

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING**  
**July 23, 2019**

The Seventh Regular Meeting of the Clermont County Planning Commission was held on Tuesday, July 23, 2019 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Fiscus, Mr. Hinners, Mr. Kay, 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.

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 June 25, 2019 Meeting Minutes. Mr. Anderson made the motion to approve the June 25, 2019 Meeting Minutes. The motion was seconded by Mr. Boso and carried with Ms. Fiscus abstaining.

**STAFF REPORT ON SUBDIVISION CASES**

None

**STAFF REPORT ON DEDICATION PLATS**

None

**STAFF REPORT ON ZONING TEXT AMENDMENT CASE**

**Jackson Township Zoning Case 2019-ZC-02**

**Jackson Township**

5:06 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. The proposed text amendment revises text to Article 2, entitled "General Provisions", Article 6, entitled "Manufactured Homes", Article 8, entitled "Zoning Resolution Districts" and Article 11, entitled "Special Provisions". within the *Jackson Township's Zoning Resolution*.

In summary the major proposed text changes to the resolution include:

1. Prohibiting facilities associated with the cultivation, processing or dispensing of marijuana and marijuana derivatives (Article 2: General Provisions, 201 Prohibited Uses)
2. Increasing the minimum usable floor area for manufactured homes from 1,000 sq. ft. to 1,200 sq. feet (Article 6: Manufactured Homes)

3. Restructuring of the principal permitted uses, conditional uses and minor changes throughout (Article 8: Zoning Resolution District)
4. Removing the Industrial (I-1) zoning requirement for quarries, gravel pits and other mining activities, and allowing above uses by obtaining a conditional use by the Board of Zoning Appeals (Article 11: Special Provisions, 1160: Quarries, Mining, and Gravel Pits)

Following a brief discussion, Mr. Anderson moved that the Planning Commission based on staff analysis **recommend approval** of Jackson Township Zoning Case 2019-ZC-02 to amend the Jackson Township Zoning Resolution, as initiated by the Jackson Township Board of Trustees with the following conditions:

1. Article 8, Section 812 (N): Commercial subsurface mining to include limited usage above ground per approval of the township's Board of Zoning Appeals.
2. Article 8, Section 862 (C): Quarries, Gravel Pits, Mining and Subsurface Mining as described in Article 11, Section 1160 shall remain as principal permitted uses under I-1 Industrial District.
3. Article 11, Section 1160: Quarries, Gravel Pits Mining and Subsurface Mining shall be principal permitted use in I-1 Industrial District. Subsurface Mining may be permitted as a conditional use in A-1 Agricultural District following approval by the township's Board of Zoning Appeals.

The motion was seconded by Mr. Boso and carried unanimously.

**STAFF REPORT ON ZONING TEXT AMENDMENT CASE**

**Miami Township Zoning Case 566**

**Miami Township**

5:08 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. The proposed text amendment results in a revision to Chapter 16, entitled "Mixed Use, Institutional District" within *Miami Township's Zoning Resolution*. The proposed changes include:

16.02

J. Parks, playgrounds, **school athletic facilities**, recreational and community center buildings and grounds, provided that any principal building used therefore shall be located not less than seventy-five (75) feet from a residence district.

16.14

A. Minimum tract for Mixed Use, Institutional District: fifty (50) acres. **For school-related athletic or other school facilities, minimum tract size is twenty-five (25) acres.** However, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout.

Joseph Trauth Jr., attorney, Keating Muething and Klekamp PLL, spoke on behalf of the property owners and Moeller High School in favor of the text amendment.

Following a brief discussion, Ms. Fiscus moved that the Planning Commission based on staff analysis **recommend approval** of Miami Township Zoning Case 566 to amend the Miami Township Zoning Resolution. The motion was seconded by Mr. Ashba and carried with Mr. Boso abstaining.

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

**Miami Township Zoning Case 567**

**Miami Township**

5:11 p.m.

Mr. Boso recused himself and left the meeting at this time.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case 567 to rezone three parcels, 182518F032, 181425.143P & 181425.144P consisting of 28.70 acres from R-1 – Residence District, R-3 – Residence District and I – Planned Industrial Park District to MU – Mixed Use, Institutional District.

Joseph Trauth Jr., attorney, Keating Muething and Klekamp PLL, on behalf of Moeller High School; Brad D'Agillo, applicant, Kleingers Group; and Brian Elliff, Miami Township Zoning Administrator were present for this case. Mr. Elliff asked to clarify the zoning map presented at the meeting for the properties to be amended to include a small R-3 parcel (#181425.143P) which was not marked on the map. Mr. D'Agillo also clarified for the commission that there were actually 3 parcels 182518F032, 181425.144P and 181425.143P listed in the application and all should be included in this amendment case. Mr. Kay made sure to note this for the record.

Following discussion, Mr. Wood moved that the Planning Commission **recommend approval** of Miami Township Zoning Map Amendment Case 567 to rezone three parcels 181425.143P, 182518F032 & 181425.144P consisting of 28.70 acres from R-1 –Residence District, R-3 – Residence District and I – Planned Industrial Park District to MU – Mixed Use, Institutional District with the following conditions:

1. A favorable recommendation for Miami Township Text Amendment Case 566.
2. Consolidate parcels 181425.143P, 182518F032 & 181425.144P prior to start of construction.
3. Obtain approval from the Water Resources Department on the best option to obtain a public sanitary sewer extension to the property for sewer service.

Motion was seconded by Ms. Fiscus and carried unanimously.

Mr. Boso returned to the meeting at this time.

**STAFF REPORT ON VARIANCE CASES**

**Villas of Cherry Grove Variance**

**Union Township**

5:21 p.m.

Taylor Corbett presented the staff report for this variance case. Staff's recommendation was to **approve** the proposed variance request for Villas of Cherry Grove located in Union Township. The applicant is requesting a variance to allow a minimum subdivision street right of way from 50 feet to 30 feet.

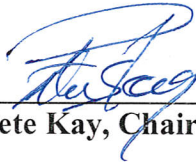
Stuart Cowan, Somerset Custom Homes, was present for this case.

Following a brief discussion, Mr. Anderson moved to **approve** the street width variance request for the Villas of Cherry Grove subdivision to reduce the public right-of-way width from 50 feet to 30 feet. The motion was seconded by Mr. Boso and carried with Mr. Risk abstaining.

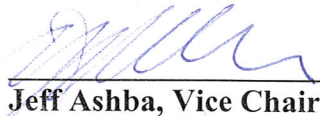
**OLD BUSINESS/NEW BUSINESS**

**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 5:35 p.m.



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**Pete Kay, Chair**



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**Jeff Ashba, Vice Chair**