

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
February 23, 2021**

The Second Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, February 23, 2021 at 5:00 p.m. The meeting was held virtually via Zoom due to the Covid-19 Crisis. Members attending via Zoom were Mr. Anderson, Mr. Ashba, Ms. Cann, Ms. Fiscus, Mr. Hinnners, Mr. Phelps, Ms. Vilardo and Mr. Wood.

Chair Fiscus called the meeting to order at 5:04 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, Ms. Fiscus asked for a motion to approve the January 26, 2021 Meeting Minutes. Mr. Hinnners made the motion to approve the January 26, 2021 Meeting Minutes. The motion was seconded by Ms. Vilardo. The motion carried with Mr. Anderson and Ms. Fiscus abstaining. The Clerk will certify the January 26, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON SUBDIVISION CASES

Woods at Magnolia Trace Subdivision-Design Plan

Union Township

5:06 p.m.

Mr. Phelps joined the meeting at this time.

Ms. Fiscus stated that as Chair she does not render a vote on Planning Commission cases except in cases where there is a tie. She said that in the first case, she will not vote on this case at all because Mr. Manger of Brookstone Homes spoke to her about the project.

Taylor Corbett presented the Staff Report for this subdivision case. Woods of Magnolia Trace Subdivision design plan is a single-family residential community infill project on parcel 413102B031 consisting of 10.20 acres. Staff's recommendation was to **approve** the design plan for Woods of Magnolia Trace Subdivision located in Union Township.

Pat Manger, applicant, Brookstone Homes, Janet Megrue, property owner, and Nick Sehlhorst, engineer, Choice One Engineering, were present virtually via Zoom and spoke in favor of the project. John McManus, Clermont County Soil and Water Management, voiced his concerns about Lot 12's soils and the eroding bank activity already occurring. Mr. Manger said the geotechnical report would be in next week and he will address that issue at that time.

Chair Fiscus lost her network connection to Zoom, so Vice Chair Vilardo conducted the meeting until Ms. Fiscus could get back online and re-join the meeting. Chair Fiscus returned to the meeting.

After a brief discussion, Ms. Fiscus asked for a motion. Mr. Ashba moved that the Planning Commission **approve** the design plan for Woods of Magnolia Trace Subdivision located in Union Township with the following conditions:

1. Show ways in which the project is helping to mitigate the potential negative impact from construction on sensitive development areas.
2. Determine an approved location by the United States Postal Service for an additional “cluster box” and show the new location on the Design Plan.
3. All county and township departments’ comments and conditions detailed in the Woods of Magnolia Trace – Design Plan Review Letter dated February 16, 2021, be satisfactorily addressed.
4. All proposed road names shall be reviewed by the Clermont County Engineer’s Office for duplicate or nearly duplicate names (per Article V, Section B8).
5. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Mr. Hinners seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE
Batavia Township Zoning Case B-01-16ZPD-MM-21 Batavia Township
 5:28 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff’s recommendation was to **recommend approval** of Batavia Township Zoning Case B-01-16ZPD-MM-21 to request a major modification to the existing PD overlay district known as “Estrella” 032008B169 and to incorporate parcels 012008B116 and 032008B053 consisting of a total of 31.6755 acres. Mr. Corbett made a correction to the commission regarding the staff report. Batavia Township Park is not located to the northeast as stated in the staff report

Brad Austing, M/I Homes of Cincinnati, LLC, Jim Watson, engineer, McGill Smith Punshon, and Denise Kelley, Batavia Township Zoning Administrator, were present for the case. Mr. Austing spoke in favor of the project. Mr. Austing provided a presentation of the community for the commission. There were no comments presented in opposition to the case.

Following discussion, Mr. Phelps moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-01-16ZPD-MM-21 to request a major modification to the existing PD overlay district known as “Estrella” 032008B169 and to incorporate parcels 012008B116 and 032008B053 consisting of 31.6755 acres with the following conditions:

1. Batavia and West Clermont Local School Districts will need to be notified regarding the overlapping of school district lines.

2. Geotechnical Reports will be required for planned construction on sensitive development soils: (CcD2)

Motion was seconded by Mr. Anderson and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-01-18ZPD-MM-21

Batavia Township

5:43 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Batavia Township Zoning Case B-01-18ZPD-MM-21 request for a major modification to the existing PD overlay district known as "Rosewood Subdivision" and to incorporate parcel 032021D005 consisting of 1.43 acres (+/-).

Jeff Hayes, applicant and owner, CKN Development, Inc. and Denise Kelley, Batavia Township Zoning Administrator, were present for the case. Jeff Hayes spoke in favor of the project. There was no one present in opposition to the case.

Following discussion, Mr. Hinnert moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-01-18ZPD-MM-21 request for a major modification to the existing PD overlay district known as "Rosewood Subdivision" and to incorporate parcel 032021D005 consisting of 1.43 acres (+/-).

Motion was seconded by Ms. Cann and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Goshen Township Zoning Text Amendment Case ZC-2021-001

Goshen Township

5:55 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Goshen Township Zoning Text Amendment Case ZC-1-2021-001 for the adoption of proposed text amendments to Article 7, entitled "Accessory and Temporary Use Regulations" within Goshen Township's Zoning Resolution.

Harry Holbert, Goshen Township Zoning Administrator, was present for the case.

Following discussion, Mr. Hinnert moved that the Planning Commission **recommend approval** of Goshen Township Zoning Text Amendment Case ZC-1-2021-001 for the adoption of the revised Williamsburg Township Zoning Resolution. Mr. Ashba seconded the motion and carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

Smith Road Dedication Plat

Taylor Corbett clarified the agenda item regarding the Smith Road Dedication Plat. It was removed from the agenda as it is a roadway improvement project with final review and approval by the Board of County Commissioners.

OLD/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. Vilardo, Mr. Hinnars and Mr. Anderson volunteered to head the nominating committee. The committee will be prepared to propose the slate of officers for the March meeting.

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 6:02 p.m.

Natalie Fiscus

Natalie Fiscus, Chair

Amy Vilardo

Amy Vilardo, 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 23, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on March 23, 2021 and the meeting minutes of February 23, 2021 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