026

**CASE NO.** 2026-01

**REPORT DATE:** 2026-09-17

**APPLICANT:**

Dennis DeWeese  
69 W. Main St.  
Amelia, OH 45102

**PROPERTY OWNER:**

Irene DeWeese  
2161 SR 125  
Amelia, OH 45102

**PARCEL ID:**

PIN 232609G110 + 232609G013

**ADDRESS OF REQUEST:**

2161-2167 SR 125, Amelia, OH 45102

**REQUEST:**

Requesting to rezone two parcels (PIN 232609G110 + 232609G013) consisting of +/- 5.18 acres from the "A-1" Agricultural District to a "B-2" Highway Business District for the purpose of marketing the properties as commercially zoned.

**ZONING:**

The existing zoning for the subject property is "A-1" Agricultural District. The surrounding properties consist of "B-2" Highway Business District, "M-1" Manufactured Housing Park District, and Batavia's "B-2" General Business District. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Batavia Township Official Zoning Map has the property listed as.

**LAND USE:**

The subject property is adjacent or in proximity to the following land uses: 645 – Exempt property owned or acquired by metropolitan housing authorities, 400 – Vacant Commercial property, 415 – Trailer or Mobile Home Park, 510 – Single Family Residential.

**HISTORY:**

No relevant history regarding previous zoning requests for the subject parcel.

**CONTENTS OF REPORT:**

Attachment A: Township Application

Attachment B: Parcel Map

Attachment C: Zoning Map

**RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:**

Monroe Township Zoning Resolution Article 8 “Business and Industrial Districts” defines the “B-2” Highway Business District’s purpose as:

“to provide lands for area wide and highway commercial activities that are high generators of vehicular traffic and offer goods or services that attract clients from a wide service area.”

The permitted uses include farm markets, bars and taverns, commercial recreational uses, financial institutions, hotels and motels, kennels (conditionally), Lumber and building material sales, Motor vehicle fuel sales, Motor vehicle sales, rental, and repair, shopping centers (conditionally), Night clubs, pool or billiard halls, and bowling alleys, nursery schools and day care facilities, offices, outdoor advertising signs, outdoor theaters (conditionally), personal services, printing services, retail commercial uses, restaurants with or without drive-through facilities, self-storage facilities (conditionally), service commercial uses, and public/quasi-public uses.

**SITE ACCESS:**

Access would come from State Route 125, which is governed by the Ohio Department of Transportation. Any further development of the site must be closely coordinated with ODOT to ensure adequate roadways serve the development.

**DEVELOPMENT CHARACTER:**

While there is no proposed development at the moment, commercial uses are likely compatible with surrounding land uses due to the adequate roadway infrastructure and public services. State Route 125 is largely a commercial corridor throughout the County, and it would be complementary to both Pierce Township’s Land Use Plan and Batavia Township’s Growth Policy Plan regarding development along SR 125.

**STAFF ANALYSIS:**

Following a comprehensive analysis, staff has evaluated Monroe Township Zoning Map Amendment Case 2026-01 and its request to rezone two parcels (PIN 232609G110 + 232609G013) consisting of +/- 5.18 acres from the “A-1” Agricultural District to a “B-2” Highway Business District for the purpose of marketing the properties as commercially zoned. The area is residential, commercial, industrial, and agricultural, and the proposed development will be compatible with the surrounding land.

**STAFF RECOMMENDATION:**

Based on the staff analysis in the following report, the following motion is recommended, **APPROVAL WITH CONDITIONS** of Monroe Township Zoning Map Amendment Case 2026-01 and its request to rezone two parcels (PIN 232609G110 + 232609G013) consisting of +/- 5.18 acres from the “A-1” Agricultural District to a “B-2” Highway Business District for the purpose of marketing the properties as commercially zoned.

1. Any future development of the site must comply with any and all regulations from Clermont County, Monroe Township, the State of Ohio, or any other applicable agency.

