

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
March 24, 2026**

The Second Regular Meeting of 2026 of the Clermont County Planning Commission was held on Tuesday, March 24, 2026, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Vilardo, Mr. Kravitz, Mr. Schultz, Ms. Sullivan, Ms. Madsen, Mr. Phelps, Mr. Wood, and Mr. Lawrence.

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

APPROVAL OF MINUTES

Ms. 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 January 27, 2026, Meeting Minutes. The motion was seconded by Mr. Kravitz, and the motion carried with Mr. Phelps, Mr. Wood and Ms. Madsen abstaining.

Ms. Willenbrink-Talley, the Clerk, will certify the January 27, 2026, 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 VARIANCE CASE

Cottage Grove Variance Case V-02-26

Union Township

5:02 p.m.

Drew DeMarsh presented the Staff Report for this variance case. Staff's recommendation was to **approve** the variance case V-02-26 to allow a right-of-way width of forty feet (40') and a pavement width of twenty-four feet (24') from roadway back of curb and a six inch (6") curb than is permitted by Article V, Section 504.B.3 of the *Clermont County Subdivision Regulations* 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, Union Township, the State of Ohio, or any other applicable agency.

Mike Lober, Clermont County; and Cory Wright, Union Township spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Ms. Madsen made a motion to approve the variance case V-02-26 to allow a right-of-way width of forty feet (40') and a pavement width of twenty-four feet (24') from roadway back of curb and a six inch (6") curb than is permitted by Article V, Section 504.B.3 of the *Clermont County Subdivision Regulations* due to the applicant

meeting the requirements outlined for a variance in Article IX, Section 908 of the *Regulations*, including all staff recommendation.

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

STAFF REPORT ON DESIGN PLAN CASE

Grove Park Design Plan Case

Union Township

5:14 p.m.

Drew DeMarsh presented the Staff Report for this design plan case. Staff's recommendation was to **approve** the Cottage Grove – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the staff report be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Union Township, the State of Ohio, or any other applicable agency.

Cory Wright, Union Township; Mike Lober, Clermont County; and Steve Goessling, Choice One spoke in favor of the proposal.

Mark Pence and Joe Ellis voiced concerns about the proposal.

Following discussion, Ms. Vilaro asked for a motion. Mr. Phelps made a motion to approve the Cottage Grove – Design Plan case, including all staff recommendations.

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

STAFF REPORT ON MAP AMENDMENT CASE

Goshen Township Map Amendment Case ZC-2026-002

Goshen Township

5:34 p.m.

Drew DeMarsh presented the Staff Report for this Map Amendment case. Staff's recommendation was to **approve** the Goshen Township Zoning Map Amendment Case ZC-2026-002 and its request to amend the zoning designation of the subject property parcel (PIN 112208F103, 112208F114, 112208F107) consisting of +/- 6.98 acres from the "M-1" Light Industrial District to "B-1", Local Business District as a Trustee-initiated zoning map amendment with the following conditions:

1. The application be modified to represent a zoning map amendment to the zoning designation of "B-2" General Business District.
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, Ms. Vilaro asked for a motion. Mr. Lawrence made a motion to approve of Goshen Township Zoning Map Amendment Case ZC-2026-002 and its request to amend the

zoning designation of the subject property parcel (PIN 112208F103, 112208F114, 112208F107) consisting of +/- 6.98 acres from the “M-1” Light Industrial District to “B-1”, Local Business District as a Trustee-initiated zoning map amendment including all staff recommendations

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

STAFF REPORT ON TEXT AMENDMENT CASE
Goshen Township Text Amendment Case ZC-2026-003 **Goshen Township**
5:44 p.m.

Drew DeMarsh presented the Staff Report for this Map 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. Madsen seconded the motion, and it carried unanimously.

STAFF REPORT ON TEXT AMENDMENT CASE
Goshen Township Text Amendment Case ZC-2026-004 **Goshen Township**
5:45 p.m.

Drew DeMarsh presented the Staff Report for this Map 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.

Mr. Phelps 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 5:50 p.m.

Amy Vilardo

Amy Vilardo, Chair

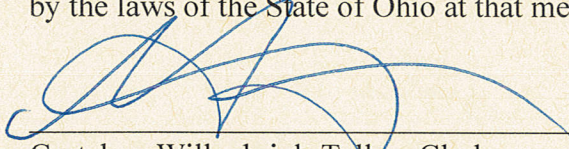
Scott Kravitz

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 March 24, 2026.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on April 28, 2026, and the meeting minutes of March 24, 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: 4/28/26