

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
May 22, 2018

The Fifth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, May 22, 2018 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Brewer, Ms. Cann, Mr. Hinnners, Mr. Hoffman, Mr. Kay, Mr. Phelps and Mr. Wood. Chairman Kay called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to our Flag.

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 April 24, 2018 Meeting Minutes. Ms. Cann made the motion to approve the April 24, 2018 Meeting Minutes, seconded by Mr. Anderson. The motion carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 561

Miami Township

5:04 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case 561 to rezone parcel 184012A043 consisting of .445 acres from R-1 –Residence District to O-1 – Professional Office District.

Mr. Boso joined the meeting at 5:08 p.m.

Brian Elliff, Zoning Administrator for Miami Township, was present for this case.

Following a brief discussion, Ms. Cann moved that the Planning Commission **recommend approval** of Miami Township Zoning Case 561 to rezone parcel 184012A043 consisting of .445 acres from R-1 –Residence District to O-1 – Professional Office District.

Motion was seconded by Mr. Wood and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 562

Miami Township

5:08 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case 562 to rezone parcel 181427A014P consisting of .720 +/- acres from T – Mobile Home Park District to B-2 – General Business District.

Brian Elliff, Zoning Administrator for Miami Township, was present for this case.

Following a brief discussion, Ms. Cann moved that the Planning Commission **recommend approval** of Miami Township Zoning Case 562 to rezone parcel 181427A014P consisting of .720 +/- acres from T – Mobile Home Park District to B-2 – General Business District.

Motion was seconded by Mr. Boso and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Union Township Zoning Case 1-18-Z

Union Township

5:11 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Union Township Zoning Case 1-18-Z to rezone 9 parcels 413213C237, 414110.010 A-C, 414110.011 A-D consisting of 1.869 +/- acres from R-1 – Single Family Detached Structure Residential Zone and B-1 – Business Zone to PD – Planned Development District.

Cory Wright, Planning and Zoning Director for Union Township was present for this case.

Following a brief discussion, Mr. Phelps moved that the Planning Commission **recommend approval** of Union Township Zoning Case 1-18-Z to rezone 9 parcels 413213C237, 414110.010 A-C, 414110.011 A-D consisting of 1.869 +/- acres from R-1 – Single Family Detached Structure Residential Zone and B-1 – Business Zone to PD – Planned Development District.

Motion was seconded by Mr. Wood and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Pierce Township Zoning Case Z2018-003

Pierce Township

5:22 p.m.

Ms. Cann recused herself from this case and left the meeting room at this time.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend denial** of Pierce Township Zoning Case Z2018-003 to rezone parcels 282809A001, 103, and 124 consisting of 28.86 +/- acres (*Per County Auditor Records*) from PUD-R – Planned Residential Use (previously approved planned development) to PUD-R – Planned Residential Use.

Tom Breidenstein, the applicant's attorney and Dani Spiegel, Zoning Administrator for Pierce Township, were present for this case.

Mr. Breidenstein provided his background and introduced the other members of his team: Siann Stidman and Amanda Gerakos with Burns Builders and Art Harden, the project engineer. Mr. Breidenstein provided information on a previous approved project in comparison with the current request as it related to density, open space, amenities and access. Mr. Breidenstein also requested that the record show that his opinion was this zoning case wasn't a zone change, it was a reutilization of the underlining zoning of PUD-R.

Siann Stidman gave her background and discussed the business model of the project and how it is maintenance free living. Amanda Gerakos then provided info on the community offerings and amenities. During this part of the presentation by Ms. Gerakos, Mr. Hoffman asked Chairman Kay to request the applicant to provide substance on the zoning request and how the development can meet the zoning requirements, specifically density, rather than discussion of all the amenities. Chairman Kay gave the applicant 5 additional minutes to discuss the amenities. Ms. Gerakos finished her part of the presentation and Mr. Breidenstein addressed the members on the density of the development. He discussed the proposed landscape plans and the electric lines running through the property.

Chairman Kay then gave Mr. Breidenstein another minute to address Mr. Hoffman's density concern. Mr. Breidenstein provided information on a nearby development with high density and discussed the Pierce Township Land Use Plan. Discussion continued between Chairman Kay, Mr. Hoffman and Mr. Breidenstein. The Chairman then asked if anyone else wished to speak and Dani Spiegel was sworn in and stated that the township's concerns are the density and traffic.

Mr. Breidenstein then provided one final statement regarding the Pierce Township Zoning Commission and how his applicant is following the process provided to them by the township when they met with them earlier in the month for a work session. Also, it was requested that the minutes from the zoning work session held by Pierce Township be forwarded to the Planning Commission.

Mr. Hoffman moved that the Planning Commission **recommend denial** of Pierce Township Zoning Case 562 to rezone parcels 282809A001, 103, and 124 consisting of 28.86 +/- acres (*Per County Auditor Records*) from PUD-R – Planned Residential Use (previously approved planned development) to PUD-R – Planned Residential Use.

Motion was seconded by Ms. Brewer and carried unanimously.

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON VARIANCE CASES

None

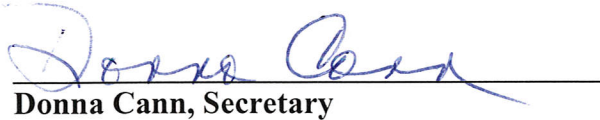
OLD BUSINESS/NEW BUSINESS

None

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 6:00 p.m.



Pete Kay, Chair



Donna Cann, Secretary