

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING**  
**April 24, 2018**

The Fourth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, April 24, 2018 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Ms. Brewer, Ms. Cann, Mr. Hinnners, Mr. Hoffman, Mr. Kay, Mr. Painter and Mr. Phelps. Chairman Kay called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to our Flag.

Adele Evans asked that all Planning Commission members introduce themselves since this was the first meeting for several members due to recent county commissioner appointments.

**APPROVAL OF MINUTES:**

Chairman Kay asked if there were any questions, additions or corrections to the minutes that had been emailed to the members prior to the meeting. Hearing none, Chairman Kay asked for a motion to approve the March 27, 2018 Meeting Minutes. Mr. Hoffman made the motion to approve the March 27, 2018 Meeting Minutes, seconded by Ms. Cann. The motion carried unanimously with Ms. Brewer, Mr. Hinnners and Mr. Phelps abstaining.

**STAFF REPORT ON SUBDIVISION CASES**

**Celestial Estates Subdivision – Design Plan**

**Miami Township**

5:07 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Celestial Estates Subdivision located in Miami Township.

Mark Walker, Walker & Associates, and engineer for the project, was present for this case.

Planning Commission member Mr. Wood joined the meeting at 5:05 p.m.

Following a brief discussion, Mr. Phelps moved that the Planning Commission **approve** the design plan for Celestial Estates Subdivision, Mr. Hoffman made an amended motion to include staff's recommendation and subject to the following conditions:

1. Proposed road name will need to be approved by the Clermont County Engineer's Office;
2. Lots that need geotechnical reports due to soil type need to be identified on future plans, including record plats.
3. The curb radius at the entrance needs to be 50' from the curb per the subdivision regulations

Mr. Painter seconded the motion and it carried unanimously.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Batavia Township Zoning Case B-01-18ZPD**

**Batavia Township**

5:21 p.m.

Mr. Hoffman recused himself from this item and left the meeting at this time.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Batavia Township Zoning Case B-01-18ZPD to rezone parcel 032021D059, consisting of 72.11 acres from A – Agricultural District to PD – Planned Development District.

Nick Sehlhorst, Choice One Engineering, and Denise Kelley, Zoning Administrator for Batavia Township, were both present for this case.

Following a brief discussion, Mr. Hinnners moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-01-18ZPD to Rezone parcel 032021D059, consisting of 72.11 acres from A – Agricultural District to PD – Planned Development District. Mr. Anderson amended the motion to include all staff comments as follows:

1. Names of new streets shall not duplicate nor nearly duplicate the names of existing streets of record. New streets which are extensions of or in alignment with existing streets shall bear the name of the existing street. (*Millstream Dr. & Clearbrook Ln.*)
2. Permanent dead-end streets shall not be permitted. Temporary dead-end streets shall be permitted only as part of a continuing street plan. All temporary dead-end streets shall conform to requirements established by the Subdivision Street Design and Construction Standards for Clermont County.
3. A traffic impact study will be required as this development is expected to generate more than 100 trips in the peak hour.
4. The Engineer's Office requires a 35' half right-of-way to be dedicated along the Judd Road frontage, consistent with the adjacent existing subdivision.

Motion was seconded by Mr. Painter and carried unanimously.

**STAFF REPORT ON ZONING TEXT AMENDMENT CASES**

**Williamsburg Township Zoning Case ZC #1-18**

**Williamsburg Township**

5:30 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Williamsburg Township Zoning Case ZC #1-18 for the adoption of the revised Williamsburg Township Zoning Resolution.

Yvonne Mallot, Williamsburg Township Zoning Administrator, was present for the case. Ms. Mallot thanked Taylor Corbett for his assistance and guidance in rewriting their Township Zoning Resolution. Mr. Kay also commended Taylor Corbett for the excellent work he did on the resolution and the commission appreciated the extra effort he took to accomplish this result.

Following a brief discussion, Ms. Cann moved that the Planning Commission **recommend approval** of Williamsburg Township Zoning Case #1-18 for the adoption of the revised Williamsburg Township Zoning Resolution. Mr. Anderson seconded the motion and carried unanimously.

**STAFF REPORT ON DEDICATION PLATS**

**None**

**STAFF REPORT ON VARIANCE CASES**

**None**

**OLD BUSINESS/NEW BUSINESS**

Adele Evans said there will be a training session for all members hosted by Marshall McCachran and that it would happen this summer for all Planning Commission members.

Each planning commission member was given an address master list and were encouraged to update it with any new or changed information.

As there was no further business brought before the Planning Commission Chair Pete Kay asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:35 p.m.



---

**Pete Kay, Chair**



---

**Jeff Ashba, Vice Chair**