

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
February 22, 2022**

The Second Regular Meeting of 2022 of the Clermont County Planning Commission was held on Tuesday, February 22, 2022 at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were, 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 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. The Chair asked for a motion to approve the January 25, 2022 Meeting Minutes. Ms. Cann made the motion to approve the January 25, 2022 Meeting Minutes. The motion was seconded by Mr. Ashba and carried with Mr. Boso abstaining. The Clerk will certify the January 25, 2022 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-02-22ZPD

Batavia Township

5:04 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 Map Amendment Case B-02-22ZPD requesting to rezone parcel 012008E023 consisting of 38.10 acres from I – Industrial District to PD - Planned Development District. The subject property is located at the southern corner of Clough Pike and Taylor Road in Batavia Township. The property is located +/- 1,500 feet south of Sporty's Drive and the Clermont County Airport.

Nick Selhorst, Engineer, Choice One Engineering, was present for this case and spoke in favor of the project. No one appeared in opposition to the project.

After a brief discussion, Ms. Vilardo asked for a motion. She ask Mr. Corbett to confirm whether there were 5 or 7 conditions on this matter. Mr. Corbett confirmed there were 7 conditions. Mr. Phelps made a motion that the Planning Commission **recommend approval** of Batavia Township Zoning Map Amendment Case Z B-02-22ZPD requesting to rezone parcel 012008E023 consisting of 38.10 acres from I – Industrial District to PD - Planned Development District with the following conditions:

1. Provide sidewalks the entire distance of the property that abuts a public street (Clough Pike) Per Article 8, 8.02 (Q)(2)
2. Provide a buffer by way of implementing a 10 foot “no-clear limit” creating a natural buffering of existing trees along the property boundary abutting existing residences.
3. Demonstrate on the PD plans how Section 4 of the Clermont County Airport Zoning Regulations are to be satisfied.
4. Provide proposed building heights on the PD plan, showing conformity to the height restrictions per the Clermont County Airport Zoning Regulations.
5. A gravity sewer over the proposed lift station is preferred by the Clermont County Water Resources Department.
6. The proposed development will be required to conform to all standards and regulations found under Article V, of the Clermont County Subdivision Regulations.
7. All proposed public streets will be required to be designed with the minimum rights-of-way width for residential local streets per the recommendation of the Clermont County Engineer’s Office, and further shall conform to the requirements of the Subdivision Street Design and Construction Standards for Clermont County.

Mr. Hinners seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 581

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 Map Amendment Case 581 requesting to rezone four (4) parcels 182404B028 (5.06 ac.), 182404H153 (28.79 ac.) a portion of 182404C040 (35.685 ac.), and a portion of 182404C016 (72.533 ac.) consisting of +/- 142.09 acres from I – Planned Industrial District to R-1 Residential District with an R-PUD - Residential Planned Unit Development Overlay. The subject properties are located between Deerfield Road and State Route 131 within Miami Township. The property is bordering Stonelick Township to the east and Goshen Township to the north.

Jim Watson, Engineer, McGill Smith Punshon, Joe Farruggia, Applicant, Beaver Creek Site Management, LLC, David Bockman, Owner, and Brian Elliff, Miami Township Zoning Administrator were 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. Ms. Cann made a motion that the Planning Commission **recommend approval** of Miami Township Zoning Map Amendment Case 581

requesting to rezone four (4) parcels 182404B028 (5.06 ac.), 182404H153 (28.79 ac.) a portion of 182404C040 (35.685 ac.), and a portion of 182404C016 (72.533 ac.) consisting of +/- 142.09 acres from I – Planned Industrial District to R-1 Residential District with an R-PUD - Residential Planned Unit Development Overlay with the following conditions:

1. The proposed development needs to conform to all standards and regulations found under Article V, of the *Clermont County Subdivision Regulations*.
2. All proposed public streets need to be designed with the minimum rights-of-way width for residential local streets per the recommendation of the Clermont County Engineer’s Office, and further shall conform to the requirements of the *Subdivision Street Design and Construction Standards for Clermont County*.
3. Designate “*” lots (70-71, 131-136, and 208-209) that are proposed to impact “sensitive development areas” with a statement that geotechnical studies will be required on lots that fall onto (soil type: EaD2, and EbE2).
4. Assure that the proposed water main is to be looped to provide at least two feeds into the development.
5. Verify on the PUD plan that the erosion hazard between the existing stream and proposed retention basins is to not be an issue.
6. Address comments and conditions submitted by the Clermont County Engineer regarding the submitted Traffic Impact Study.

