

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
MAY 28, 2024**

The Fifth Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, May 28, 2024, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Hinnners, Mr. Kravitz, Mr. Lawrence, Mr. Phelps, Ms. Sullivan, and Ms. Vilardo. Mr. Kravitz joined the meeting at 5:01 p.m.

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. Mr. Lawrence motioned to approve the April 23, 2024, Meeting Minutes. The motion was seconded by Ms. Sullivan, and the motion carried.

Ms. Partin, the Clerk, will certify the April 23, 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 COMPREHENSIVE PLAN UPDATE

Resolution 01-2024 – Transportation Chapter Update **Clermont County**

5:02 p.m.

Kristofer McClintick introduced Clermont County Engineer Jeremy Evans to present the updates to the Transportation Chapter of the Clermont County Comprehensive Plan. Staff's recommendation was to **adopt** the updated Transportation Chapter of the Clermont County Comprehensive Plan.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to adopt the updated Transportation Chapter of the Clermont County Comprehensive Plan.

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

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Goshen Township Zoning Case ZC-2024-005 **Goshen Township**

5:19 p.m.

Kristofer McClintick 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. Ms. Cann made a motion to approve the Goshen Township Text Amendment as submitted.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-03-24ZPD

Batavia Township

5:20 p.m.

Kristofer McClintick presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Batavia Township Zoning Map Amendments request to rezone two parcels (PINs 032021B062 and 032021B070) consisting of +/- 70.304 acres from the A, Agricultural District to a PD, Planned Development District for the purposes of developing 95 single family homes with +/- 41.5 acres of open space at a density 1.35 lots per acre with the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Batavia Township, the State of Ohio, or any other applicable agency.
2. A Concept Plan and Design Plan shall be required to be applied for to Clermont County.
3. The Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Highmeadow Subdivision needs to be amended to refer to Clermont County and not Warren County.

Matt Mains, Drees Homes, was present to answer any questions about the proposal.

Ms. Vilaro asked for a motion. Ms. Sullivan made a motion to approve the Batavia Township Zoning Map Amendments request to rezone two parcels (PINs 032021B062 and 032021B070) consisting of +/- 70.304 acres from the A, Agricultural District to a PD, Planned Development District for the purposes of developing 95 single family homes with +/- 41.5 acres of open space at a density 1.35 lots per acre including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-04-24ZPD

Batavia Township

5:24 p.m.

Kristofer McClintick presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Batavia Township Zoning Map Amendments request to rezone two parcels (PINs 032021C040 and 0332021C068) consisting of +/- 9.53 acres from the R-1, Single Family District to a PD, Planned Development District for the purposes of developing 61 single family homes with +/- 3.25 acres of open space at a density of 6.4 units per acre with the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Batavia Township, the State of Ohio, or any other applicable agency.
2. A Concept Plan and Design Plan shall be required to be applied for to Clermont County.

Josh Allen, A4 Real Estate Group, was present and spoke in favor of the proposal.

Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve the Batavia Township Zoning Map Amendments request to rezone two parcels (PINs 032021C040 and 0332021C068) consisting of +/- 9.53 acres from the R-1, Single Family District to a PD, Planned Development District for the purposes of developing 61 single family homes with +/- 3.25 acres of open space at a density of 6.4 units per acre including all staff recommendations.

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

STAFF REPORT ON VARIANCE CASES

Variance Case V-01-24 – Terrace Ridge Subdivision Section 8

Union Township

5:28 p.m.

Kristofer McClintick presented the Staff Report for this variance case. Staff's recommendation was to **approve** the proposed Variance Request V-01-24. The applicant's request is to allow the creation of a roadway with a width of 24 feet where 28 feet is required. The subject property is located in the Terrace Ridge Subdivision Section 8.

Mike Lober, Clermont County Engineer's Office, was present to answer questions on the variance request.

Following questions and discussions, Ms. Vilardo asked for a motion. Ms. Cann made a motion to approve Variance Request V-01-24 for the creation of a roadway with a width of 24 feet where 28 feet is required.

The motion was seconded by Mr. Kravitz and carried unanimously.

STAFF REPORT ON MAJOR SUBDIVISION

Terrace Ridge Subdivision Section 8 – Design Plan

Union Township

5:35 p.m.

Kristofer McClintick presented the Staff Report for this site development plan. Staff's recommendation was to **approve** the Terrace Ridge Subdivision Section 8 – Design Plan with the following conditions:

1. Approval of variance application V-01-24 is required, if it is not, the roadway shall be redesigned to meet the Clermont County Subdivision Regulations.
2. All county and township departments' comments and conditions detailed in Woodhall Crossing – Design Plan Review Letter dated March 22, 2024, be satisfactorily addressed.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Pat Manger, Miami View Properties, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve the Terrace Ridge Subdivision Section 8 – Design Plan, including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Franklin Township Zoning Case

Franklin Township

5:37 p.m.

Kristofer McClintick presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Franklin Township Zoning Map Amendments request to rezone a parcel (082110A036) consisting of +/- 9.82 acres from "I-1", Industrial District to "M-H-P", Manufactured Home Park for the purpose of developing a mobile home park.

Daniel Buchenroth, Final Tier Holdings II, LLC, was present and spoke in favor of the proposal.

Ms. Vilardo asked for a motion. Mr. Lawrence made a motion to approve the Franklin Township Zoning Map Amendments request to rezone a parcel (082110A036) consisting of +/- 9.82 acres from "I-1", Industrial District to "M-H-P", Manufactured Home Park for the purpose of developing a mobile home park.

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

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Wayne Township Zoning Resolution Modifications

Wayne Township

5:41 p.m.

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

Allen Carrier, Wayne Township, was present to answer questions and speak in favor of the proposal.

Planning Commission members addressed concerns they had with the modifications to the resolution, such as acreage size requirements and restrictions on which side of the house solar panels can be placed.

Following discussion, Ms. Vilardo asked for a motion. Mr. Hinnners made a motion to deny the Wayne Township Text Amendment as submitted.

Mr. Lawrence seconded the motion, and it carried with a vote of five to one.

STAFF REPORT ON DEDICATION PLAT

District Drive/Rise Way - Dedication Plat

Miami Township

5:51 p.m.

Kristofer McClintick presented the Staff Report for this dedication plat. The applicant is requesting approval from the Clermont County Planning Commission for District Drive/Rise Way – Dedication Plat for the approval of public right-of-way. Staff's recommendation was to **approve** the District Drive/Rise Way dedication plat with the following conditions:

1. Construction Plans for the roads shall be approved prior to signature of Record Plat.

2. All county and township departments' comments and conditions be satisfactorily addressed.
3. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

Joseph Kramer, Wolfpen Farms, LLC, was present and spoke in favor of the proposal.

Mike Lober, Clermont County Engineer's Office, is currently reviewing the construction plan.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve the District Drive/Rise Way Dedication Plat.

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

As no further business was brought before the Planning Commission, Ms. Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 5:57 p.m.

Amy Vilardo

Amy Vilardo, Chair

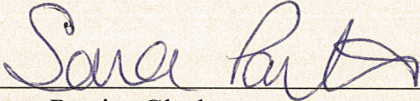
Scott Kravitz

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 May 28, 2024.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on June 25, 2024, and the meeting minutes of May 28, 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: 6/25/2024