CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
August 25, 2026

The Fifth Regular Meeting of 2026 of the Clermont County Planning Commission was held on Tuesday, August 25, 2026, at 5:01 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Vilardo, Ms. Madsen, Mr. Phelps, Ms. Sullivan, Mr. Kravitz, Mr. Schultz, Ms. Cann, Mr. Wood and Mr. Lawrence.

Ms. Vilardo, Chair, called the meeting to order at 5:01 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 June 23, 2026, Meeting Minutes. The motion was seconded by Mr. Kravitz, and the motion carried with Ms. Madsen, Ms. Sullivan, Ms. Vilardo and Mr. Phelps abstaining.

Ms. Willenbrink-Talley, the Clerk, will certify the June 23, 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 DESIGN PLAN CASE

Project 74 Design Plan Case **Batavia Township**

5:04 p.m.

Drew DeMarsh presented the Staff Report for this design plan case. Staff's recommendation was to **approve** the Project 74- 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, Ms. Vilardo asked for a motion. Ms. Madsen made a motion to approve the Batavia Township Design Plan case including all staff recommendations.

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

STAFF REPORT ON TEXT AMENDMENT CASE

Zoning Text Amendment Case **Wayne Township**

5:11 p.m.

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

Following discussion, Ms. Vilardo asked for a motion. Ms. Cann made a motion to approve the Text Amendment case as submitted.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Zoning Map Amendment Case B-01-26Z-CDD **Batavia Township**

5:13 p.m.

Drew DeMarsh presented the Staff Report for this map amendment case. Staff's recommendation was to **approve** the Batavia Township Zoning Map Amendment Case B-01-26Z-CDD and its request to rezone one parcel (PIN 032019G024) consisting of +/- 17.93 acres from the "R-3" Multi-Family District to a "CDD" Coordinated Development District for the purpose of developing 69 dwelling unit consisting of34 duplexes and 1 single family residence with +/- 5.43 acres (30.3%) of open space at a density of +/- 3.85 dwelling units per acre 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.
2. A Concept Plan and Design Plan shall be required to be applied for to Clermont County.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve the Map Amendment case, including all staff recommendations.

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

STAFF REPORT ON TEXT AMENDMENT CASE
Zoning Text Amendment Case RZC-2026-801 Tate Township
5:20 p.m.

Drew DeMarsh presented the Staff Report for this Text Amendment case. Staff's recommendation was as follows. Without additional testimony from the public and/or Planning Commission members, staff recommends a motion to approve the Tate Township Zoning Text Amendment as submitted.

Greg Schuler spoke in opposition of the proposed Text Amendment Case.
Shelby Baird and Christen Steimle spoke in favor of the proposed Text Amendment Case.

Following discussion, Ms. Vilardo asked for a motion. Ms. Cann made a motion to approve the Tate Township Text Amendment case 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, Ms. Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 6:08 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 August 25, 2026.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on September 22, 2026, and the meeting minutes of August 25, 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: 9/22/26