

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
April 22, 2025**

The Fourth Regular Meeting of 2025 of the Clermont County Planning Commission was held on Tuesday, April 22, 2025, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were, Mr. Hinners, Mr. Kravitz, Mr. Lawrence, 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. Mr. Phelps motioned to approve the March 25, 2025, Meeting Minutes. The motion was seconded by Mr. Wood, and the motion carried.

Ms. Willenbrink-Talley, the Clerk, will certify the March 25, 2025, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

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 ZONING MAP AMENDMENT CASE

Franklin Township Zoning Case ZC2025-103PUD

Franklin Township

5:03 p.m.

Drew DeMarsh presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Franklin Township Zoning Map Amendment Case ZC2025-103PUD and its request to amend the zoning designation of the subject property parcels (PINs 08-21-15A-049P, 08-21-11A-044) consisting of +/- 9.584 acres from the "A" Agricultural District and "R-2" Suburban Residential District to "PD" Planned Development District for the purpose of developing a phased development consisting of up to 55 detached single-family dwellings, a community center, outdoor recreational areas, and green space 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.

Alicia Morlatt, Clermont Metropolitan Housing Authority; Brian Yacucci, Creative Housing Solutions; and Katrina Zielonka, Model Group, spoke in favor of the proposal.

Following a request for discussion and hearing none, Mr. Kravitz asked for a motion. Ms. Sullivan made a motion to approve the Franklin Township Zoning Map Amendment Case ZC2025-103PUD and its request to amend the zoning designation of the subject property parcels

(PINs 08-21-15A-049P, 08-21-11A-044) consisting of +/- 9.584 acres from the "A" Agricultural District and "R-2" Suburban Residential District to "PD" Planned Development District for the purpose of developing a phased development consisting of up to 55 detached single-family dwellings, a community center, outdoor recreational areas, and green space, including all staff recommendations.

Mr. Lawrence 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 5:12 p.m.

Amy Vilaro

Amy Vilaro, Chair

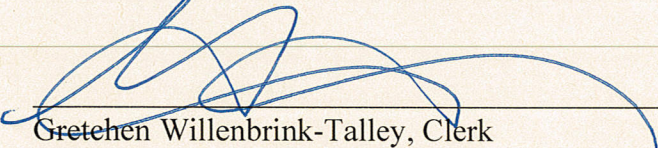
Scott Kravitz

Scott Kravitz, Vice Chair

Certificate as to the Minutes of the Clermont County Planning Commission

I, 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 April 22, 2025.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on May 20, 2025, and the meeting minutes of April 22, 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: 5/20/25