

**CLERMONT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 25, 2025**

The Second Regular Meeting of 2025 of the Clermont County Planning Commission was held on Tuesday, February 25, 2025, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Hinners, Mr. Kravitz, Mr. Lawrence, Ms. Madsen, Mr. Phelps, Ms. Sullivan, and Mr. Wood.

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

**APPROVAL OF MINUTES**

Chair Kravitz asked if there were any questions, additions, or corrections to the minutes that were emailed to the members before the meeting. Mr. Kravitz requested a motion. Ms. Cann motioned to approve the January 28, 2025, Meeting Minutes. The motion was seconded by Ms. Madsen, and the motion carried with Mr. Lawrence abstaining.

Ms. Partin, the Clerk, will certify the January 28, 2025, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

Gretchen Willenbrink-Talley was introduced to the board as the new clerk and will be certifying the meeting minutes going forward.

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

**STAFF REPORT ON MAJOR SUBDIVISION**

**Oakridge Subdivision Design Plan**

**Goshen Township**

5:04 p.m.

Leonard Kendall introduced Drew DeMarsh as the new Senior Planner.

Drew DeMarsh presented the Staff Report for this site development plan. Staff's recommendation was to **approve** the Oakridge Subdivision Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in Oakridge Subdivision - Design Plan Review Letter 02/24/25 be satisfactorily addressed.
2. 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.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community and Economic Development Planning Division.

Representatives of the applicant, Abercrombie & Associates, Inc., were present for this case. Over 20 people were present for this case; 3 spoke in favor of the proposal, and 10 spoke against

the proposal. Speaking in favor of the proposal were applicants, Doug Smith, Justin Doyle, and Goshen Township Zoning Inspector Alissa Hundley. Speaking against the proposal were Jamie Smith, Curt Cranmer, Charles Hughes, Tony Monnin, Susan Fox, Lauren Enda, Fritz Arnett, Jack Chesser, Gina Duvall Smith, Kendra Schroer. Michael Lober from the Clermont County Engineer's Office also answered any questions.

Doug Smith and Justin Doyle provided the commission members with a PowerPoint presentation of the proposal.

Following discussion, Mr. Kravitz asked for a motion. Ms. Madsen made a motion to approve the Oakridge Subdivision - Design Plan, including all staff recommendations.

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

**OLD/NEW BUSINESS**

As no further business was brought before the Planning Commission, Mr. Kravitz asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 6:41 p.m.

*Amy Vilardo*

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**Amy Vilardo, Chair**

*Scott Kravitz*

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**Scott Kravitz, Vice Chair**

**Certificate as to the Minutes of the Clermont County Planning Commission**

I, Gretchen Willenbrink-Talley, 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 February 25, 2025.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on March 25, 2025, and the meeting minutes of February 25, 2025, were approved and voted on by the laws of the State of Ohio at that meeting.



Gretchen Willenbrink-Talley, Clerk  
Clermont County Planning Commission

Date: 3/25/25