

CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
April 26, 2022

The Fourth Regular Meeting of 2022 of the Clermont County Planning Commission was held on Tuesday, April 26, 2022 at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Anderson, Mr. Hinners, Mr. Kravitz, Mr. Phelps, Ms. Sullivan, Ms. Vilardo and Mr. Wood.

Ms. Vilardo, Chair, 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.

Ms. Vilardo welcomed two new members of the Planning Commission, Janet Sullivan and Scott Kravitz, to their first meeting tonight.

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 March 22, 2022 Meeting Minutes. Mr. Anderson made the motion to approve the March 22, 2022 Meeting Minutes. The motion was seconded by Mr. Phelps and carried with Ms. Vilardo abstaining. The Clerk will certify the March 22, 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

Goshen Township Zoning Case ZC-2022-004

Goshen 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 Goshen Township Zoning Map Amendment Case ZC-2022-004 requesting to rezone parcels 112207E212 (23.00 ac.) & 112207E033 (16.23 ac.) consisting of +/- 39.23 acres from R-2 – Low Density Residential District to PD-R – Planned Development Residential District. The subject properties are located south of State Route 132 and west of Kirbett Road, adjacent to the north of Heisler Park in Goshen Township.

Harry Holbert, Zoning Administrator, Goshen Township and Kirk Ridder, Applicant, Grand Communities, LLC, were 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. Mr. Hinners made a motion that the Planning Commission **recommend approval** of Goshen Township Zoning Map Amendment

Case ZC-2022-004 requesting a rezone of two parcels 112207E212 & 112207E033 consisting of 39.4828 acres from R-2 Low-Density Single-Family Residential District to PD-R Planned Development Residential District with the following conditions:

1. The Ohio EPA and the Corps of Engineers shall be contacted to see if Section 401/404 permits are required for the freshwater pond located on parcel 112207E212.
2. All proposed dedicated right-of-way needs to meet the Clermont County Street Design Standards as stated in *Article V, in the Clermont County Subdivision Regulations*.
3. Proposed buffering along (*Kettle Way*) is highly recommended for parcels 112207E233 & 112207E253.
4. Determine what open space is to be “Passive Open Space” and “Active Open Space”.
5. Determine a centralized location for Cluster Box Units (CBU) that meet all U.S. Postal Service (CBU’s) Standards.
6. The public water main will need to be extended along Kirbett Road from the existing water main along SR 132.

Mr. Anderson seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2022-005

Goshen 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 Goshen Township Zoning Map Amendment Case ZC-2022-005 requesting to rezone parcel 112211I027 consisting of +/- 113.48 acres from R-1 – Agricultural and Rural Residential District to PD-R – Planned Development Residential District. The subject property is located south of State Route 28 and located on the east side of Linton Road, adjacent to the east of Goshen Local School Districts Campus and Kathryn Stagge-Marr Community Park.

Harry Holbert, Zoning Administrator, Goshen Township and Kirk Ridder, Applicant, Grand Communities, LLC, were 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. Mr. Phelps made a motion that the Planning Commission **recommend approval** of Goshen Township Zoning Map Amendment Case ZC-2022-005 requesting to rezone parcel 112211I027 consisting of +/- 113.48 acres from R-1 – Agricultural and Rural Residential District to PD-R – Planned Development Residential District with the following conditions:

1. The Ohio EPA and the Corps of Engineers shall be contacted to see if Section 401/404 permits are required for the freshwater emergent wetland and Riverine located on parcel 112211I027.
2. The maximum length of a cul-de-sac must be less than < 900 Ft. from the centerline of the intersecting street to the radius point of the cul-de-sac as stated in Article V, Section 504 B 3 of the Clermont County Subdivision Regulations.
3. Determine a centralized location for Cluster Box Units (CBU) that meet all U.S. Postal Service (CBU's) Standards.
4. Obtain written confirmation from the Clermont County Water Resources Department regarding the water and sewer capacity to the development. If additional capacity is determined to be necessary, approximately 6,300 feet of sanitary sewer lines will need to be replaced with a larger pipe.

Mr. Hinnners seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Tate Township Zoning Case 103RW2022

Tate 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 Tate Township Zoning Map Amendment Case 103RW2022 requesting to rezone parcel 323021A050 consisting of +/- 20.03 acres from A – Agricultural District & R-1 – Residential District to RS – Recreational Services District. Parcel 323021A050 has a property address of 2425 Bantam Road Bethel, OH 45106, and is located at the southeastern corner of State Route 125 and Bantam Road, just south of Elklick Road and the south entrance to East Fork Lake State Park in Tate Township.

Rob Williams, Zoning Inspector, Tate Township and Ryan and Lisa Craig, Applicants, Abiluc Holdings LLC, were present for this case and spoke in favor of the project. No one appeared in opposition to the project.

After a brief discussion, Ms. Vilaro asked for a motion. Mr. Hinnners made a motion that the Planning Commission **recommend approval** of Tate Township Zoning Map Amendment Case 103RW2022 requesting to rezone parcel 323021A050 consisting of +/- 20.03 acres from A – Agricultural District & R-1 – Residential District to RS – Recreational Services District. with the following conditions:

1. The applicant shall provide the Township with written approval and assurances that all development standards are listed under *Section 8, B(1) Tate Townships Zoning Resolution*.

2. Before the applicant receives a zoning certificate, the applicant must obtain written approval from the Board of Zoning Appeals for the requesting Uses Permitted as “Special Exceptions” under Section 8, B(1) Tate Township Zoning Resolution.
3. Consult with The Ohio Department of Transportation (ODOT) regarding access and improvements to SR 125.
4. Consult with Tate Monroe Water regarding water service.

Mr. Wood 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

Ms. Sullivan and Mr. Kravitz spoke about their backgrounds and why they decided to join the Planning Commission. The commission is now a full eleven members for the first time in a while. Mr. Corbett introduced Mike Lober from the Engineer’s Office and Gael Fawley from the Department of Community and Economic Development to the new members.

Mr. Corbett also told the Commission members that he would be sharing drone footage for a birds eye view of the parcels included in the cases from now on out. All the members said they really liked the drone footage included in tonight’s case presentations.

As there was no further business brought before the Planning Commission, Ms. 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

Amy Vilardo, Chair

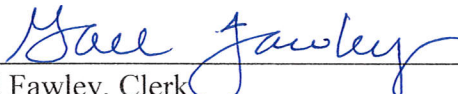
Isaac Anderson

Isaac Anderson, 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 26, 2022.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on May 24, 2022 and the meeting minutes of April 26, 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: 5/24/2022