

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
June 28, 2022**

The Sixth Regular Meeting of 2022 of the Clermont County Planning Commission was held on Tuesday, June 28, 2022, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Anderson, Ms. Cann, Mr. Hinnners, Mr. Kravitz, Mr. Phelps, Ms. Sullivan, and Mr. Wood.

Ms. Vilardo, Chair, was not at the meeting this evening, so Mr. Anderson, Vice Chair, called the meeting to order at 5:01 p.m. with the Pledge of Allegiance to the Flag. Mr. Anderson asked members of the audience and staff who would be giving testimony on any Planning Commission case to be sworn in.

APPROVAL OF MINUTES

Vice Chair Anderson asked if there were any questions, additions, or corrections to the minutes that were emailed to the members before the meeting. The Vice Chair asked for a motion to approve the May 24, 2022 Meeting Minutes. Ms. Cann made the motion to approve the May 24, 2022 Meeting Minutes. The motion was seconded by Mr. Hinnners and carried unanimously. The Clerk will certify the May 24, 2022 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON SUBDIVISION CASES

Oaks at Eastgate – Extension Request

Union Township

5:04 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the extension request for Oaks at Eastgate located in Union Township.

Craig Abercrombie, Engineer, Abercrombie & Associates, was present for this case.

Ms. Cann moved that the Planning Commission **approve** the extension request for Oaks at Eastgate. The Design Plan approval extension would be five years from the tentative Planning Commission approval date of June 28, 2022, with the new expiration date of June 28, 2027.

Mr. Kravitz seconded the motion and it carried unanimously

STAFF REPORT ON SUBDIVISION CASES

Oaks of Eastgate – Revised Design Plan

Union Township

5:06 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the revised design plan for Oaks of Eastgate located in Union Township. The Oaks of Eastgate development is located on the north side of Old State Route 74 on Eastgate Oaks Drive.

Craig Abercrombie, Engineer, Abercrombie & Associates, spoke in favor of the project. No one spoke in opposition to the project.

Following a brief discussion, Mr. Anderson asked for a motion. Mr. Hinnners moved that the Planning Commission **approve** the revised design plan for Oaks at Eastgate located in Union Township with the following conditions:

1. All county and township departments' comments and conditions detailed in the Oaks of Eastgate – Revised Design Plan review letter dated June 14, 2022, be satisfactorily addressed.
2. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Mr. Phelps seconded the motion and it carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

Forest Grove Subdivision – Design Plan

Batavia Township

5:13 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Forest Grove Subdivision located in Batavia Township. The subject property (*Parcel 012008E023*) is located at the southern corner of Clough Pike and Clough Pike (Taylor Road) in Batavia Township. The property is located +/- 1,500 feet south of Sporty's Drive and the Clermont County Airport.

Kristi Moorman, Engineer, Choice One Engineering spoke in favor of the project. No one spoke in opposition to the project.

Mr. Anderson asked for a motion and Mr. Hinnners moved that the Planning Commission **approve** the design plan for Forest Grove Subdivision located in Batavia Township subject to the following conditions:

1. All county and township departments' comments and conditions detailed in Forest Grove Subdivision – Design Plan Review Letter dated June 15, 2022, be satisfactorily addressed.
2. The Clermont County Engineer's Office shall review all proposed road names for duplicate or nearly duplicate names (per Article V, Section B8)
3. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Mr. Kravitz seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-04-22ZPD

Batavia Township

5:25 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-04-22ZPD requesting to rezone parcel 012008D030 consisting of +/- 18.26 acres from PD – Planned Development District (Case B-03-19ZPD) to a “New” PD – Planned Development District. The subject properties are located between Amelia Olive Branch Road and Clough Pike just west of Batavia Township Park.

Paul Schrimmer, Applicant, Commercial Development Services Group, LLC, was present for this case and spoke in favor of the project. No one appeared in opposition to the project.

Mr. Anderson asked for a motion. Mr. Hinners made a motion that the Planning Commission **recommend approval** of Batavia Township Zoning Map Amendment Case B-04-22ZPD requesting to rezone parcel 012008D030 consisting of +/- 18.26 acres from PD – Planned Development District (Case B-03-19ZPD) to a “New” PD – Planned Development District with the following conditions:

1. Parcel (012008D196) zoning classification shall be returned to its prior zoning district before the approval of the previous overlay district in Case B-03-19ZPD.
2. Proposed “T” Lots are to have 25 feet of legal road frontage per *Article V, Clermont County Subdivision Regulations*.
3. Provide access to all open space lots from a public right-of-way.
4. Remove all existing structures on the site before development.
5. Detention Pond will be required for all proposed stormwater infrastructure. The existing farm pond can remain but cannot be increased in size or capacity.
6. Demonstrate how Section 4 of the Clermont County Airport Zoning Regulations will be satisfied.
7. Provided the heights of the proposed buildings to conform to the height restrictions per the Clermont County Airport Zoning Regulations.
8. Provide proposed street names on the plans.
9. Provide a sight distance analysis and easement for the entrance along Clough Pike.
10. The southern proposed crosswalk location is not permitted due to safety concerns with the proximity to the roadway curve.

11. The northern proposed crosswalk needs to be shifted to the North towards Gatetree Lane by a minimum distance of 33 feet.

Ms. Cann seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

None

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

None

As there was no further business brought before the Planning Commission, Mr. Anderson asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:45 p.m.

Isaac Anderson

Isaac Anderson, Vice Chair

Darin Hinners

Darin Hinners, 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 June 28, 2022.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on July 26, 2022 and the meeting minutes of June 28, 2022 were approved and voted on by the laws of the State of Ohio at that meeting.



Gael Fawley, Clerk
Clermont County Planning Commission

Date: 7/26/22