CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
June 23, 2026

The Fourth Regular Meeting of 2026 of the Clermont County Planning Commission was held on Tuesday, June 23, 2026, at 5:02 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Kravitz, Mr. Schultz, Mr. Hinners, Ms. Cann, Mr. Wood and Mr. Lawrence.

Mr. Kravitz, Vice Chair, called the meeting to order at 5:02 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Mr. 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. Schultz motioned to approve the April 28, 2026, Meeting Minutes. The motion was seconded by Mr. Hinners, and the motion carried with Mr. Hinners, and Mr. Wood abstaining.

Ms. Willenbrink-Talley, the Clerk, will certify the April 28, 2026, 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 VARIANCE CASE

Goshen Township Variance Case V-03-26 **Goshen Township**

5:04 p.m.

Drew DeMarsh presented the Staff Report for this variance case. Staff's recommendation was to **approve** the variance case V-03-26 to allow a different name for a new street that aligns with an existing street due to the applicant meeting the requirements outlined for a variance in Article IX, Section 908 of the *Regulations* on the following conditions:

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.

Following discussion, Mr. Kravitz asked for a motion. Mr. Lawrence made a motion to approve the Goshen Township Variance case including all staff recommendations.

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

STAFF REPORT ON DESIGN PLAN CASE
Eagle's Nest- Design Plan Case **Goshen Township**
5:11 p.m.

Drew DeMarsh presented the Staff Report for this text amendment case. Staff's recommendation was to **approve** the Eagles Nest – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the staff report be 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.

Following discussion, Mr. Kravitz asked for a motion. Mr. Hinners made a motion to approve the Eagle's Nest- Design Plan case, including all staff recommendations.

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

STAFF REPORT ON DESIGN PLAN CASE
Founder's Ridge – Design Plan **Batavia Township**
5:22 p.m.

Drew DeMarsh presented the Staff Report for this text amendment case. Staff's recommendation was to **approve** the Founder's Ridge – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the staff report be 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.

Following discussion, Mr. Kravitz asked for a motion. Ms. Cann made a motion to approve the Founder's Ridge- Design Plan case, including all staff recommendations.

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

STAFF REPORT ON DESIGN PLAN CASE
Enclave Creek – Design Plan **Goshen Township**
5:29 p.m.

Drew DeMarsh presented the Staff Report for this text amendment case. Staff's recommendation was to **approve** the Enclave Creek – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the staff report be 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.

Following discussion, Mr. Kravitz asked for a motion. Mr. Hinners made a motion to approve the Enclave Creek- Design Plan case, including all staff recommendations.

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

STAFF REPORT ON MAP AMENDMENT CASE
Miami Township Map Amendment Case 604 **Miami Township**
5:46 p.m.

Drew DeMarsh presented the Staff Report for this Map Amendment case. Staff's recommendation was to approve of Miami Township Zoning Map Amendment Case MT 604 and its request to amend the zoning designation of the subject property parcel (PIN 184612C067) consisting of +/- 0.58 acres from the "R-1" Residence District to "B-1" Neighborhood Business District for the purpose of running a video production business that would store and ship small amounts of inventory.with the following conditions:

1. 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.

Following discussion, Mr. Kravitz asked for a motion. Ms. Cann made a motion to approve the Miami Township Map Amendment case including all staff recommendations.

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

STAFF REPORT ON MAP AMENDMENT CASE
Goshen Township Map Amendment Case ZC-2026-007 Goshen Township
5:53 p.m.

Drew DeMarsh presented the Staff Report for this Map Amendment case. Staff's recommendation was to approve the of Goshen Township Zoning Map Amendment Case ZC-2026-007 and its request to amend the zoning designation of the subject property parcel(s) (All Parcels in Lakefield Place Sections 1-7) consisting of +/- 152.32 acres for the purpose of consolidating the zoning designation to include the entirety of the development as one Planned Unit Development, remove a 2.16 acre tract to revert back to the prior R-1 zoning designation, and convert 2 residential lots (201 and 202) into open space for the construction of a new amenity with the following conditions:

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.

Following discussion, Mr. Kravitz asked for a motion. Mr. Schultz made a motion to approve the Goshen Township Map Amendment case including all staff recommendations.

Ms. Cann 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 6:09 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 23, 2026.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on August 25, 2026, and the meeting minutes of June 23, 2026, 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: 8/25/26