021924-APPLICATION FOR TOWNSHIP ZONING  
AMENDMENT MONROE TOWNSHIP ZONING  
COMMISSION  
FEE \$400.00  
PAYABLE TO MONROE TOWNSHIP OR EXACT CASH

NUMBER 2026-01

FILING DATE 08-14-2026

**NOTE:** This request must be typewritten and filed with the Township Zoning Inspector.

Applicant: DEANIS DEWEESE

Address: 69 W main st, Amelia OH 45102

Owner of premises affected: IRENE DEWEESE

Address: 2161 St Rt 125, Amelia, OH 45102

Lessee of premises affected: N/A

Address: 2161 St Rt 125, Amelia, OH, 45102

Phone Number: 513-947-0800

**TO THE TOWNSHIP ZONING COMMISSION AND BOARD OF TOWNSHIP TRUSTEES:**

I hereby make application and request the Township Zoning Commission to consider and petition Township Trustees to amend the Zoning Resolution as herein after requested,

Dated: 8-13, 2026.

Premises affected are situated on the South <sup>or east</sup> side of St Rt 125 (St./Road)

And known as parcel number 2326096013, 2161 St Rt 125 (St./Road)

The parcel or parcels have a frontage of 150<sup>ft</sup> feet and a depth of 600<sup>ft</sup> feet. The premises is presently in the Monroe district.

It is requested that the premises be rezoned to Commercial district.

APPLICATION FOR TOWNSHIP ZONING AMENDMENT  
MONROE TOWNSHIP ZONING COMMISSION  
FEE \$400.00

PAYABLE TO MONROE TOWNSHIP OR EXACT CASH

NUMBER 202602

FILING DATE 9-17-26

**NOTE: This request must be typewritten and filed with the Township Zoning Inspector.**

Applicant: DENNIS DEWEESE

Address: 69 W MAIN ST. AMELIA OH 45102

Owner of premises affected: IRENE DEWEESE

Address: 2161 ST RT 125. AMELIA, OH 45102

Lessee of premises affected: N/A

Address: 2161 ST. RT. 125. AMELIA, OH 45102

Phone Number: 513-947-0800

**TO THE TOWNSHIP ZONING COMMISSION AND BOARD OF TOWNSHIP TRUSTEES:**

I hereby make application and request the Township Zoning Commission to consider and petition Township Trustees to amend the Zoning Resolution as herein after requested,

Dated: 9-16-2, 2026.

Premises affected are situated on the South side of ST RT 125 (St./Road)

And known as parcel number 2326096110, 2161 ST RT 125 (St./Road)

The parcel or parcels have a frontage of 209 feet and a depth of 655 feet. The premises is presently in the MONROE district.

It is requested that the premises be rezoned to Commercial district.

The following are all the individuals, firms, or corporations owning property adjacent to both side and rear, and the property in front of (across the street from) the premises which are the subject of this request. (Check from the tax record, in the Clermont County Courthouse if not known). Use additional sheet(s) if required:

- | NAME                                   | ADDRESS                                              |
|----------------------------------------|------------------------------------------------------|
| 1. <u>Monroe Woods Apartments</u>      | <u>2173 St Rt 125</u>                                |
| 2. <u>IRENE DEWEESE</u>                | <u>2161 St Rt 125.</u>                               |
| 3. <u>Donald + Mary McKay</u>          | <u>2144 St Rt 125 Amelia, Ohio</u>                   |
| 4. <u>Not know across the street</u>   |                                                      |
| 5. <u>Ammerman Investments</u>         | <u>2159 St Rt 125 Amelia, Ohio 43002</u>             |
| 6. <u>Ammerman Investments</u>         | <u>No number St Rt 125</u>                           |
| 7. <u>Apple Creek Mobile Home park</u> | <u>27777 Franklin Rd Ste 200 Southfield MI 48034</u> |
| 8. _____                               |                                                      |
| 9. _____                               |                                                      |
| 10. _____                              |                                                      |

The reason(s) for requesting reclassification is as follows: (Use additional pages of necessary)

WANT to sell property AS commercial property

Please attach a plat map showing the property involved in the proposed change from Residential district to Commercial district and locate by name on the map the respective lots/parcels of those before mentioned properties affected by this request. The map should also contain the dimensions of properties shown and a North arrow, and the category of existing development of those before mentioned lots/parcels, and the district boundary line.

Dennis DeWeese

Applicants Signature POA for Irene DeWeese



DEWEESE  
IRENE E  
232609G110.  
2.69 AC

DEWEESE  
IRENE E  
232609G013.  
2.49 AC

MONROE WOODS AP

CLERMONT  
METROPOLIT  
232609G014  
4.619 AC



232609G213.

