

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
June 24, 2025**

The Sixth Regular Meeting of 2025 of the Clermont County Planning Commission was held on Tuesday, June 24, 2025, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Boso, Ms. Cann, Mr. Kravitz, Mr. Lawrence, Mr. Phelps, Ms. Sullivan, Ms. Vilardo, and Mr. Schultz.

Ms. Vilardo, Chair, called the meeting to order at 5:01 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. Lawrence motioned to approve the May 20, 2025, Meeting Minutes. The motion was seconded by Mr. Kravitz, and the motion carried with Ms. Cann, Mr. Boso, Mr. Schultz, and Ms. Sullivan abstaining.

Ms. Willenbrink-Talley, the Clerk, will certify the May 20, 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 TEXT AMENDMENT CASE

Goshen Township Zoning Text Amendment Case ZC-2025-003 _____ Goshen Township

5:03 p.m.

Drew DeMarsh presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **approve** the Goshen Township Zoning Text Amendments as submitted.

Following discussion, Ms. Vilardo asked for a motion. Mr. Boso made a motion to approve the Goshen Township Zoning Text Amendments with the stipulation that they include language regarding a time frame of how long junk vehicles can be present before it becomes a violation.

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

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Goshen Township Zoning Text Case ZC-2025-004 _____ Goshen Township

5:13 p.m.

Drew DeMarsh presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **approve** the Goshen Township Zoning Text Amendments as submitted.

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

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

STAFF REPORT ON ZONING TEXT AMENDMENT CASE
Tate Township Zoning Text Case ZC 1876SB Tate Township
5:16 p.m.

Drew DeMarsh presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **approve** the Tate Township Zoning Text Amendments as submitted.

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

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

STAFF REPORT ON DESIGN PLAN CASE
Vista Meadows Expansion Phase 1 Batavia Township
5:18 p.m.

Drew DeMarsh presented the Staff Report for this site development plan. Staff's recommendation was to **approve** the Vista Meadows Expansion Phase 1 – 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, Batavia Township, the State of Ohio, or any other applicable agency.

Matt Gaston and Richard Arnold, Schnicke Development Group, spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve the Vista Meadows Expansion Phase 1 – Design Plan, including all staff recommendations.

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

STAFF REPORT ON DESIGN PLAN CASE
The Villas at Meadowside Miami Township
5:32 p.m.

Drew DeMarsh presented the Staff Report for this site development plan. Staff's recommendation was to **approve** the Villas at Meadowside – 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, Miami Township, the State of Ohio, or any other applicable agency.

Graham Parlin, HPA Development Group Inc, spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Lawrence made a motion to approve the Villas at Meadowside – Design Plan, including all staff recommendations.

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

STAFF REPORT ON DESGN PLAN CASE

Trailside Estates

Miami Township

5:42 p.m.

Drew DeMarsh presented the Staff Report for this site development plan. Staff's recommendation was to **approve** the Trailside Estates – 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, Miami Township, the State of Ohio, or any other applicable agency.

Scott Lucke, Robert Lucke Group, and Steve Goessling, Choice One Engineering, spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve the Trailside Estates – Design Plan, including all staff recommendations.

Ms. Sullivan 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 5:56 p.m.

Amy Vilardo

Amy Vilardo, Chair

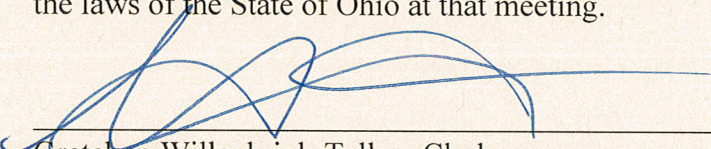
Scott Kravitz

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 June 24, 2025.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on July 29, 2025, and the meeting minutes of June 24, 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: 7/29/25