

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

The Seventh Regular Meeting of the Clermont County Planning Commission was held on Tuesday, July 24, 2018 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Brewer, 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 June 26, 2018 Meeting Minutes. Mr. Hinnners made the motion to approve the June 26, 2018 Meeting Minutes, seconded by Ms. Fiscus. The motion carried unanimously with Mr. Anderson and Mr. Ashba abstaining. Mr. Boso arrived at this time.

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case 249

Goshen Township

5:03 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Goshen Township Zoning Case 249 to rezone eight (8) parcels (112208D033, 114314.040, 114314.041, 114314.042, 114314.075, 114314.076, 114314.011, 114314.010A) that consists of +/- 129.074 acres, from R-4 – Low Density Attached Residential District to PD-R – Residential Planned Development District.

Bob Seyfried, Goshen Township Zoning Director, was present for this case.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Goshen Township Zoning Case 249 to rezone eight (8) parcels from R-4 – Low Density Attached Residential District to PD-R – Residential Planned Development District with the following conditions:

1. Planning Commission recommendation for approval is contingent on the adoption of Goshen Township Zoning Text Amendment Case 250 being enacted.

2. ODOT provides approval for all proposed access points along state routes.

Motion was seconded by Mr. Ashba and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Pierce Township Zoning Case Z2018-005

Pierce Township

5:13 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Pierce Township Zoning Case Z2018-005 to rezone three (3) parcels (282807A293, 282807A104 and 282807A294) that consists of +/- 2.512 acres from SFR – Single Family Residential with a Planned Unit Development – Mixed Use Overlay District to GB - General Business.

Loretta Rokey, Pierce Township Administrator, and Dani Spiegel, Zoning Inspector, were present for this case.

Following a brief discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Pierce Township Zoning Case Z2018-005 to rezone three (3) parcels from SFR – Single Family Residential with a Planned Unit Development – Mixed Use Overlay District to GB - General Business.

Motion was seconded by Mr. Wood and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Pierce Township Zoning Case Z2018-004

Pierce Township

5:16 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Pierce Township Zoning Text Amendment Case Z2018-004 for changes to several articles throughout Pierce Township's Zoning Resolution. The following changes were proposed:

Update Table 2.02-1: Summary Table of Review Bodies in Article 2: Administrative Roles and Authority;

Addition of Recovery Housing and Residential Facility Classes (1, 2 & 3) as well as updating Table 4.04-1: Residential Use Table in Article 4: Residential Zoning Districts and Use Regulations;

Removal of 7.03: B1(d)(ii) & (iii) in Article 7: Planned Unit Development;

Addition of Recovery Housing as a use to Article 11: Vehicle Parking, Stacking, and Loading, Table 11.03-1: Minimum Required Number of Parking Spaces; and

Addition of Recovery Housing to Article 15: Definitions and Rules for Interpretation.

Dani Speigel, Pierce Township Zoning Inspector, was present for this case.

Following a brief discussion, Ms. Fiscus moved that the Planning Commission **recommend approval** of Pierce Township Zoning Text Amendment Case Z2018-004 as noted above.

Motion was seconded by Mr. Anderson and carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

OLD BUSINESS/NEW BUSINESS

Adele Evans reminded everyone of the Annual Training date of August 23, 2018 from 5:00 p.m. to 7:00 p.m. for new commission members. She felt this training would be a good refresher course for the old members as well. Some of the old members mentioned they would not be able to attend that day but Ms. Evans said the training would be videotaped so they could view it at a later time. Dinner will be provided to the members.

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 5:30 p.m.

Pete Kay, Chair

Jeff Ashba, Vice Chair