MC KAY DONALD  
R & MARVIN  
032019K090.  
3.68 AC

125

DEWEESE  
IRENE E  
232609G110.  
2.69 AC

DEWEESE  
IRENE E  
232609G013.  
2.49 AC

MONROE WOODS

C  
MET  
23

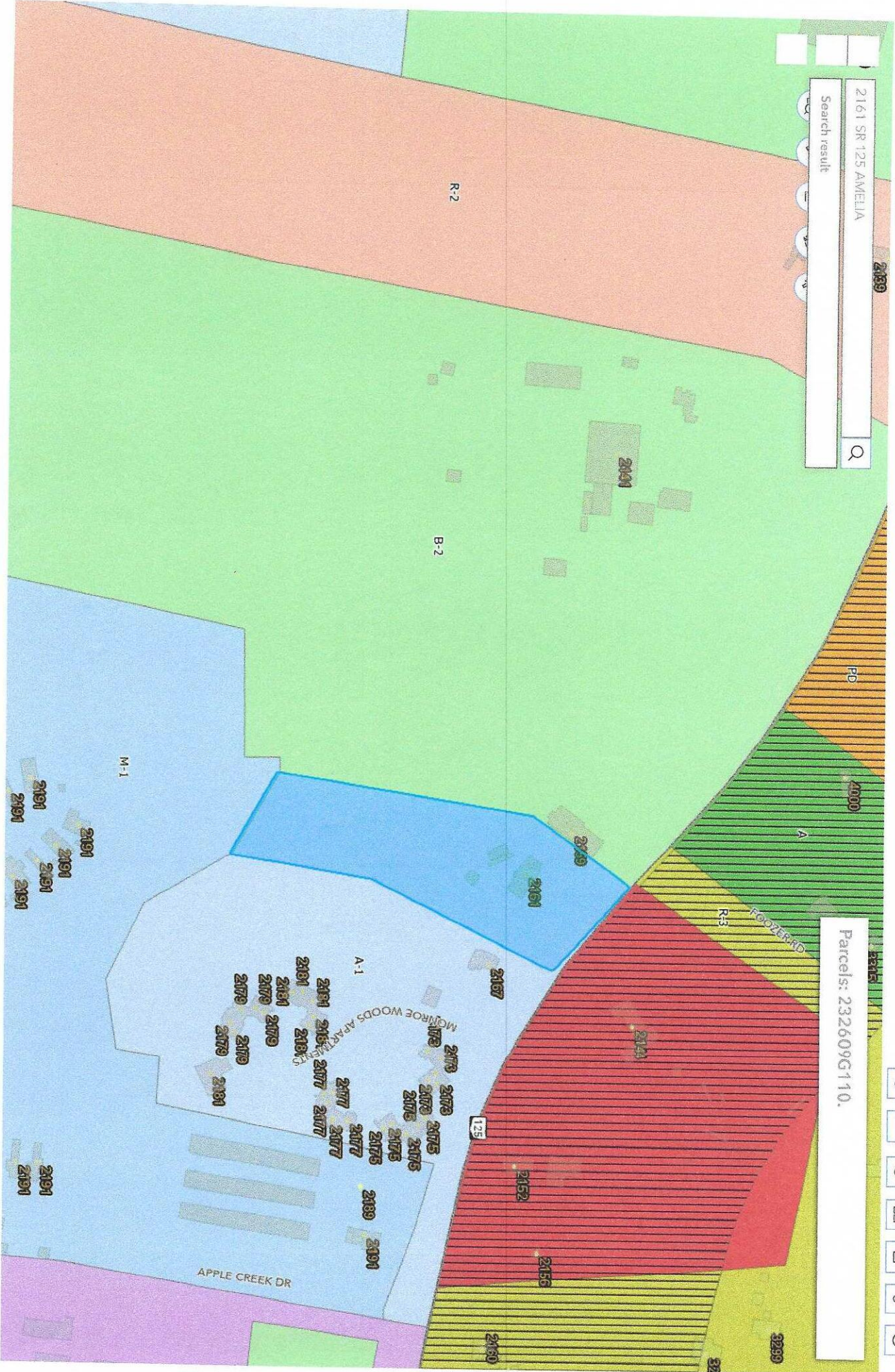


2161 SR 125 AMELIA

Search result

Q

Parcels: 232609G110.





