

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

The Eleventh Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, November 23, 2021 at 5:00 p.m. The meeting was held in the Engineering/Planning Conference Room, 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Cann, Mr. Hinnners, Ms. Madsen, Ms. Vilardo and Mr. Wood.

Chair Vilardo called the meeting to order at 5:01 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 were emailed to the members prior to the meeting. Hearing none, the Chair asked for a motion to approve the October 26, 2021 Meeting Minutes. Mr. Boso made the motion to approve the October 26, 2021 Meeting Minutes. The motion was seconded by Ms. Cann. The motion carried with Mr. Ashba and Mr. Phelps abstaining. The Clerk will certify the October 26, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON VARIANCE CASES

Variance Case V-04-21 (Article V, Section 512 B)

Goshen Township

5:03 p.m.

Taylor Corbett presented the Staff Report for this variance case. Staff's recommendation was to **approve** the proposed Variance Request V-04-21(Article V, Section 512 B). The applicant's request is to allow the creation of non-conforming parcels that do not meet the required frontage minimum of 25 ft. The subject (Parcels 114337.015B, 114337.016B, 114337.015C, and 114337.016C) are located on the southeast side of O'Bannonville Road with addresses of 1418 and 1422 O'Bannonville Road, in Goshen Township. The applicant was seeking a variance from Article V, Section 512 B of the Clermont County Subdivision Regulations.

Harry Holbert, Goshen Township Administrator and William Doan, Jr., applicant, were present and spoke in favor of this case. No one was present to speak in opposition to the case.

Following questions and discussion, Ms. Vilardo asked for a motion. Mr. Hinnners made a motion to **approve** Variance Request V-04-21 for the creation of non-conforming parcels that do not meet the required frontage minimum of 25 ft. based upon the following condition:

1. The applicant shall provide appropriate documentation of a written, legally binding formal maintenance agreement between all property owners utilizing the existing shared ingress/egress easement. This agreement shall be produced before the issuance of approval for the application plan #334-2021.

The motion was seconded by Mr. Wood and carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

Hawley Farms Subdivision - Design Plan

Miami Township

5:20 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. The project is located in Miami Township on the south side of Wards Corner Road at the end of Todd Farm Lane, with parcel 182518C104 being a previously platted parcel located along the north side of Loveland-Miamiville Road between Riverview Lane & Bett Ann Lane. Staff's recommendation is to **approve** the design plan for Hawley Farms.

Ron Roberts, Roberts Engineering, Brian Elliff, Zoning Administrator, Miami Township, and Brian Hoesl, Maronda Homes, were all present for this case and spoke in favor of the project. Mr. Elliff made a clarification on the 10 foot zoning setbacks for the record.

No one spoke in opposition to this project.

Following discussion, Ms. Vilardo asked for a motion for Hawley Farms Subdivision - Design Plan. Mr. Ashba move to **approve** Hawley Farms Subdivision – Design Plan located in Miami Township with the following conditions:

1. All county and township departments' comments and conditions detailed in the Hawley Farms – Design Plan Review Letter dated November 12, 2021, be satisfactorily addressed.
2. Geotechnical studies will be required on lots that fall onto "sensitive development areas" (soil type: CkD3, CnC2, EaF2, and EbG2).
3. Add the Stormwater Management and Greenspace Easement to the Design Plan.
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.

The motion was seconded by Mr. Hinnners and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Wayne Township Zoning Text Amendment Case ZC-01-21

Wayne Township

5:45 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Wayne Township Zoning Text Amendment Case ZC-01-21 requesting to approve the proposed text amendments to the existing Wayne

Township Zoning Resolution and to adopt in entirety for the area within the former Village of Newtonsville.

Jonathan Wocher, Planner, McBride Dale Clarion, and Al Carrier, Zoning Administrator, Wayne Township, were present for this case. There was no one present in opposition to the case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Wayne Township Zoning Text Amendment Case ZC-01-21, to approve the text amendments to the existing Wayne Township Zoning Resolution and to adopt in entirety for the area within the former Village of Newtonsville. The motion was seconded by Ms. Cann and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

Mr. Corbett reminded the Commission members about the upcoming 2021 Countywide Township Planning and Zoning Workshop offered to all Township Trustees, Township Zoning Commission members, Township Board of Zoning Appeals members and Planning Commission members. The workshop will be held on Tuesday, November 30, 2021 at the Engineer/Planning Conference Room from 5:30 p.m. to 7:30 p.m. A variety of planning and zoning topics will be discussed with an open question and answer session following the presentations.

Mr. Corbett also reminded the Commission that December's meeting would be held a week earlier due to the Christmas Holiday.

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 6:00 p.m.

Amy Vilardo

Amy Vilardo, Chair

Jeff Ashba

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 Engineers Office, Engineers/Planning Conference Room, 2381 Clermont Center Drive, Batavia, Ohio 45103 on November 23, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on December 21, 2021 and the meeting minutes of November 23, 2021 were approved and voted on in accordance with the laws of the State of Ohio at that meeting.



Gael Fawley, Clerk
Clermont County Planning Commission

Date: 12-21-21