

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING**  
**June 25, 2019**

The Sixth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, June 25, 2019 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Brewer, Mr. Hinnners, Mr. Kay, Mr. Phelps, Mr. Risk and Mr. Wood. Chairman Kay called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to our Flag.

Adele Evans, Department of Community and Economic Development Assistant Director, introduced Mr. Tom Risk as Commissioner Claire Corcoran's alternate on the Planning Commission. Mr. Risk is from Goshen Township and has served on the Goshen Township Zoning Commission. Mr. Risk succeeds Mr. Richard Hoffman as Commissioner Corcoran's alternate.

Chairman Kay asked everyone on the commission and in the audience to stand for a moment of silence in memory of long time Clermont County Planning Commission member, past president and vice-president, Richard Hoffman, who passed away suddenly in May. Mr. Hoffman is remembered as a great leader, mentor and friend of all the board members and staff.

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 April 23, 2019 Meeting Minutes. Ms. Brewer made the motion to approve the April 23, 2019 Meeting Minutes. The motion was seconded by Mr. Anderson and carried with Mr. Ashba and Mr. Risk abstaining.

Planning Commission member Mr. Boso joined the meeting at 5:07 p.m.

**STAFF REPORT ON SUBDIVISION CASES**

**Merwin Oaks Subdivision – Design Plan**

**Pierce Township**

5:07 p.m.

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

David Lorei, Abercrombie and Associates, Inc., engineer for the project and representing the applicant was present for this case.

Following a brief discussion, Ms. Brewer moved that the Planning Commission **approve** the design plan for Merwin Oaks Subdivision subject to 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. Remove the existing single family residence that is proposed to be removed prior to start of construction.
3. Merwin Oaks Drive shall not duplicate nor nearly duplicate the name of existing streets of record and be approved by the Clermont County Engineer's Office.

Mr. Phelps seconded the motion and it carried unanimously.

#### **STAFF REPORT ON DEDICATION PLATS**

**None**

#### **STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Tate Township Zoning Case 1365GE**

**Tate Township**

5:15 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Tate Township Zoning Case 1365GE to rezone parcel 323017E160 consisting of 5.34 acres from C-2 – Commercial District to C-3 – Commercial District.

Following discussion, Mr. Ashba moved that the Planning Commission **recommend approval** of Tate Township Zoning Map Amendment Case 1365GE with the following condition:

1. No storage of flammable liquids, above ground, other than for use on the premises.
2. Any comments from Tate Monroe Water Association and Clermont County Public Health be satisfactorily addressed.

Motion was seconded by Ms. Brewer and carried unanimously.

#### **STAFF REPORT ON ZONING TEXT AMENDMENT CASES**

**None**

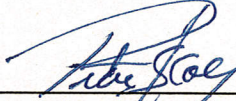
#### **STAFF REPORT ON VARIANCE CASES**

**None**

**OLD BUSINESS/NEW BUSINESS**

Loretta Rokey, Administrator, asked to speak to the commission and introduced Pierce Township's new planner, Eddie McCarthy. He will be handling all cases coming before the board in the future.

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 5:24 p.m.



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**Pete Kay, Chair**



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**Jeff Ashba, Vice Chair**