

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
September 22, 2020**

The Ninth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, September 22, 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 attending via Zoom were Mr. Ashba, Mr. Boso, Ms. Fiscus, Mr. Hinnners, Mr. Burgess, Mr. Phelps and Ms. Vilardo. Present in person were Mr. Anderson, Mr. Wood and Ms. Cann.

Chair Fiscus called the meeting to order at 5:00 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. Ms. Cann had one change in the minutes and it was noted for the record and will be changed. Ms. Fiscus asked for a motion to approve the August 25, 2020 Meeting Minutes. Ms. Cann made the motion to approve the July 28, 2020 Meeting Minutes. The motion was seconded by Mr. Anderson and carried with Mr. Wood and Mr. Burgess abstaining.

The Clerk will certify the August 25, 2020 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Tate Township Zoning Case 1446GE

Tate Township

5:06 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend denial** of Tate Township Zoning Case 1446GE to rezone a portion 323011D023, consisting of 2.00 acres, from A – Agricultural District to C-1 – Commercial District.

Taylor Corbett described the proposed zoning map amendment as a clear instance of “spot-zoning” in that the proposed use constitutes a comparatively small area and is significantly different and divergent from adjoining zoning district and land use. Taylor Corbett continued to explain that if the property were to be develop as commercially oriented uses, low intensity uses should be considered and should be encouraged through a public forum and adoption of a Growth Management Plan that references this area of the Township as a commercial growth area.

Bob Gage with GBT Realty Corporation, was present for this case to answer any questions on behalf of the applicant, Jacob Carter of Franklin Land Association.

George Eckert, Zoning Administrator for Tate Township was not present.

Following discussion, Ms. Vilardo moved that the Planning Commission **recommend denial** of Tate Township Zoning Case 1446GE to rezone a portion of parcel 323011D023, consisting of 2.00 acres, from A – Agricultural District to C-1 – Commercial District. The motion was seconded by Mr. Ashba and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Williamsburg Township Zoning Case ZC-20-01

Williamsburg 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 Williamsburg Township Zoning Case ZC-20-01 to rezone parcel 523508I112, consisting of 1.43 acres, from A – Agricultural District to I – Industrial District.

Attending via Zoom the applicant Paul Kindt with Kindt & Stoker Development, was present for this case to answer any questions.

Brian Tatman, Zoning Administrator for Williamsburg Township was not present.

Following discussion, Ms. Cann moved that the Planning Commission **recommend approval** of Williamsburg Township Zoning Case ZC-20-01 to rezone parcel 523508I112, consisting of 1.43 acres, from A – Agricultural District to I – Industrial District with the following conditions:

1. The applicant shall address all relevant comments and concerns submitted by Williamsburg Township, Clermont County Engineer's Office and the Clermont County Water Resources Department in a satisfactory manner.

Motion was seconded by Mr. Anderson 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

5:45

Taylor Corbett gave an update on the status of the Clermont County Subdivision Regulations.

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 5:50 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 September 22, 2020.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on October 27, 2020 and the meeting minutes of September 22, 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