

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING  
November 26, 2019**

The Eleventh Regular Meeting of the Clermont County Planning Commission was held on Tuesday, November 26, 2019 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Ashba, Mr. Hinners, Mr. Kay, Mr. Phelps, Mr. Risk, Ms. Vilardo 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 24, 2019 Meeting Minutes. Ms. Vilardo made the motion to approve the September 24, 2019 Meeting Minutes. The motion was seconded by Mr. Anderson and carried with Mr. Ashba and Mr. Risk abstaining.

**STAFF REPORT ON DEDICATION PLATS**

None

**STAFF REPORT ON SUBDIVISION CASES**

**Twelve Oaks Subdivision – Design Plan**

**Union Township**

5:05 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Twelve Oaks Subdivision located in Union Township. Twelve Oaks development is a proposed community infill project. The plan proposes to develop the project in three phases. The single-family variable structure residential development consists of three variable structure types: 30 attached ranches, 39 attached townhomes and 133 condominiums for a total of 202 units.

The applicant is requesting two variances from the Clermont County Subdivision Regulations for the Twelve Oaks Subdivision – Design Plan. These variances include:

- A reduction in the right-of-way widths from 50 feet to 32 feet on three (3) proposed streets (*Dedication Lane, Motivation Path and Tradition Ridge*), with a reduction in the right-of-way radius at the knuckle from 50 feet to 39 feet, (*Family Farm Drive and Motivation Path*).
- A reduction in the lot width of a corner lot from 60 feet to 44 feet (*Lot 54*) and 39 feet (*Lots 55 & 69*).

Cory Wright, Union Township Zoning Administrator, was present for this case.

At this time, before any vote was taken on this matter, Mr. Corbett presented the two variance cases for Twelve Oaks Subdivision located in Union Township.

**STAFF REPORT ON VARIANCE CASES**

**Twelve Oaks – Variance 1**

**Union Township**

**5:10 p.m.**

Taylor Corbett presented the Staff Report for this variance case. Staff's recommendation was to **approve** the proposed variance request for Twelve Oaks Subdivision located in Union Township. The applicant is requesting a variance to allow a reduction in the right-of-way widths from 50 feet to 32 feet on three (3) proposed streets: Dedication Lane, Motivation Path and Tradition Ridge; with a reduction in the right-of-way radius at the knuckle from 50 feet to 39 feet on Family Farm Drive and Motivation Path.

Cory Wright, Union Township Zoning Administrator, was present for this case.

Following a brief discussion, Ms. Vilardo moved to **approve** the reduction of right of way widths from 50 feet to 32 feet on the above named streets and a reduction in the right of way radius at the knuckle from 50 feet to 39 feet on the above named streets. The motion was seconded by Mr. Ashba and carried unanimously.

**STAFF REPORT ON VARIANCE CASES**

**Twelve Oaks – Variance 2**

**Union Township**

**5:15 p.m.**

Taylor Corbett presented the Staff Report for this variance case. Staff's recommendation was to **approve** the proposed variance request for Twelve Oaks Subdivision located in Union Township. The applicant is requesting a variance for a reduction in the lot width of a corner lot from 60 feet to 44 feet (Lot 54) and 39 feet (Lots 55 & 69).

Cory Wright, Union Township Zoning Administrator, was present for this case.

Following a brief discussion, Mr. Ashba moved to **approve** the variance request for the reduction in the lot width of corner Lot #54 from 60 feet to 44 feet and from 60 feet to 39 feet for Lots 55 and 69. The motion was seconded by Ms. Vilardo and carried unanimously.

Mr. Kay asked for a motion for the design plan for Twelve Oaks Subdivision now that the variances were decided. Ms. Vilardo made a motion to **approve** the Twelve Oaks Subdivision – Design Plan located in Union Township with the following conditions:

1. Clough Pike Intersection geometry (Radii, Dimensions, and Configuration) needs to be finalized during the construction plan approval process;

2. The proposed water/sewer main easements will need to be 30' (10'/20') wide;
3. Storm water retention cannot be located within the water/sewer easements;
4. Drainage calculations need to be provided by an Ohio Professional Engineer.

