

**CLERMONT COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**April 27, 2021**

The Fourth Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, April 27, 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, Mr. Boso, Ms. Cann, Mr. Hinners, Ms. Madsen, Mr. Phelps, Ms. Vilardo and Mr. Wood.

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

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, the Chair asked for a motion to approve the March 23, 2021 Meeting Minutes. Ms. Cann made the motion to approve the March 23, 2021 Meeting Minutes. The motion was seconded by Mr. Boso. The motion carried unanimously. The Clerk will certify the April 23, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

**STAFF REPORT ON SUBDIVISION CASE**

**Estrella Subdivision-Villas of Estrella-Revised Design Plan Batavia and Union Township**  
5:03 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. The Estrella Subdivision, Villas of Estrella, is located in Union Township along the west side of Clough Pike directly across from Founders Boulevard in Batavia and Union Township. Staff's recommendation is to **approve** the design plan for Estrella Subdivision, Villas of Estrella, Revised Design Plan.

Jim Watson, Engineer, McGill Smith Punshon, was present virtually via Zoom and spoke in favor of the project. Mr. Watson said there was clarification made on the off street parking issue and the Clermont County Engineer will waive the requirement to remove it. Brian Elliff, Zoning Administrator, Miami Township was also present virtually for this case.

No one spoke in opposition to this project.

After a brief discussion, Ms. Vilardo asked for a motion. Mr. Hinners moved that the Planning Commission **approve** the revised design plan for Estrella Subdivision, Villas of Estrella, Revised Design Plan located in Batavia and Union Townships with the following conditions:

1. Replat Estrella – Phase 4 - Lot 89 and simultaneously record the Record Plat of Estrella – Phase 5.

2. Provide a letter of approval or agreement between Batavia Local School District and West Clermont Local School District to the Department of Community and Economic Development before the recording of Estrella – Phase 5 Record Plat.
3. All county and township departments’ comments and conditions detailed in the Estrella – Revised Design Plan Review Letter dated April 19, 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.

Ms. Cann seconded the motion and carried unanimously.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Miami Township Zoning Case 578**

**Miami Township**

5:18 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 578 request to rezone parcel 182403G005 consisting of 25.64 acres from R-2 – Residence District an R-2 – Residence District with “R-PUD” Residential Planned Unit Development Overlay. The subject property is located on the west side of Deerfield Road 845 ft. southeast of State Route 28. Valencia Drive stubs into the property from the west.

Justin Lanham, M/I Homes and Brian Elliff, Zoning Administrator, Miami Township were present virtually. Mr. Lanham spoke in favor of the project.

No one spoke in opposition of the project

Ms. Vilardo asked for any discussion, hearing none, she asked for a motion. Mr. Boso made a motion that the Planning Commission **recommend approval** of Miami Township Zoning Case 578 to rezone parcel 182403G005 consisting of 25.64 acres from R-2 – Residence District an R-2 – Residence District with “R-PUD” Residential Planned Unit Development Overlay. Motion was seconded by Mr. Phelps and the motion carried unanimously.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Miami Township Zoning Case 579**

**Miami Township**

5:30 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 579 request to rezone multiple parcels consisting of 14.854 acres from R-1 – Residence District to R -1

– Residence District with R-PUD Overlay. The subject properties are located on the south side of Branch Hill Guinea Pike, 350 feet southeast of Hollow Lane and 95 feet northwest of Epworth Rd.

Mark Walker, Engineer, and Brian Elliff, Zoning Administrator, Miami Township were present virtually for this case. Mr. Walker spoke in favor of the project.

No one spoke in opposition of the project

Ms. Vilardo asked for any discussion, hearing none, she asked for a motion. Ms. Cann made a motion that the Planning Commission **recommend approval** of Miami Township Zoning Case 579 to rezone multiple parcels consisting of 14.854 acres from R-1 – Residence District to R-1 – Residence District with R-PUD Overlay with the following conditions:

- 1. Vacate all existing rights-of-way within the project area and re-plat all additional acreage.
- 2. Ownership of all unknown parcels will need to be determined, the creation of any non-conforming lots will not be permitted.
- 3. The proposed roadway will need to be shifted to the west to eliminate the intersection radius encroachment onto the frontage of the adjacent property.

Motion was seconded by Mr. Phelps and carried unanimously.

**STAFF REPORT ON ZONING MAP AMENDMENT CASES**

**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 Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:42 p.m.

*Amy Vilardo*

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**Amy Vilardo, Chair**

*Jeff Ashba*

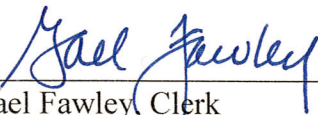
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**Jeff Ashba, Vice Chair**

**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 April 27, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on May 25, 2021 and the meeting minutes of April 27, 2021 were approved and voted on in accordance with the laws of the State of Ohio at that meeting.

  
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Gael Fawley, Clerk  
Clermont County Planning Commission