

**CLERMONT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
October 27, 2020**

The Tenth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, October 27, 2020 at 5:03 p.m. The meeting was held virtually via Zoom due to the Covid-19 Crisis. Members attending via Zoom were Mr. Ashba, Mr. Boso, Ms. Cann, Mr. Hanners, Mr. Phelps and Ms. Vilardo.

Vice Chair Vilardo called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to our Flag. Ms. Vilardo 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**

Vice Chair Vilardo 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, Ms. Vilardo asked for a motion to approve the September 22, 2020 Meeting Minutes. Ms. Cann made the motion to approve the September 22, 2020 Meeting Minutes. The motion was seconded by Mr. Boso and carried unanimously.

The Clerk will certify the September 22, 2020 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

**STAFF REPORT ON SUBDIVISION CASES**

**Glen Mary Park Subdivision Revised Design Plan**

**Pierce Township**

5:06 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the revised design plan for Glen Mary Park Subdivision located in Amelia in Pierce Township. The previously approved Design Plan referenced 96 townhome units to be platted and sold into 25 condominium lots. The revised design plan proposes a modification to Phases 3 & 4 and proposes that the 96 townhome units be platted into 96 individual lots.

Ed Farruggia, applicant, Glen Mary Development LLC, Doug Smith, Engineer, McGill Smith Punshon, Inc., and Ed McCarthy, Pierce Township Zoning Administrator were present virtually via Zoom for this case. Mr. Farruggia spoke in favor of the project.

After a brief discussion from the commission, Ms. Vilardo asked for a motion. Mr. Hanners moved that the Planning Commission **approve** the revised design plan for Glen Mary Park Subdivision located in Amelia in Pierce Township with the following conditions:

1. Private streets shall meet all the requirements listed in Article V, Section 509.
2. All platted lots shall front (abut) a private street (private roadway easement).

3. Lot layout shall show all numbers and approximate dimensions of each lot, including the area of individual lots in both acres and in square feet.
4. Show all building setback lines.
5. Submit construction plans that reflect the proposed changes on the Revised Design Plan.
6. Submit one (1) set of the Revised Design Plan with an original stamp and signature to the Department of Community & Economic Development - Planning Division.
7. All County and Township requirements have been satisfactorily addressed.

Mr. Ashba seconded the motion and it carried unanimously.

### **STAFF REPORT ON SUBDIVISION CASES**

#### **Rosewood Subdivision Revised Design Plan**

**Batavia Township**

5:17 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the revised design plan for Rosewood Subdivision located in Batavia Township. The revised design plan is a request to decrease the approved open space by .317 acre to allow the creation of an additional buildable lot.

Jeff Hayes, applicant, CKN Development, and Nick Selhorst, Engineer, Choice One, Inc., were present virtually via Zoom for this case. Mr. Hayes spoke in favor of the project.

After a brief discussion from the commission, Ms. Vilardo asked for a motion. Mr. Hinners moved that the Planning Commission **approve** the revised design plan for Rosewood Subdivision located in Batavia Township with the following conditions:

1. Parcel 03-20-21D-005 to be consolidated into parcel 03-20-21D-059 prior to recording.
2. Additional detail will need to be shown on the Development Phasing Plan.
3. The submitted construction drawings for Rosewood Subdivision – Section 1 will need to be revised to reflect the changes being made as part of this submittal.
4. T-turnaround will be required at the east end of Clearbrook Lane.
5. Submit one (1) set of the Revised Design Plan with an original stamp and signature to the Department of Community & Economic Development - Planning Division.
6. All County and Township requirements have been satisfactorily addressed.

Mr. Boso seconded the motion and it carried unanimously.

After the motion, Mr. Hayes spoke up that he was not in favor of consolidating parcel 30-20-21D-005 and it may need to be sold. Mr. Corbett told him it had to be replatted as the detention basin had to be on a separate lot.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**None**

**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, Vice Chair Vilaro asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:30 p.m.

*Natalie Fiscus*

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**Natalie Fiscus, Chair**

*Amy Vilaro*

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**Amy Vilaro, 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 October 24, 2020.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on November 24, 2020 and the meeting minutes of October 24, 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".

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Gael Fawley, Clerk  
Clermont County Planning Commission