

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
February 26, 2019

The Second Regular Meeting of the Clermont County Planning Commission was held on Tuesday, February 26, 2019 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Ashba, Mr. Painter, Mr. Hanners, 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.

David Painter, Clermont County Commissioner, presented former Planning Commission member, Donna Cann, with a certificate of recognition and thanked her for her many years of service to Clermont County as a member of the Planning Commission.

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 January 22, 2018 Meeting Minutes. Mr. Hoffman made the motion to approve the January 22, 2018 Meeting Minutes. The motion was seconded by Mr. Ashba and carried with Mr. Painter, Mr. Kay and Mr. Phelps abstaining.

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-01-19ZPD

Batavia Township

5:05 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-01-19ZPD to rezone parcel 022012F014 consisting of 78.50 acres from A – Agricultural District to PD - Planned Development.

Joseph Trauth, Attorney, Keating Muething & Klekamp PLL, Brian Dillard, Vice President Arch Materials, LLC, and Roger Maham, owner of NAE, Inc., were present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission **recommend**

approval of Batavia Township Zoning Case B-01-19ZPD to rezone parcel 022012F014 consisting of 78.50 acres from A – Agricultural District to PD - Planned Development. Motion was seconded by Mr. Painter and carried unanimously.

Jackson Township Zoning Case 2019-ZC-01

Jackson Township

5:07 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Jackson Township Zoning Case 2019-ZC-01 to rezone two parcels 152310A012 (141.36 acres) & 142310A004 (77.01 acres) consisting of 218.37 acres from A – Agricultural District to I-1 – Industrial District.

Joseph Trauth, Attorney, Keating Muething & Klekamp PLL, Brian Dillard, Vice President Arch Materials, LLC, and Roger Maham, owner of NAE, Inc., were present for this case.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Jackson Township Zoning Case 2019-ZC-01 to rezone two parcels 152310A012 (141.36 acres) & 142310A004 (77.01 acres) consisting of 218.37 acres from A – Agricultural District to I-1 – Industrial District with the following conditions:

1. Submit documents required under Article 11, Sec 1106 Jackson Township's Zoning Resolution.
2. Follow all Development Standards set forth in Jackson Township Zoning Resolution Article 11, Section 1160 (B).

Motion was seconded by Mr. Wood and carried unanimously.

Batavia Township Zoning Case B-02-19Z

Batavia Township

5:23 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-02-19Z to rezone parcel 032019B006 consisting of 1.9895 acres from A – Agricultural District to R-1 – Single-Family District.

Ron Gibbs, applicant and president of Too Little LLC, was present for this case.

Following discussion, Mr. Ashba moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-02-19Z to rezone parcel 032019B006 consisting of 1.9895 acres from A – Agricultural District to R-1 – Single-Family District. Motion was seconded by Mr. Phelps and carried unanimously.

Goshen Township Zoning Case 307

Goshen Township

5:27 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 307 to rezone parcel 112208B011 consisting of 10.01 acres from R-2 – Low Density Single-Family District to B-2 – General Business District.

Bob Seyfried, Goshen Township Zoning Director and Tom Cooper, applicant and president of Tom Cooper Home Repair, were present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Goshen Township Zoning Case 307 to rezone parcel 112208B011 consisting of 10.01 acres from R-2 – Low Density Single-Family District to B-2 – General Business District with the following conditions:

1. Submit a notarized "Consent to Re-zone" by the owner.
2. Follow Architectural Standards for Nonresidential Buildings set forth in Section 9.04;
3. Follow Landscaping Standards set forth in Article 10; and
4. Follow Parking, Loading and Circulation Standards set forth in Article 12.

Motion was seconded by Mr. Wood and carried unanimously.

Goshen Township Zoning Case 308

Goshen 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 Goshen Township Zoning Case 308 to rezone parcels 112203G264 & 112203G269 consisting of 3.82 acres from R-T – Mobile Home Park District to R-1 – Agricultural and Rural Residential District.

Bob Seyfried, Goshen Township Zoning Director and Mark Rumpke, applicant and owner of KRR Real Estate, LLC, were present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Goshen Township Zoning Case 308 to rezone parcels 112203G264 & 112203G269 consisting of 3.82 acres from R-T – Mobile Home Park District to R-1 – Agricultural and Rural Residential District. Motion was seconded by Mr. Ashba and carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

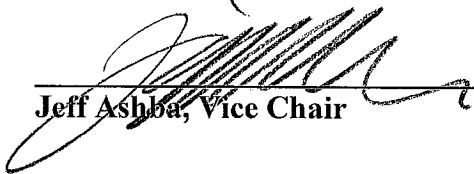
OLD BUSINESS/NEW BUSINESS

None

As there was no further business brought before the Planning Commission, Chairman Kay asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:48 p.m.



Pete Kay, Chair



Jeff Ashba, Vice Chair