

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
September 25, 2018

The Ninth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, September 25, 2018 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Boso, Ms. Brewer, Ms. Cann, Ms. Fiscus, Mr. Hinners, Mr. Hoffman, Mr. Kay 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 August 28, 2018 Meeting Minutes. Mr. Hoffman made the motion to approve the August 28, 2018 Meeting Minutes. The motion was seconded by Mr. Wood and carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Monroe Township Zoning Case Z2018-01

Monroe Township

5:02 p.m.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend denial** of Monroe Township Zoning Case Z2018-01 To rezone parcel (222608I062) that consists of +/- 2.00 acres from A-1 - Agricultural to B-1 - Neighborhood Business.

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

Following discussion, Mr. Hoffman moved that the Planning Commission **recommend denial** of Monroe Township Zoning Case Z2018-01 to rezone parcel 222608I062 that consists of +/- 2.00 acres from A-1 - Agricultural to B-1- Neighborhood Business as this request would be considered spot zoning and could set a precedence for future zoning requests throughout the township. Mr. Hoffman also referenced staff's comments as follows:

1. Direct lighting from the commercial use may greatly affect the neighboring properties. Enforcing strict lighting standards should be of utmost importance to protect the neighboring residential properties.

2. The project site is in close proximity to existing governmental infrastructure and local parks. It is in the best interest of the Township to consider a pedestrian traffic plan along and across SR 222 development corridor.
3. The project site should adhere to the buffering guidelines set forth in the township's Growth Management Plan "*Neighborhood Commercial District*".
4. ODOT provides approval for all proposed access points along State Route 222.

Motion was seconded by Ms. Fiscus and carried unanimously.

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

Pierce Township Zoning Case Z2018-02

Pierce Township

5:10 p.m.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's Recommendation was to **recommend denial** of Pierce Township Zoning Case Z2018-02 to rezone a portion of parcel 282808D015 consisting of 34.00 acres from RR – Resort/Recreational to PUD-R – Planned Unit Development – Residential District.

Present tonight were Dani Speigel, Pierce Township Zoning Inspector, Jeremy Evans, Clermont County Engineer's Office and John McManus, Administrator, Clermont County Soil & Water Conservation District; Mark Jaehnen, Mark Musselman and Tim Connors, Delta Business Group.

Following discussion, the applicant requested the case be tabled per their request. Mr. Boso made a motion to table Pierce Township Zoning Case Z2018-02 and the motion was seconded by Mr. Anderson. The motion carried unanimously.

Pierce Township Zoning Case Z2018-07

Pierce Township

5:42 p.m.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Pierce Township Zoning Case Z2018-07 to rezone one parcel (284723.008B) that consists of +/- 0.36 acres from GB – General Business District to SFR – Single-Family Residential District.

Dani Speigel, Pierce Township Zoning Inspector and Neil Patel, Applicant, were present for this case.

Following a brief discussion, Ms. Fiscus moved that the Planning Commission **recommend approval** of Pierce Township Zoning Case Z2018-07 to rezone parcel 284723.008B that consists of +/- 0.36 acres from GB – General Business District to SFR – Single-Family Residential District. Motion was seconded by Mr. Boso and carried unanimously.

Ms. Cann returned to the meeting at this time.

Union Township Zoning Case 3-18-Z

Union Township

5:50 p.m.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Union Township Zoning Case 3-18-Z to rezone parcel 413215E114 consisting of 12.00 acres from R-1 – Single Family Detached Structure Residential Zone to PD – Planned Development District.

Cory Wright and Craig Flaute of Union Township and Jake Thamann, Applicant, Elevar Design Group, were present for this case.

Following a brief discussion, Mr. Wood moved that the Planning Commission **recommend approval** of Union Township Zoning Case 3-18-Z to rezone parcel 413215E114 consisting of 12.00 acres from R-1 – Single Family Detached Structure Residential Zone to PD – Planned Development District. Motion was seconded by Ms. Cann and carried unanimously.

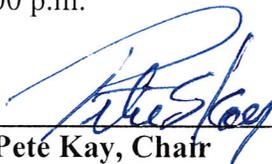
STAFF REPORT ON VARIANCE CASES

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



Jeff Ashba, Vice Chair