Mr. Bosso seconded the motion and it carried unanimously.

Donna Cann, Planning Commission member, recused herself from the next case and left the meeting.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Pierce Township Zoning Case ZC-2022-001

Pierce Township

5:35 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff’s recommendation was to **recommend approval** of Pierce Township Zoning Map Amendment Case ZC-2022-001 requesting to rezone parcel 282810A005 consisting of 12.00 acres from GB – General Business District to MFR - Multi-Family Residential District. The subject property is located in Pierce Township between Hopper Hill Road and Ninemile–Tobasco Road. The Union/ Pierce Township boundary is directly to the north across Davis Road with a property address 591 Davis Road, Cincinnati, OH 45255. Mr. Corbett noted for the record that there are 5 units per acre not 2.

Loretta Rokey, Administrator, Pierce Township and Jim Bertram, Developer, spoke in favor of the project. No one appeared in opposition to the project. Mike Lober of the Clermont County Engineers Office explained that no traffic analysis was needed for this case.

After discussion, Ms. Vilaro asked for a motion. Ms. Madsen made a motion that the Planning Commission **recommend approval** of Pierce Township Zoning Map Amendment Case ZC-2022-001 requesting to rezone parcel 282810A005 consisting of 12.00 acres from GB – General Business District to MFR - Multi-Family Residential District with the following conditions:

1. Collaborate with Pierce Township and adjoining property owners to determine the best land use for this location.
2. Determine the available capacity for water and sewer services with the Water Resources Department.
3. Determine the feasibility of a public lift station, as public lift stations require 75 single-family equivalents.

Mr. Ashba seconded the motion and it carried unanimously.

At this time, Ms. Cann returned to the meeting at this time.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Williamsburg Township Zoning Case ZC-01-22

Williamsburg Township

5:50 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 Map Amendment Case ZC-01-22 requesting to rezone three (3) parcels 523509F005 (43.91 ac.), 523509F004 (39.32 ac.), and 523509F050 (1.18 ac.) consisting of +/- 84.29 acres from A – Agricultural District to I - Industrial District. The subject properties are located just east of the Nestle Purina facility located in South Afton Industrial Park and are south of State Route 32 with access to the east from Mathis Road and State Route 276 in Williamsburg Township.

Bari Henning, Trustee, Williamsburg Township, Brian Tatman, Zoning Administrator, Williamsburg Township and Jill Tangenay, Attorney, Nestle Purina, spoke in favor of the project. No one appeared in opposition to the project.

After discussion, Ms. Vilaro asked for a motion. Mr. Wood made a motion that the Planning Commission **recommend approval** of Williamsburg Township Zoning Map Amendment Case ZC-01-22 requesting to rezone three (3) parcels 523509F005 (43.91 ac.), 523509F004 (39.32 ac.), and 523509F050 (1.18 ac.) consisting of +/- 84.29 acres from A – Agricultural District to I - Industrial District with the following conditions:

1. Prior to the Township granting a zoning certificate for any new structure on the proposed project site a preliminary site plan shall be submitted to the township for review and

adhere to the site development standards under Article 10, of the *Williamsburg Township Zoning Resolution*.

2. Determine the available capacity for water and sewer services with the Water Resources Department.
3. Ensure that concerns with the impact to existing streams and retention pond be addressed prior to submitting a finalized site plan to Williamsburg Township.
4. A traffic impact study or evaluation may be required depending on the nature of the industrial development. A permit and variance request will be needed for the new drive per *ODOT's State Highway Access Management Manual*.

Mr. Phelps seconded the motion and it carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

None

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

Gael Fawley asked the Commission Members for volunteers for a nominating committee to select the new chairman and officers for Planning Commission for the current year as they are elected every March. Ms. Vilaro, Mr. Hinners and Ms. Madsen volunteered to be nominating committee members. The committee will be prepared to propose a slate of officers for the March meeting.

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 6:10 p.m.

Jeff Ashba

Jeff Ashba, Vice Chair

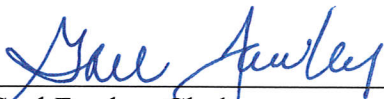
Darin Hinnners

Darin Hinnners, Secretary

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 22, 2022.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on March 22, 2022 and the meeting minutes of February 22, 2022 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: 3/22/22