

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
September 28, 2021**

The Ninth Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, September 28, 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. Boso, Ms. Cann, Mr. Hinnners, Ms. Madsen, Ms. Vilardo and Mr. Wood.

Chair Vilardo called the meeting to order at 5:05 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 August 24, 2021 Meeting Minutes. Mr. Wood made the motion to approve the August 24, 2021 Meeting Minutes. The motion was seconded by Mr. Hinnners. The motion carried with Ms. Cann abstaining. The Clerk will certify the August 24, 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-02-21 (Article V, Section 512 B & D) — Union Township

5:08 p.m.

Taylor Corbett presented the Staff Report for this variance case. Staff's recommendation was to **approve** the proposed Variance Request V-02-21 (Panhandle). The applicant's request is to allow the creation of two non-conforming parcels that do not meet the required frontage minimum of 25 ft. and to create a panhandle in excess of 500 ft. in length. The subject properties (Parcels 413107A055, 413107A035, and 413107A059) are located 100 ft. south of Shepherds Glen Lane on the east side of Shepherd Road The applicant was seeking a variance from Article V, Section 512 B & D of the Clermont County Subdivision Regulations.

Claude Cox, Eileen Cox, Sharon Cox, Robert Cox, Brian Cox and Carolyn Metcalf-Taylor were present and in favor of this case. No one was present in opposition to the case.

Following discussion with the applicant, Ms. Vilardo asked for a motion. Mr. Boso made a motion to **approve** Variance Request V-01-21 for the creation of two non-conforming parcels that do not meet the required frontage minimum of 25 ft. and to create a panhandle in excess of 500 ft. in length, 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 711 Transfer. The motion was seconded by Mr. Anderson and carried unanimously.

Mr. Taylor explained that the next 2 cases, a Variance Request and Subdivision Design Plan case would be discussed together.

STAFF REPORT ON VARIANCE CASES

Variance Case V-03-21 (Article V, Section 504 B (3))

Miami Township

5:20 p.m.

Taylor Corbett presented the Staff Report for this variance case. Staff's recommendation was to **approve** the proposed Variance Request V-03-21. The applicant is seeking a variance from the Clermont County Planning Commission for Article V, Section 504 B (3) requesting to exceed the allowable length of a cul-de-sac street serving more than 32 residences while also increasing the allowable length of the street from 900 feet to 1387 feet (+487 ft.). 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 Road in Miami Township.

Mark Walker, Engineer, Savage Walker Inc., and Brian Elliff, Miami Township Zoning Administrator, were present and spoke in favor of this case. No one spoke in opposition of the case.

STAFF REPORT ON SUBDIVISION CASES

Primrose Creek Subdivision Design Plan

Miami Township

5:18 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the Design Plan for Primrose Creek Subdivision in Miami Township.

Mark Walker, Engineer, Savage Walker Inc., and Brian Elliff, Miami Township Zoning Administrator, were present and spoke in favor of this case. The commission members asked questions about street width with regards to the local fire department truck turning radius, fire hydrant spacing and water pressure. Mr. Elliff said all these issues were addressed prior to the meeting by Chief Steve Kelly of the Miami Township Fire Department.

After a brief discussion from the commission, Ms. Vilaro asked for a motion for Variance Case V-03-21. Mr. Anderson moved to **approve** Variance Request V-03-21 to allow a cul-de-sac of 1387 feet (+487 ft.) and 32 single-family residential lots.

Mr. Boso seconded the motion and it carried unanimously.

Ms. Vilaro asked for a motion for Primrose Creek Subdivision Design Plan. Ms. Madsen move to **approve** Primrose Creek Subdivision – Design Plan with the following conditions:

2. Planning Commission approval is required for Variance Case – V-03-21 Article V, Section 504, B(3).
3. All county and township departments’ comments and conditions detailed in the Primrose Creek Subdivision – Design Plan Review Letter dated September 20, 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.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2021-004

Goshen Township

5:37 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-2021-004 requesting to rezone parcel 112206A006 consisting of 4.75 acres (+/-) from R-1 Agricultural & Rural Residential District & B-2 General Business District to M-1 – Light Manufacturing District. The subject property parcel 112206A006 is located at the northeastern corner of State Route 28 and Edenton Pleasant Plain Road. The property is on the northern border of Goshen Township, Clermont County and Harlan Township, Warren County.

Harry Holbert, Goshen Township Planning and Zoning Administrator and Mike Lober, Clermont County Engineers Office, were present for this case and answered questions from the commission. There was no one present in opposition to the case.

Ms. Vilardo asked for a motion. Mr. Anderson made a motion that the Planning Commission **recommend approval** of Goshen Township Zoning Case ZC-2021-004 requesting to rezone parcel 112206A006 consisting of 4.75 acres (+/-) from R-1 Agricultural & Rural Residential District & B-2 General Business District to M-1 – Light Manufacturing District with the following condition.

1. Contact the Warren County Rural Zoning Commission regarding the proposed project site within Harlan Township, Warren County.

The motion was seconded by Mr. Boso and the motion carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2021-005

Goshen Township

5:55 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-2021-005 requesting a Major Modification to the existing PUD overlay district known as "Village of Belmont" also formally known as Sunnymeade / Eagle's Nest and to incorporate a portion of parcel 112203B047 consisting of 1.54 acres (+/-). The Village of Belmont is a landminium development located in Goshen Township between Fay Road and State Route 28.

Harry Holbert, Goshen Township Planning and Zoning Administrator and Matt Mains, applicant, Drees Homes, were present for this case and answered questions from the commission. There was no one present in opposition to the case.

Following discussion, Ms. Vilaro asked for a motion. Mr. Hinnners made a motion that the Planning Commission **recommend approval** of Goshen Township Zoning Case ZC-2021-005 requesting a Major Modification to the existing PUD overlay district known as "Village of Belmont" also formally known as Sunnymeade / Eagle's Nest and to incorporate a portion of parcel 112203B047 consisting of 1.54 acres (+/-) with the following condition:

1. All county and Ohio Department of Transportation (ODOT) comments and conditions are satisfactorily addressed.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Williamsburg Township Zoning Case ZC-01-21

Williamsburg Township

6:10 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Williamsburg Township Zoning Case ZC-01-21 requesting to rezone parcel 523508I110 consisting of 2.63 +/- acres from A-1 Agricultural District & R-2 One and Two Family Residence District to B-2 General Business District. The subject property is located on the west side of Half Acre Road just north of the Milacron manufacturing facility and 525 feet south of James E Sauls Sr. Drive and Afton Drive in Williamsburg Township.

Richard Tittermary, applicant, speaking on behalf of the client and property owner Ganesh Real Estate, LLC, and Brian Tatman, Zoning Administrator, Tate Township, were present for this case and spoke in favor of the project. There was no one present in opposition to the case.

Following discussion, Ms. Vilaro asked for a motion. Mr. Boso made a motion that the Planning Commission **recommend approval** of Williamsburg Township Zoning Case ZC-01-21 to rezone parcel 523508I110 consisting of 2.63 +/- acres from A-1 Agricultural District & R-2

One and Two Family Residence District to B-2 General Business District with the following condition:

1. Contact the Corps of Engineers and Ohio EPA to determine if Section 404/401 permits are needed.

The motion was seconded by Ms. Cann and the motion carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

As there was no further business brought before the Planning Commission, Chair Vilaro asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 6:30 p.m.

Amy Vilaro

Amy Vilaro, 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 September 28, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on October 26, 2021 and the meeting minutes of September 28, 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: _____