## PARCEL MAP

2026-01



### PROPERTY INFORMATION

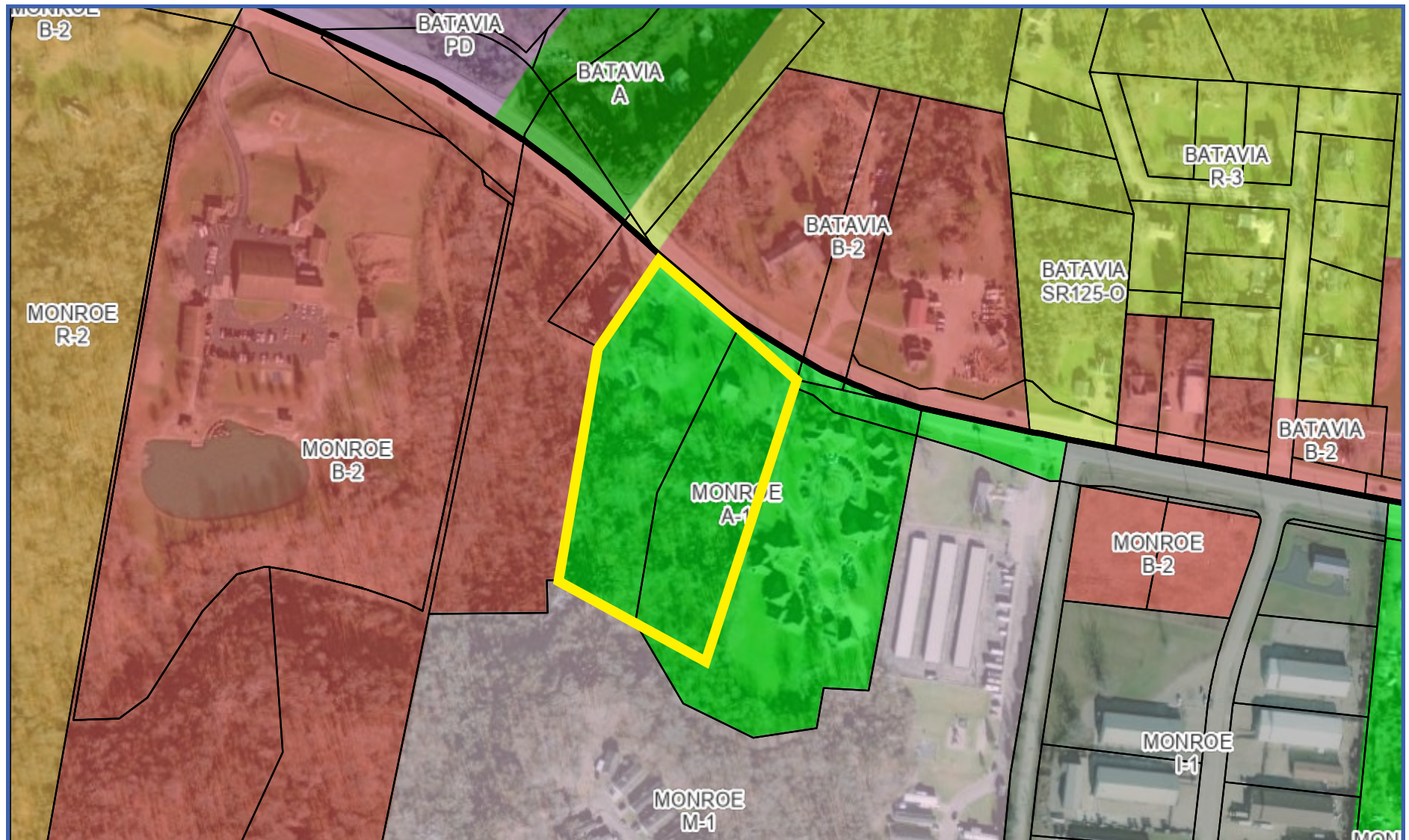
Parcel Numbers: 232609G110 + 232609G013

Total Site Area: +/- 5.18 Acres



# ZONING MAP

2026-01



## PROPERTY INFORMATION

Parcel Numbers: 232609G110 + 232609G013

Total Site Area: +/- 5.18 Acres