Mr. Risk seconded the motion and it carried unanimously.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Batavia Township Zoning Case B-02-19ZPD**

**Batavia Township**

5:21 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-02-19ZPD to rezone three (3) parcels (032019D065, 032019E102, and 032019E161) consisting of 58.467 acres from R-1 – Single-Family District to PD – Planned Development District.

Ms. Denise Kelley, Batavia Township Zoning Administrator, was present for this case. Mr. Kay, Planning Commission Chair, questioned the recent influx of similar zoning map amendment cases with smaller lot sizes and asked if this was the case, will Batavia Township consider changing their zoning regulations.

Ms. Kelley stated that the township was aware that the single-family lots within this case do not meet the Batavia Township Zoning Resolution recommended minimums but the township wants to reserve the right to go back to requiring the larger lot sizes in the future and do not want to change the regulations at this time.

Following discussion, Mr. Anderson moved that the Planning Commission **recommend approval** of Batavia Township Case B-02-19ZPD to rezone parcels 032019D065, 032019E102, and 032019E161) consisting of 58.467 acres from R-1 – Single-Family District to PD – Planned Development District with the following conditions:

1. Parcels 032019E161 and 032019E102 will need to be consolidated prior to submission of the Record Plat.
2. Prior to the start of construction all existing structures will need to be removed and disposed of properly.
3. Additional right-of-way to be dedicated by the applicant may be required along the north and south sides of Chapel Road and along the east side of Mount Holly Road. Determination will be made upon submittal of future plans.
4. A Traffic Impact Study will be required to be submitted to the Clermont County Engineer's Office for combined portions of this development accessing Chapel Road and Mount Holly Road. The intersections of interest would be the Mount Holly Road/Chapel

Road and the Chapel Road/State Route 222 intersections.

5. Access will be reviewed upon submittal of future plans.
6. Provide sight distance studies for any proposed access points along Chapel Road and Mount Holly Road.

Motion was seconded by Mr. Risk and carried unanimously.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Batavia Township Zoning Case B-03-19ZPD**

**Batavia Township**

5:35 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-02-19ZPD to rezone three (3) parcels (012008D030, 012008D014, and 012008D196) consisting of 20.234 acres from R-1 – Single-Family District to PD – Planned Development District.

Ms. Denise Kelley, Batavia Township Zoning Administrator, was present for this case.

Following discussion, Mr. Phelps moved that the Planning Commission **recommend approval** of Batavia Township Case B-02-19ZPD to rezone parcels 012008D030, 012008D014, and 012008D196) consisting of 20.234 acres from R-1 – Single-Family District to PD – Planned Development District with the following conditions:

1. The three (3) subject parcels will need to be consolidated prior to recording.
2. Prior to the start of construction all existing structures will need to be removed and disposed of properly.
3. The proposed detention basin on Lots 55, 56, 57, 58, 59 and 60 will need to be shown on a separate lot and designated as open space.
4. Additional right-of-way may be required along the east side of Amelia Olive Branch Road and along the North and West sides of Clough Pike to be dedicated by the applicant. Determination will be made upon submittal of future plans.
5. Access will be reviewed upon submittal of future plans.
6. Provide sight distance studies for any proposed access points along Clough Pike, and Amelia Olive Branch Road.

Motion was seconded by Mr. Anderson and carried with Mr. Risk voting no.

**STAFF REPORT ON ZONING TEXT AMENDMENT CASES**

**None**

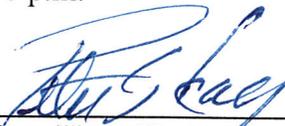
**OLD BUSINESS/NEW BUSINESS**

Mr. Kay acknowledged Adele Evans, who was in attendance in the audience, congratulating her on her new position as Batavia Township Administrator. He wished her the best of luck and said she will be greatly missed at planning commission meetings in the future.

The commission discussed the problem with maps that were hard to read because of size but Taylor Corbett said he would be happy to make bigger maps for anyone who requested it.

Taylor Corbett reminded the commission members that the December meeting was moved to December 17<sup>th</sup>, a week earlier than normal, due to the Christmas holiday.

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 6:00 p.m.



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**Pete Kay, Chair**



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**Jeff Ashba, Vice Chair**