

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
October 23, 2018

The Tenth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, October 23, 2018 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Ashba, 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.

Chairman Kay asked members of the audience and staff who would be giving testimony on any Planning Commission case to stand and be sworn in.

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 September 25, 2018 Meeting Minutes. Mr. Hoffman made the motion to approve the September 25, 2018 Meeting Minutes. The motion was seconded by Ms. Cann and carried with Mr. Ashba and Mr. Phelps abstaining.

Mr. Hoffman recused himself and left the meeting room.

STAFF REPORT ON SUBDIVISION CASES

Rosewood Subdivision – Design Plan

Batavia Township

5:02 p.m.

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

Denise Kelley, Batavia Township Zoning Administrator and Nick Selhorst, Choice One Engineering were present for this case. Denise Kelley was sworn in at this time.

Mr. Selhorst and Ms. Kelley both stated their agreement with having a no clearing designation on some of the referenced lots versus a conservation easement or dedicated open space.

Following a brief discussion, Ms. Cann moved that the Planning Commission **approve** the design plan for Rosewood Subdivision with the following conditions:

1. Landscape plan must be submitted at time of the construction plan submittal;
2. All lots on EbE2 soil type must be labeled with an "*" on all future plans and should be required to obtain geotechnical reports prior to obtaining building permits;
3. Lots 11-24 that abut Shaker Meadow Subdivision should include a no clearing designation on future plans to prevent disturbing the natural buffer that currently exists between the two properties;

4. Storm water management basins must be installed outside any surface water of the state unless authorized by a 404 permit and/or 401 water quality certification (WMSC Section 310.2-2). This will affect basins on Open Space Lots 76,128 and 191;
5. An additional left turn lane into the development will be required once the development reaches 80 platted lots, which is anticipated to occur with the completion of Phase 2 as currently designed; and
6. A T-turnaround is required at the east end of Clearbrook Lane.

Mr. Ashba seconded the motion and it carried unanimously.

STAFF REPORT ON DEDICATION PLATS

None

Mr. Hoffman returned to the meeting at this time.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-02-18ZPD

Batavia Township

5:19 p.m.

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-02-18ZPD to rezone a portion of parcel 012008B116. consisting of 82.23 acres from PD – Planned Development to a revised PD – Planned Development that proposes townhomes and single-family components.

Denise Kelley, Batavia Township Zoning Administrator and the applicant, Matt Maines of Drees Homes were present for this case.

Following discussion, Ms. Cann moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-02-18ZPD to rezone parcel 012008B116. consisting of 82.23 acres from PD – Planned Development to a revised PD – Planned Development that proposes townhomes and single-family components with the following conditions:

1. The parent parcel will need to be subdivided after approval of zoning case B-02-18ZPD by the Township Trustees.
2. The existing residence lot (1.26 acres) will need to be subdivided and rezoned back to R-1 – Single-Family District prior to the recording of the Record Plat.

3. All lots that fall under the designation of EbE2 soils must be labeled on all future plans to obtain geotechnical reports prior to construction.
4. Proposed parking for the community pool to be constructed outside the proposed dedicated right-of-way in the open space lot.
5. A traffic impact study is to be submitted for review, as the proposed development is expected to generate more than 100 trips in the peak hour.

Motion was seconded by Mr. Hoffman and carried unanimously.

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

Pierce Township Zoning Case Z2018-001

Pierce Township

5:40 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 Z2018-001 to rezone parcel 282808C018, consisting of 7.225 acres, from SFR – Single-Family Residential District to PUD-R – Planned Unit Development - Residential.

Dani Spiegel, Pierce Township Zoning Inspector and Craig Abercrombie, engineer, Abercrombie and Associates, were present for this case.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Pierce Township Zoning Case Z2018-001 to rezone parcel 282808C018, consisting of 7.225 acres, from SFR – Single-Family Residential District to PUD-R – Planned Unit Development – Residential with the following conditions:

1. Waive the sidewalk requirement due to the PD plan serving less than fifteen (15) dwelling units and due to there being no connectivity to any existing infrastructure or Township pedestrian plan.
2. Name of the new street shall not duplicate nor nearly duplicate the name of existing streets of record.
3. Public sanitary sewer will need to be extended to the property for sewer service.

Motion was seconded by Mr. Wood and carried unanimously.

Pierce Township Zoning Case Z2018-002

Pierce Township

5:50 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend denial** of Pierce Township Zoning Case Z2018-002 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 for this case were Dani Speigel, Pierce Township Zoning Inspector, Jeremy Evans, Clermont County Engineer’s Office; John McManus, Administrator, Clermont County Soil & Water Conservation District; Mark Jaehnen, Mark Musselman and Tim Conners, Delta Business Group; Scott Jones, Inverness Homes; Joe Cook, Consulting Services, Inc., and Jim Arnold, Attorney.

Following discussion, Mr. Anderson moved that the Planning Commission **recommend denial** of Pierce Township Zoning Case Z2018-002 to rezone a portion of parcel 282808D015. consisting of 34.00 acres from RR – Resort/Recreational to PUD-R – Planned Unit Development – Residential District. Mr. Hoffman seconded the motion but abstained. The motion carried.

Ms. Cann returned to the meeting at this time.

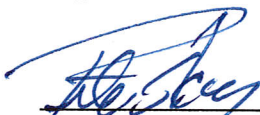
STAFF REPORT ON VARIANCE CASES

None

OLD BUSINESS/NEW BUSINESS

Adele Evans brought the December meeting schedule to the Board’s attention since the regularly scheduled meeting date of the fourth Tuesday of the month will fall on December 25 which is Christmas. Ms. Evans suggested the meeting be held on Tuesday, December 18 with the zoning case submittal deadline moved to December 4 so staff will have time to review items thoroughly before the meeting on December 18. All members agreed. Mr. Corbett will send certified mail to notify the townships regarding the change.

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 7:15 p.m.



Pete Kay, Chair



Jeff Ashba, Vice Chair