

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING

June 26, 2018

The Sixth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, June 26, 2018 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Boso, Ms. Brewer, Ms. Cann, Ms. Fiscus, 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 May 22, 2018 Meeting Minutes. Mr. Boso made the motion to approve the May 22, 2018 Meeting Minutes, seconded by Ms. Cann. The motion carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

Villas of Cherry Grove - Design Plan

Union Township

5:05 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Villas of Cherry Grove located in Union Township.

Stuart Cowan, representing the applicant, Somerset Custom Homes, was present for this case.

Following a brief discussion, Ms. Fiscus moved that the Planning Commission **approve** the design plan for Villas of Cherry Grove, per staff's recommendation with the following conditions:

1. The proposed name of Street "A" will need to be submitted and approved by the Clermont County Engineer's Office prior to submittal of the Construction Plans.
2. Consolidation of parcels 413214D258P, 413214D208P and 413214D055P prior to approval of the Record Plat.
3. That the items established by Consent Decree in Clermont County Court of Common Pleas Case Number 2008 CVH 1677 have all been met.

Ms. Cann seconded the motion and it carried unanimously.

STAFF REPORT ON DEDICATION PLATS

Afton Drive

Williamsburg Township

5:06 p.m.

Taylor Corbett presented the Staff Report for this dedication plat. The dedication of right-of-way for Afton Drive is located on the east side of the intersection of Half Acre Road and James E.

Sauls Sr. Drive, and is just south of SR 32, in Williamsburg Township. Staff's recommendation was to **approve** the dedication plat for Afton Drive located in Williamsburg Township.

Following a brief discussion, Ms. Cann moved that the Planning Commission **approve** the Afton Drive Dedication Plat per staff's recommendation and subject to staff's comments regarding the submission of the Certificate of Title.

Motion was seconded by Ms. Fiscus and carried unanimously.

Chairman Kay asked members of the audience who just arrived who might be speaking on a case to be sworn in at this time.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 560

Miami Township

5:12 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 560 to rezone two (2) parcels, 184024A041 (1.207 ac.) and 184024D040A (2.127ac.), consisting of a total 3.334 acres, from R-2 – Residence District to B-1 – Neighborhood Business District with a B-PUD Overlay.

Brian Elliff, Zoning Administrator, Miami Township, and Ken Schuermann, Schuermann Properties, were present for this case. Marvin Hudson, resident, Al-Gor Subdivision, was also present and spoke in opposition of the project. Chairman Kay advised Mr. Hudson that the Planning Commission was only a recommending body and has no control over the methods used to obtain approval from the subdivision homeowners.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Miami Township Zoning Case 560 to rezone two (2) parcels, 184024A041 (1.207 ac.) and 184024D040A (2.127ac.), consisting of a total 3.334 acres, from R-2 – Residence District to B-1 – Neighborhood Business District with a B-PUD Overlay. Mr. Hoffman included the following staff recommendations:

1. Parcels 184024A041 and 184024D040A must be consolidated prior to obtaining building permits.
2. That all ODOT conditions have been satisfactorily addressed.

and stated that the original restrictions may not meet judicial scrutiny at this time and may no longer be in effect.

Motion was seconded by Ms. Brewer and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 563

Miami Township

5:37 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 563 to rezone parcel 182517C045, consisting of .852 acres from R-1 Residence District to O-1 Professional Office District.

Brian Elliff, Zoning Administrator, Miami Township, and Joe Kuethe, business owner, were present for this case.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Miami Township Zoning Case 563 to rezone parcel 182517C045, consisting of .852 acres from R-1 Residence District to O-1 Professional Office District with the following staff recommendations:

1. All existing structures must be removed prior to construction.
2. Address the sight distance triangle with the Clermont County Engineer's Office at construction plan review stage.
3. A sewer main extension will be required to serve this development.

Motion was seconded by Ms. Brewer and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Union Township Zoning Case 2-18-Z

Union Township

5:42 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 2-18-Z to rezone parcel 413102B106, consisting of 12.257 acres from R-1 – Single Family Detached Structure Residential Zone to R-4 – Single Family Variable Structure Residential Zone.

Matt Mains, representing the applicant, Drees Homes, was present for this case.

Following a brief discussion, Ms. Cann moved that the Planning Commission **recommend approval** of Union Township Zoning Case 2-18-Z to rezone parcel 413102B106, consisting of 12.257 acres from R-1 – Single Family Detached Structure Residential Zone to R-4 – Single Family Variable Structure Residential Zone

Motion was seconded by Mr. Boso and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Goshen Township Zoning Case 250

Goshen Township

5:48 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Goshen Township Zoning Case 250 for the adoption of the proposed text amendment in Resolution #61218 to decrease the amount of required open space for proposed Planned Developments that have a maximum gross density of 3 units per acre. The proposed amendment would modify Article 6: Planned Development Districts – Section 6.02 (C) (1) Table 6-1: Density and Intensity Standards for PD-R District Types, Minimum Open Space Required (of total site) from 35% density to 20% density.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Goshen Township Zoning Case 250 for the adoption of the revised Goshen Township Zoning Resolution #61218.

Mr. Wood seconded the motion and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Ohio Township Zoning Case ZT-2018-01

Ohio Township

5:50 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Ohio Township Zoning Case ZT-2018-01 for the proposed text amendments to Article IV, Section 10: Swimming Pools and the fencing requirement to only include in-ground swimming pools with further revisions to include the addition of Article IV, Section 12: Fences, Walls, and Entry Gates.

Following a brief discussion, Ms. Fiscus moved that the Planning Commission **recommend approval** of Ohio Township Zoning Case ZT-2018-01 for the adoption of the revised Ohio Township Zoning Resolution.

Ms. Cann seconded the motion and carried unanimously with Mr. Hinners voting no.

STAFF REPORT ON VARIANCE CASES

None

OLD BUSINESS/NEW BUSINESS

Adele Evans discussed new business with the proposed new dates for Annual Training for the new commission members and a refresher for the old members. The first set of dates didn't work for most of the members. Ms. Evans handed out a list of proposed dates so members could check

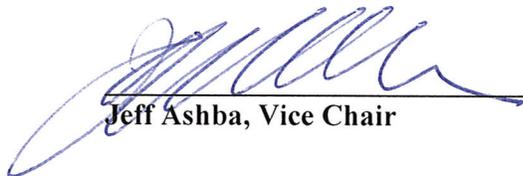
their calendars and come to a consensus on the meeting date. Ms. Evans will send out a Doodle Poll to follow-up on this matter.

Taylor Corbett also mentioned to members there has been an uptick in zoning and subdivision cases. He expects the members to be busy in the next few months with plenty of upcoming cases.

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 6:10 p.m.



Pete Kay, Chair



Jeff Ashba, Vice Chair