

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
May 20, 2025**

The Fifth Regular Meeting of 2025 of the Clermont County Planning Commission was held on Tuesday, May 20, 2025, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Hinners, Mr. Kravitz, Mr. Lawrence, Ms. Madsen, Mr. Phelps, Ms. Vilardo, and Mr. Wood.

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. Ms. Vilardo requested a motion. Mr. Kravitz motioned to approve the April 22, 2025, Meeting Minutes. The motion was seconded by Mr. Phelps, and the motion carried with Ms. Vilardo and Ms. Madsen abstaining.

Ms. Willenbrink-Talley, the Clerk, will certify the April 22, 2025, 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 MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2025-001 Goshen Township

5:03 p.m.

Drew DeMarsh presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Goshen Township Zoning Map Amendment Case ZC2025-001 and its request to amend the zoning designation of the subject property parcel (PIN 112208B127) consisting of +/- 28.77 acres from the "R-2" Low Density Residential District and "B-2" General Business District to "PD-M", Planned Development - Mixed District for the purpose of developing 208 multi-family residential units within multiple structures, 66 single-family attached residential units within multiple structures, 548 parking spaces, a clubhouse, and detention basin.

1. 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.

Mick Oakes, Associate Developer, PLK Communities, gave a brief presentation and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Ms. Madsen made a motion to approve the Goshen Township Zoning Map Amendment Case ZC2025-001 and its request to amend the zoning designation of the subject property parcel (PIN 112208B127) consisting of +/- 28.77

acres from the “R-2” Low Density Residential District and “B-2” General Business District to “PD-M”, Planned Development - Mixed District for the purpose of developing 208 multi-family residential units within multiple structures, 66 single-family attached residential units within multiple structures, 548 parking spaces, a clubhouse, and detention basin, including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Tate Township Zoning Case ZC 1847SB Tate Township

5:14 p.m.

Drew DeMarsh presented the Staff Report for this zoning map amendment case. Staff’s recommendation was to **approve** the Tate Township Zoning Map Amendment Case 1847SB and its request to amend the zoning designation of three (3) parcels (323008D040, 323008D057, 323008D015) consisting of +/- 0.61 acres from the “C-1” Commercial District to “A”, Agriculture District.

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.

Shelby Baird, Zoning Inspector, Tate Township, gave a brief history of the property and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve the Tate Township Zoning Map Amendment Case 1847SB and its request to amend the zoning designation of three (3) parcels (323008D040, 323008D057, 323008D015) consisting of +/- 0.61 acres from the “C-1” Commercial District to “A”, Agriculture District, including all staff recommendations.

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

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Pierce Township Zoning Text Amendment Pierce Township

5:20 p.m.

Drew DeMarsh presented the Staff Report for this zoning map amendment case. Staff’s recommendation was to **approve** the Pierce Township Zoning Text Amendments as submitted. Shelby Baird, Zoning Inspector, Tate Township, gave a brief history of the property and spoke in favor of the proposal.

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

Ms. Madsen seconded the motion, and it carried with 5 members voting yes and 1 member voting no.

STAFF REPORT ON DESIGN PLAN CASE
Shawnee Station — Union & Batavia Townships

5:24 p.m.

Drew DeMarsh presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Shawnee Station – Design Plan with the following conditions:

1. All county and township departments' comments and conditions be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Union Township, Batavia 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 & Economic Development Planning Division.

Robert Gerwin, Fisher Homes, and Allison Sander spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Ms. Madsen made a motion to approve the Shawnee Station – 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, Ms. Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 5:36 p.m.

Amy Vilardo

Amy Vilardo, Chair

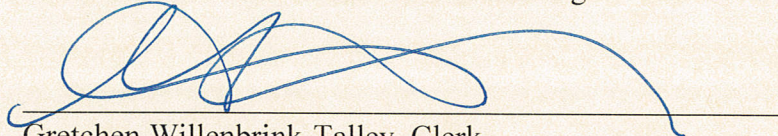
Scott Kravitz

Scott Kravitz, Vice Chair

Certificate as to the Minutes of the Clermont County Planning Commission

I, 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 May 20, 2025.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on June 24, 2025, and the meeting minutes of May 20, 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: 6/24/25