

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 28, 2023**

The Eleventh Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, November 28, 2023, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Hinners, Mr. Kravitz, Mr. Lawrence, