

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
February 25, 2020**

The Second Regular Meeting of the Clermont County Planning Commission was held on Tuesday, February 25, 2020 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. Phelps 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 December 17, 2019 Meeting Minutes. Mr. Hinners made the motion to approve the December 17, 2019 Meeting Minutes. The motion was seconded by Mr. Phelps and carried unanimously.

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON SUBDIVISION CASES

The Cove of Barclay Woods Subdivision Design Plan **Goshen Township**
5:03 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for The Cove of Barclay Woods Subdivision located in Goshen Township.

Mr. Boso joined the meeting at this time.

Mr. Robert Gerwin, applicant and developer was present for the project.

After a brief discussion from the commission, Mr. Kay asked for a motion. Mr. Anderson moved that the Planning Commission **approve** the design plan for The Cove of Barclay Woods Subdivision with the following conditions:

1. Property Owner phone number needs to be shown on Design Plan;
2. Removal of all existing structures prior to construction;
3. All lots shall be consolidated prior to submission of the Record Plat;
4. ODOT permit will be required for the access and emergency access along State Route 48

and all ODOT comments have been addressed;

5. Installation of guard rail along the proposed retention basin, located adjacent to State Route 48, should the County Engineer require.
6. Proposed water/sewer main is to be located outside the proposed emergency access road.
7. The Corps of Engineers and Ohio EPA must be contacted to determine the need for Section 404/401 permits.
8. A general reminder to the designer regarding roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum curve radius is 200'.

Mr. Boso seconded the motion and it carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 571

Miami Township

5:18 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case 571 requesting a major modification to the existing R-PUD - Residential Planned Unit Development on parcel 182516C198 consisting of 16.37 acres.

Elizabeth Mowry, representing the applicant and Brian Elliff, Zoning Administrator, Miami Township, were present for this case.

Following discussion, Ms. Fiscus moved that the Planning Commission **recommend approval** of Miami Township Zoning Case for the major modification to the existing R-PUD Residential Planned Unit Development on parcel 182516C198 consisting of 16.37 acres with the following condition:

1. Contact the Clermont County Water Resources Department regarding onsite storm water detention.

Motion was seconded by Mr. Phelps and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENTS

None

OLD BUSINESS/NEW BUSINESS

Gael Fawley asked the members to form a nominating committee to prepare a new slate of officers for Planning Commission for the current year as they are elected every March. Ms. Fiscus, Mr. Phelps, Mr. Boso and Mr. Hinnners were selected as nominating committee members. The committee will be prepared to propose the slate of officers for the March meeting.

Gael Fawley informed the Commission that the Board of County Commissioners have been asked to appoint two new members to the planning commission sometime in March. The new members will fill a vacant seat and the other will fill Mr. Kay's seat which will open at the end of March because of term limits.

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 5:32 p.m.

Pete Kay

Pete Kay, Chair

Jeff Ashba

Jeff Ashba, Vice Chair



Certificate as to the Minutes of the Clermont County Planning Commission

I, Gael Fawley, do hereby certify that the above is a true transcript of the Minutes of the Clermont County Planning Commission meeting held at the Clermont County Administration Building, 101 East Main Street, Batavia, Ohio 45103 on February 25, 2020.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on April 28, 2020 and the meeting minutes of February 25, 2020 were approved and voted on in accordance with the laws of the State of Ohio at that meeting.

Sincerely,

A handwritten signature in blue ink that reads "Gael Fawley".

Gael Fawley, Clerk
Clermont County Planning Commission