

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
MARCH 26, 2024**

The Third Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, March 26, 2024, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Boso, Ms. Cann, Mr. Kravitz, Mr. Lawrence, Ms. Madsen, Mr. Phelps, Ms. Sullivan, and Ms. Vilardo.

Ms. Vilardo, Chair, called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Chair Vilardo asked if there were any questions, additions, or corrections to the minutes that were emailed to the members before the meeting. The Chair requested a motion. Ms. Cann motioned to approve the February 27, 2024, Meeting Minutes. The motion was seconded by Mr. Boso, and the motion carried.

Ms. Partin, the Clerk, will certify the February 27, 2024, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

Ms. Vilardo asked members of the audience and staff who would be giving testimony on any Planning Commission case to be sworn in.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Franklin Township Updated Zoning Resolution

Franklin Township

5:02 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment. Staff's recommendation was to **approve** as to form of the Franklin Township Text Amendments as submitted.

Jonathan Wocher with McBride Dale Clarion spoke in favor of the proposal and about items that didn't change with the amendment.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve the Franklin Township Text Amendment as submitted.

Ms. Madsen seconded the motion, and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Franklin Township

Franklin Township

5:07 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Franklin Township Zoning Map Amendments requesting to correct map errors and rezone the following parcels: Parcel 1 from "A" Agricultural District to

“B-1” Neighborhood Business District, Parcel 2 from “M-H-P” Manufactured Home Park District to “R-2” Suburban Residential District, and Parcel 3 from “R-2” Suburban Residential District to “M-H-P” Manufactured Home Park District with the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Franklin Township, the State of Ohio, or any other applicable agency.
2. The parcel number for parcel 3 is correct, and all land intended to be rezoned is included in this request.

Ms. Vilardo asked for a motion. Mr. Lawrence made a motion to approve the Franklin Township Map Amendment requesting to correct map errors and rezone the following parcels: Parcel 1 from “A” Agricultural District to “B-1” Neighborhood Business District, Parcel 2 from “M-H-P” Manufactured Home Park District to “R-2” Suburban Residential District, and Parcel 3 from “R-2” Suburban Residential District to “M-H-P” Manufactured Home Park District including all staff recommendations.

Mr. Kravitz seconded the motion, and it carried unanimously.

STAFF REPORT ON MAJOR SUBDIVISION

Woodhall Crossing – Design Plan – Plan #670-2024

Goshen Township

5:12 p.m.

Leonard Kendall presented the Staff Report for this site development plan. Staff’s recommendation was to **approve** the Woodhall Crossing – Design Plan #670-2024 with the following conditions:

1. All county and township departments' comments and conditions detailed in Woodhall Crossing – Design Plan Review Letter dated March 22, 2024, be satisfactorily addressed.
2. All proposed road names shall be submitted and reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
3. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

Robert Gerwin, Homes By Coach, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve the Woodhall Crossing – Design Plan #670-2024, including all staff recommendations, as well as removing the cul-de-sac shown on Wentworth Way, extending the road to the property line, and adjusting the open space so that in the future if the emergency access is no longer needed, that land can be made into a buildable lot.

Ms. Sullivan seconded the motion, and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Goshen Township Zoning Case ZC-2024-003

Goshen Township

5:41 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment. Staff's recommendation was to **approve** as to form of the Goshen Township Text Amendments as submitted.

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve the Goshen Township Text Amendment as submitted.

Ms. Cann seconded the motion, and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE
Pierce Township Zoning Case ZC2024-001 **Pierce Township**

5:43 p.m.

Ms. Cann recused herself at 5:43 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Pierce Township Zoning Map Amendment Case ZC2024-001 requesting to rezone a parcel (290108.060) consisting of +/- 0.4 acres from the "AS" Amelia Suburban Business District to the "R-1", Amelia Residence 1 District with the following conditions:

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

Eddie McCarthy, Pierce Township, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Boso made a motion to approve the Pierce Township Zoning Map Amendment Case ZC2024-001 requesting to rezone a parcel (290108.060) consisting of +/- 0.4 acres from the "AS" Amelia Suburban Business District to the "R-1", Amelia Residence 1 District including all staff recommendations.

Mr. Phelps seconded the motion, and it carried unanimously.

Ms. Cann returned to the meeting at 5:52 p.m.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE
Batavia Township Zoning Case B-02-224Z **Batavia Township**

5:53 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment. Staff's recommendation was to **approve** as to form of the Batavia Township Text Amendments as submitted.

Taylor Corbett, Batavia Township, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Ms. Madsen made a motion to approve the Batavia Township Text Amendment as submitted.

Mr. Kravitz seconded the motion, and it carried unanimously.

OLD BUSINESS

Leonard Kendall informed the Planning Commission that we are still looking for someone to fill the open position on the board.

As no further business was brought before the Planning Commission, Ms. Vilaro asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 6:00 p.m.

Amy Vilaro

Amy Vilaro, Chair

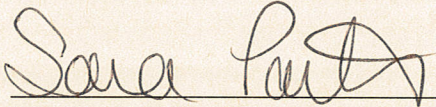
Scott Kravitz

Scott Kravitz, Vice Chair

Certificate as to the Minutes of the Clermont County Planning Commission

I, Sara Partin, certify that the above is a true transcript of the Minutes of the Clermont County Planning Commission meeting held at the Clermont County Engineer's Office Shared Conference Room, 2381 Clermont Center Drive, Batavia, Ohio 45103, on March 26, 2024.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on April 23, 2024, and the meeting minutes of March 26, 2024, were approved and voted on by the laws of the State of Ohio at that meeting.



Sara Partin, Clerk
Clermont County Planning Commission

Date: 4/23/2024