

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

The Seventh Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, July 27, 2021 at 5:00 p.m. The meeting was held in the Engineering/Planning Conference Room. Members attending were Mr. Anderson, Mr. Ashba, Ms. Cann, Ms. Fiscus, Mr. Hinnners, Ms. Madsen, 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 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 June 22, 2021 Meeting Minutes. Mr. Ashba made the motion to approve the June 22, 2021 Meeting Minutes. The motion was seconded by Mr. Wood. The motion carried with Ms. Fiscus abstaining. The Clerk will certify the June 22, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

**STAFF REPORT ON SUBDIVISION**

**Lamorna Cove - Design Plan**

**Miami Township**

5:05 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. The subject property, parcel 182403G005 is located on the west side of Deerfield Road approximately 845 ft. southeast of SR 28 / Deerfield Road interchange in Miami Township. Staff's recommendation is to **approve** the Lamorna Cove – Design Plan.

Richard Arnold, Engineer, McGill Smith Punshon, was present and spoke in favor of the project. He did note a correction for the staff report that instead of the 25 feet additional right of way along Deerfield Road, the County Engineer's comment should state a minimum of 25 feet additional right of way. No one spoke in opposition to this project.

There were no questions from the commission so Ms. Vilardo asked for a motion for the design plan for Lamorna Cove. Ms. Cann moved that the Planning Commission **approve** the Lamorna Cove – Design Plan located in Miami Township with the following conditions and the noted change to item 2:

1. All county and township departments' comments and conditions detailed in the Lamorna Cove Addition – Design Plan Review Letter dated July 19, 2021, be satisfactorily addressed.

2. Additional right-of-way is required along Deerfield Road. A **minimum of** twenty-five (25) foot half Right-of-Way needs to be provided along the frontage of the proposed development.
3. Storm Water Detention or Management Easements need to be provided for the proposed stormwater management facilities.
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. Fiscus seconded the motion and it carried with Mr. Anderson abstaining.

**STAFF REPORT ON ZONING TEXT AMENDMENT CASE**

None

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Goshen Township Zoning Case ZC-2021-002**

**Goshen Township**

5:12 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend denial** of Goshen Township Zoning Case ZC-2021-002 request to rezone parcel 112207I272 consisting of 6.436 acres from "R-3" Moderate-Density Single-Family Residential District to "M-2" Heavy Manufacturing District. The subject property, parcel 112207I272, is located on a private drive on the west side of Goshen Road approximately 320 feet north of Sunnyside Drive,. The subject parcel has a physical address of 6823 Goshen Road.

Jeff Kelly, applicant, was present for this case along with his private attorney and spoke in favor of the project. No one appeared in opposition to the project.

The commission discussed the case extensively with many questions directed to Goshen Township but Harry Holbert, Goshen Township Planning and Zoning Administrator, was not in attendance Ms. Vilardo asked for a motion. Ms. Fiscus made a motion that the Planning Commission **recommend denial** of Goshen Township Zoning Case ZC-2021-002 to rezone parcel 112207I272 consisting of 6.436 acres from "R-3" Moderate-Density Single-Family Residential District to "M-2" Heavy Manufacturing District. Ms. Fiscus after making the motion, asked if she could make a motion with conditional use. Mr. Corbett said no, we must follow the request as submitted in ZC-2021-002. Motion was seconded by Mr. Hinnners and the motion for denial carried unanimously.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Goshen Township Zoning Case ZC-2021-003**

**Goshen Township**

5:40 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-2021-003 request to rezone a predetermined portion of parcel 112207L243 consisting of 17.7363 acres from "R-1" Agricultural and Rural Residential District to "M-1" Light Manufacturing District. The subject property, parcel 112207L244, is located north of State Route 28 with a physical address of 6600 Patricia Boulevard in Goshen Township.

Mark Kebe, owner, was present for this case and spoke in favor of the project. No one appeared in opposition to the project.

After discussion, Ms. Vilardo asked for a motion. Mr. Hinnners made a motion that the Planning Commission **recommend approval** of Goshen Township Zoning Case ZC-2021-003 rezone a predetermined portion of parcel 112207L243 consisting of 17.7363 acres from "R-1" Agricultural and Rural Residential District to "M-1" Light Manufacturing District.

Motion was seconded by Mr. Anderson and the motion carried unanimously.

**STAFF REPORT ON VARIANCE CASES**

**None**

**STAFF REPORT ON DEDICATION PLATS**

**None**

**OLD/NEW BUSINESS**

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 5:55 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 July 27 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on August 24, 2021 and the meeting minutes of July 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  
Date: 8/24/2021