

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
December 17, 2019**

The Twelfth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, December 17, 2019 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Ashba, Ms. Fiscus, Mr. Hinners, Mr. Kay, 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 November 26, 2019 Meeting Minutes. Mr. Ashba made the motion to approve the November 26, 2019 Meeting Minutes. The motion was seconded by Mr. Hinners and carried with Ms. Fiscus abstaining.

STAFF REPORT ON DEDICATION PLATS

Aicholtz Road – Right of Way Dedication

Union Township

5:01 p.m.

Taylor Corbett presented the Staff Report for this dedication plat. Clermont County TID is proposing to dedicate additional right-of-way through several parcels 413105A038 (.187 ac.), 413105A166 (.104 ac.), 413105A167 (.035), 413105A168 (.238 ac.), 413105A164 (.055 ac.), 413105A170 (.083 ac.), 413105A071 (.058 ac.), and 413213D014 (.271 ac.). All parcels are owned by the Clermont County TID. The proposed additional right-of-way totals 1.031 acres. The proposed dedication of additional right-of-way to Aicholtz Road would provide proper right-of-way widths along the improvements to Aicholtz Road.

No one was present for this case and with no questions or discussion from the commission, Mr. Kay asked for a motion. Ms. Fiscus moved to **APPROVE** the dedication plat for Aicholtz Road based on staff analysis and with the following conditions:

1. All adjoining landowners will need to be updated with the most current owner information shown on the dedication plat.

Motion as seconded by Mr. Phelps and carried unanimously.

STAFF REPORT ON DEDICATION PLATS

Ivy Pointe Boulevard – Right of Way Dedication

Union Township

5:06 p.m.

Taylor Corbett presented the Staff Report for this dedication plat. KAO Ivy Pointe, LLC is proposing to dedicate an additional right-of-way to Ivy Pointe Boulevard through two parcels 413215F135 (.020 ac.) and 413215F136 (.056 ac.). The proposed additional right-of-way totals .076 acres. The proposed dedication to Ivy Pointe Boulevard would provide proper ingress and egress to properties along Ivy Pointe Boulevard and Ferguson Drive Roundabout.

No one was present for this case and with no questions or discussion from the commission, Mr. Kay asked for a motion. Mr. Anderson moved to **APPROVE** the dedication plat for Ivy Point Boulevard based on staff analysis. Motion as seconded by Mr. Ashba and carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Pierce Township Zoning Case ZC2019-001

Pierce 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 Pierce Township Zoning Case ZC2019-001 to rezone approximately 6.5 +/- acre portion of parcel 272803E040 consisting of 11.02 acres and approximately 3.7 +/- acre portion of 272803E041 consisting of 11.27 acres from I – Industrial District to SFR – Single-Family Residential District.

Following discussion, Mr. Anderson moved that the Planning Commission **recommend approval** of Pierce Township Zoning Case ZC2019-001 to rezone approximately 6.5 +/- acre portion of parcel 272803E040 consisting of 11.02 acres and approximately 3.7 +/- acre portion of 272803E041 consisting of 11.27 acres from I – Industrial District to SFR – Single-Family Residential District with the following conditions:

1. The proposed zone change is located within the Tate-Monroe Water Association jurisdiction for water service. Sanitary sewer will be an on-site system governed by Clermont County Public Health.

Motion was seconded by Ms. Fiscus and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES


None

OLD BUSINESS/NEW BUSINESS

Taylor Corbett presented the proposed dates for the 2020 Planning Commission schedule. The monthly meetings are scheduled for the fourth Tuesday of each month except for the December meeting which will be held a week earlier on December 15, 2020 due to the Christmas holiday. The Planning Commission members agreed to the schedule.

Mr. Kay wished everyone on the commission and in attendance a Happy 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 5:25 p.m.



Pete Kay, Chair



Jeff Ashba, Vice Chair