

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
July 28, 2020**

The Seventh Regular Meeting of the Clermont County Planning Commission was held on Tuesday, July 28, 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, some members attended the meeting virtually via Zoom. Members present via Zoom were, Mr. Burgess, Ms. Fiscus and Mr. Phelps. Present in person were Mr. Anderson, Mr. Ashba, Ms. Cann, Ms. Vilardo and Mr. Wood. Commissioner Painter was present to watch the meeting also although his alternate, Ms. Fiscus, as Chair participated in the meeting.

Chair Fiscus called the meeting to order at 5:03 p.m. with the Pledge of Allegiance to our Flag. Ms. Fiscus 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

Chair Fiscus 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, Chair Fiscus asked for a motion to approve the February 25, 2020 Meeting Minutes. Mr. Anderson made the motion to approve the February 25, 2020 Meeting Minutes. The motion was seconded by Mr. Phelps and carried with Ms. Cann and Ms. Vilardo abstaining.

Chair Fiscus 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, Chair Fiscus asked for a motion to approve the April 28, 2020 Meeting Minutes. Mr. Wood made the motion to approve the April 28, 2020 Meeting Minutes. The motion was seconded by Mr. Phelps and carried with Mr. Anderson and Ms. Cann abstaining.

Chair Fiscus 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, Chair Fiscus asked for a motion to approve the May 26, 2020 Meeting Minutes. Ms. Vilardo made the motion to approve the May 26, 2020 Meeting Minutes. The motion was seconded by Mr. Phelps and carried with Mr. Anderson and Mr. Wood abstaining.

The Clerk will certify the all minutes as true transcripts of each meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2020-002

Goshen Township

5:12 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Goshen Township Zoning Case ZC-2020-002 to rezone four (4) parcels, 114302A009, 114302A010, 114302A011 and 114302A012, consisting of a total of 2.57 acres (+/-) from R-2 Low-Density Single-Family District to M-2 Heavy Manufacturing District.

The applicant Mark Rumpke of KKR Real Estate, LLC, and Dave Thurman were present for this case.

Planning Commission member, Mr. Burgess, joined the meeting virtually at this time.

Following discussion, Ms. Vilardo moved that the Planning Commission **Recommend Approval** of Goshen Township Zoning Case ZC-2020-002 to rezone four (4) parcels, 114302A009, 114302A010, 114302A011 and 114302A012, consisting of a total of 2.57 acres (+/-) from R-2 Low-Density Single-Family District to M-2 Heavy Manufacturing District with the following conditions:

1. A lot consolidation survey is required to be recorded prior to construction.
2. Adhere to Goshen Township Zoning Resolution in regards to Automotive Repair (*Heavy*), Buffering, Landscaping, Architectural Standards, Parking, Loading and Circulation Standards.

Article 5.03 (D)(1) Automotive Repair (Heavy) Use-Specific Standards

10.05 (B)(1)(c): Buffering Requirements: *When a development in M-1 or M-2 District abuts a residential district, a buffer area with a minimum width of 30 feet shall be provided adjacent to the residential zoning district.*

10.05 (B)(2): Landscaping Requirements: *The required buffer area shall consist of living vegetative material such as evergreen trees, shrubs, earth mounding, or fencing made of wood that results in 100 percent opacity, all year, to a height of six feet or more within one year of planting.*

Article 9.04: Architectural Standards for Nonresidential Buildings;

Article 10: Landscaping Standards; and

Article 12: Parking, Loading and Circulation Standards.

3. Any comments received from ODOT will need to be satisfied.

Motion was seconded by Mr. Anderson and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 572

Miami Township

5:25 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 572 requesting a Major Modification to the existing B-1 Neighborhood Business District with a PUD Planned Unit Development Overlay (Miami Township Case 555) on a 4.2 acre portion of parcels 182402B042 & 184024A042A consisting of total 21.88 acres.

Doug Smith, Engineer, McGill Smith Punshon, was present virtually for the applicant

Following discussion, Mr. Ashba moved that the Planning Commission **Recommend Approval** of Miami Township Zoning Case 572 requesting a Major Modification to the existing B-1 Neighborhood Business District with a PUD Planned Unit Development Overlay (Miami Township Case 555) on a 4.2 acre portion of parcels 182402B042 & 184024A042A consisting of total 21.88 acres with the following conditions:

1. Parcel 184024A042A is to be added to the application.
2. Secure necessary right-of-way and access permit(s) from ODOT for any access to SR 28.
3. Submit a dedication plat for the proposed right-of-way to the Department of Community and Economic Development.
4. Submit a lot-split application and survey for the proposed 4.22 acres portion to Permit Central to be reviewed concurrently with the proposed dedication plat.
5. All temporary dead-end streets shall conform to requirements established in the *Subdivision Street Design and Construction Standards for Clermont County*.

Motion was seconded by Ms. Vilardo and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Tate Township Zoning Case 1434 GE

Tate 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 Tate Township Zoning Case 1434 GE to rezone parcel 323017E044 consisting of 5.00 acres from C-2 Commercial District to C-3 Commercial District.

George Eckert, Zoning Administrator, Tate Township, was present for this case.

Following discussion, Ms. Cann moved that the Planning Commission **Recommend Approval** of Tate Township Zoning Case 1434 GE to rezone parcel 323017E044 consisting of 5.00 acres from C-2 Commercial District to C-3 Commercial District with the following conditions:

- 1. No storage of flammable liquids, above ground, other than for use on the premises.
- 2. Buffering along the north property line shall be shown on the site plan.

Motion was seconded by Mr. Ashba and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENTS

None

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

None

As there was no further business brought before the Planning Commission, Chair Fiscus asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:40 p.m.

Natalie Fiscus

Natalie 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 July 28, 2020.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on August 25, 2020 and the meeting minutes of July 28, 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". The signature is written in a cursive style and is positioned above a horizontal line.

Gael Fawley, Clerk
Clermont County Planning Commission