

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
May 26, 2020

The Fifth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, May 26, 2020 at 5:00 p.m. in the Clermont County Administration Building, Board of County Commissioners Session Room and Third Floor Conference Room for public viewing. Due to the COVID-19 Crisis, members attended the meeting virtually via Zoom. Members present via Zoom were, Mr. Ashba, Mr. Boso, Mr. Phelps and Ms. Vilardo. Present in person were Mr. Burgess, Ms. Cann, Ms. Fiscus, and Mr. Risk

Vice Chair Ashba called the meeting to order at 5:04 p.m. with the Pledge of Allegiance to our Flag.

APPROVAL OF MINUTES

There were no approval of minutes due to the virtual meeting.

NEW BUSINESS

Nominating Committee Report and Election of 2020 Officers

On behalf of the nominating committee, Ms. Fiscus reported to the commission the following recommendations that Ms. Fiscus be elected Chair, Ms. Vilardo be elected Vice Chair and Mr. Ashba be elected Secretary of the Clermont County Planning Commission for the period of May 26, 2020 through March 31, 2021. Nominating Committee member, Ms. Fiscus asked if there were any nominations besides the recommendations from the Nominating Committee. After hearing none, Mr. Boso made the motion that the slate of nominations be approved and was said seconded by Mr. Phelps. The motion carried with Ms. Fiscus, Ms. Vilardo and Mr. Ashba all choosing to abstain in regard to their respective nominations. Ms. Fiscus chaired the meeting from this point.

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON SUBDIVISION CASES

Estates of Belle Meade Subdivision Design Plan Miami Township

5:09 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for the Estates of Belle Meade Subdivision located in Miami Township.

Mr. Corbett noted that many residents from the area wrote letters and sent emails to the Planning Commission with their concerns regarding the Estates of Belle Meade Subdivision design plan. Those letters were given to each Planning Commission member in their packet for the meeting. He said that the public comments via the letters or emails included topics as follows:

1. Project History: Changes to previous Concept Plans / Design Plans.
2. Lack of Notification: How the County is still meeting all ORC requirement.
3. Traffic Impact: Traffic Concerns and why the project does not require a Traffic Impact Study
4. Roadway Maintenance: Whileaway Drive is a Township Road and all roadway maintenance question should be directed to the Township.

Mr. Corbett addressed each of the items from the letters and emails individually and in depth for the commission and residents.

Since the meeting was conducted virtually and some participants had recently joined the meeting, Ms. Fiscus asked members of the audience and staff who would be giving testimony on any Planning Commission case to be sworn in at this time.

Mr. Corbett spoke to the virtual participants about the Zoom Chat box at this time. This Chat box was used so attendees could ask to address the commission and others who were in favor or opposed to the project. Mr. Corbett said they would try to take the participants in order of their names in the Chat box.

Mr. Corbett called upon several Clermont County employees attending virtually to speak about the project in relation to their comments from the Staff Report. Mr. Lober, Clermont County Engineer's Office, Mr. Wilson, Clermont County Water Resources, and Mr. McManus, Clermont County Soil & Water Conservation District, all addressed the commission regarding the project.

Virtual attendees that spoke in favor of the project were as follows: Mr. Jeff Hayes, applicant, Hayes Properties, Brad Walker, Owner, Walker Builders, Inc., Brian Augustine, Attorney for Walker Builders, Inc. and Richard Arnold, Engineer, McGill Smith Punshon, Inc.

Virtual attendees that spoke in opposition to the project were as follows: Mr. Jason A. Glasgow, Owner, and Mitch Spring, resident. William Mitchell, Attorney for the Homeowners Association for Belle Meade Subdivision asked a question directed to Mr. Augustine. At least 29 participants were present virtually for this case although many did not address the commission or the other participants.

After discussion from the commission, Ms. Fiscus asked for a motion. Mr. Boso moved that the Planning Commission **approve** the design plan for the Estates of Belle Meade Subdivision located in Miami Township with the following conditions:

1. Parcel 17-25-20G-463 (10.134 ac.) and part of parcel 17-25-20G-008 (.009 ac.) are to be consolidated prior to Record Plat;
2. The gravity sewer will need to be extended to the furthest possible distance and meet Clermont County Water Resources Departments requirements.

3. A limited number of homes shall utilize the low pressure force main to meet Clermont County Water resources Departments requirements.
4. The proposed roadway extension will need to match the existing roadway geometry along Whileaway Drive (*Pavement width of 28' from back-of-curb to back-of-curb & The use of a 24" curb section*).
5. Provide ingress/egress easements for the proposed storm water management facilities.

Mr. Risk seconded the motion and it carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

None

STAFF REPORT ON ZONING TEXT AMENDMENTS

None

As there was no further business brought before the Planning Commission, Vice Chair Ashba asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 6:10 p.m.

Nancy Fiscus

Nancy Fiscus, Chair

Jeff Ashba

Jeff Ashba, Secretary



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 May 26, 2020.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on July 24, 2020 and the meeting minutes of May 26, 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