

## CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING

August 27, 2019

The Eighth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, August 27, 2019 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Brewer, 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 July 23, 2019 Meeting Minutes. Mr. Risk made the motion to approve the July 23, 2019 Meeting Minutes. The motion was seconded by Mr. Anderson and carried with Ms. Brewer abstaining.

### STAFF REPORT ON DEDICATION PLATS

#### Smith Road and State Route 28 Dedication

Goshen Township

5:04 p.m.

Taylor Corbett presented the Staff Report for this dedication plat. The dedication is for an extension of Smith Road right-of-way of 2,262 feet through parcel 112208B008. The proposed 50' right-of-way totals 2.9457 acres. The proposed dedication of Smith Road would provide proper ingress and egress to the Bryan Equipment facility being developed on parcel 112208B017 located in Goshen Township. Staff's recommendation was to **approve** the dedication plat for Smith Road and State Route 28 in Goshen Township.

Mr. Rick Bryan, Bryan Equipment Sales and Mr. Steve Pegrem, Goshen Township Administrator, were present for this case, and with no questions or discussion from the commission, Mr. Kay asked for a motion. Mr. Boso moved that the Planning Commission **approve** the Smith Road and State Route 28 Dedication Plat per staff's recommendation. Motion was seconded by Mr. Anderson and carried unanimously.

### STAFF REPORT ON ZONING MAP AMENDMENT CASE

#### Williamsburg Township Zoning Case ZC-1-19

Williamsburg Township

5:06 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Williamsburg Township Zoning Case ZC-1-19 to rezone two parcels 523509H049C & 523509H051B consisting of 2.1875 acres from R-2, One and Two Family Residence District, and R-1, Rural Residence District, to B-2,

General Business.

Ms. Yvonne Malott, Williamsburg Township Zoning Administrator, was present for this case. She stated the particular parcels were part of a pending annexation case with the Village of Williamsburg and the applicant, Perman Engineering, Co., LLC was aware of this.

Following discussion, Ms. Brewer moved that the Planning Commission **recommend approval** of Williamsburg Township Case ZC-1-19 to rezone parcels 523509H049C & 523509H051B consisting of 2.1875 acres from R-2 – One and Two Family Residence District and R-1 – Rural Residence District to B-2 – General Business with the following conditions:

1. Parcels 523509H049C & 523509H051B will need to be consolidated prior to start of construction.
2. All ODOT requirements will need to be addressed.
3. All requirements set forth in Williamsburg Township Article 8: Signage Standards must be met.

Motion was seconded by Ms. Brewer and carried unanimously.

**STAFF REPORT ON SUBDIVISION CASES**

**Lakefield Place Subdivision – Design Plan**

**Goshen Township**

5:12 p.m.

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

Mr. Scott Huber of Abercrombie & Associates, Inc., engineer for the project, spoke in favor of the project. Mr. Lober representing the Clermont County Engineer's, answered questions from the commission.

Following some discussion, Mr. Ashba moved that the Planning Commission **approve** the design plan for Lakefield Place Subdivision located in Goshen Township subject to the following conditions:

1. 1.05 acre outlot will need to be subdivided prior to recording of the Record Plat;
2. Lots 141 & 172 on the corner of Willow Cove and Lakefield Place must access off Lake Field Place. A note will need to be added to all future plans including the Record Plat. (Article V, Section 504, B3);
3. That all Clermont Soil & Water Conservation District (S.W.C.D) comments be satisfactorily addressed.

4. The sanitary sewer for the development needs to be sent to the existing sewer main along Deerfield Road;
5. A traffic impact study needs to be submitted to both the Clermont County Engineer's Office and ODOT District 8 for review;
6. An ODOT permit will be required for the access to and improvements along SR 132; and
7. The minimum centerline curve radius for all new subdivision roadways is 200'.

Ms. Brewer seconded the motion and it carried with Mr. Risk voting no.

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

#### **Aspen Woods-Section 9 Variance Requests 1 and 2**

**Union Township**

5:29 p.m.

Taylor Corbett presented the Aspen Woods-Section 9 Variance Requests 1 and 2 prior to the Staff Report for Aspen Woods Subdivision-Section 9-Design Plan.

Variance request 1 is seeking a variance to decrease the minimum permissible frontage for any lot in a platted subdivision from 25 feet to 20 feet and would allow the creation of 83 non-conforming lots that would not meet the minimum permissible frontage requirement of 25 feet. The applicant proposes to reduce the minimum permissible frontage to 20 feet along a proposed private street.

Variance request 2 is seeking a variance to decrease the minimum permissible corner lot width from 60 feet to 32 feet and would allow the creation of 11 non-conforming lots that would not meet the minimum permissible corner lot width of 60 feet. The applicant proposes a reduction to corner lot width to 32 feet.

Mr. Robert Gerwin, applicant, Homes by Coach, and Mr. Nick Selhorst, project engineer, Choice One Engineering, were present for this case and provided background information in support of the variance requests. Mr. Cory Wright, Union Township Zoning Administrator, was also present and spoke in support of both variances. Mr. Wright stressed the need to approve both variances so the Design Plan could be approved and develop an area that has sat vacant for many years. Both cited the need for a new way to market and build homes for our changing economy and first time homeowners.

Several commission members questioned why the applicant could not build the subdivision to meet the current standards as Mr. Corbett suggested in his Staff Report and do without the variance requests. Mr. Gerwin stated this development needed a larger homeowner association in order to maintain the private roads that lead into the proposed new development. More homeowners would prevent financial hardship for upkeep of the private road that will stub into existing private roads.

Mr. Wright addressed Union Township's support of the project and took questions from the

commission. Discussion continued for some time regarding subdivision regulations currently in place and the need to be flexible to continue development of an otherwise undeveloped area.

Mr. Kay asked for a motion. Ms. Brewer moved to approve Aspen Woods-Section 9 Variance Request 1 and 2 based on the proposed development being a continuation of a previous development that has been stagnant since 2008. This proposed development would be a buildout of the last remaining parcel of this development. Mr. Wood seconded the motion and it carried with Mr. Anderson, Mr. Hinners and Mr. Risk voting no. The final vote was four to three.

## **STAFF REPORT ON SUBDIVISION CASES**

### **Aspen Woods-Section9-Design Plan**

**Union Township**

6:10 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. The subject property is located off Aston Road and the end of Aspen Drive (*private street*). The property is connected to the condominium development. The property has a physical address of 635 Aston Road, Cincinnati, OH 45244 in Union Township. Staff's recommendation was to **deny** the design plan for Aspen Woods-Section 9 located in Union Township.

Following the variance discussion and subsequent approval of both variance requests, Ms. Brewer moved that the Planning Commission **approve** the design plan for Aspen Woods-Section-9 located in Union Township subject to the following conditions:

1. Provide lot numbers and approximate dimensions for all lots including open space lots in both acres and in square feet;
2. Title of the Subdivision should be Aspen Woods not Aspen Woods – Section 9. Previous sections were titled Aspen Glen – Phase #;
3. Roadway maintenance plan to address the negative effects created by construction traffic on Aspen Glen Drive & Aspen Drive, Steamboat Drive and Blackcomb Drive;
4. Individual lots or structures that fall under CkD3 soils will need geotechnical reports and shall be shown on future plan including all record plats.
5. The water and sewer mains need to be located outside of the private roadway.
6. The water meters will be set on the water main side of the private roadway. There needs to be adequate space for the meters to be set in a grassy area.
7. A 30' (10<sup>2</sup>/20') wide public sanitary sewer easement is required for all proposed sanitary sewer and force main. Segments of the sanitary sewer or force main outside or near the right-of-way will require an exclusive 10' sanitary sewer main easement on one side of the sewer main.

8. A 30' (10'/20') wide public water main easement is required for all proposed water mains outside the right-of-way. Segments of water main near the right-of-way will require an exclusive 10' water main easement located on the opposite side of the right-of-way line.
9. The existing detention areas will need to be re-evaluated for proper volume and flow.
10. Building Code requirement will need to be addressed at all building wall locations located on the property line and separating residences: OBC 706.1.1 Party Walls: Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between two buildings, shall be constructed as a fire wall in accordance with OBC Section 706. Party walls shall be constructed without openings and shall create separate buildings. This building code requirement cannot be waived at the local level. Any appeal or request for relief from this code requirement must be made to the State of Ohio Board of Building Appeals.

Mr. Wood seconded the motion and it carried unanimously.


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

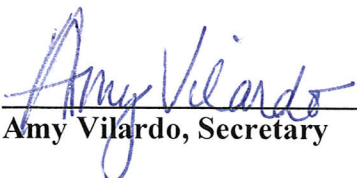
**None**

#### **OLD BUSINESS/NEW BUSINESS**

Mr. Kay asked when the nominating committee should be formed and Adele said that was not until early next year.

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 6:15 p.m.

  
\_\_\_\_\_  
**Pete Kay, Chair**

  
\_\_\_\_\_  
**Amy Vilaro, Secretary**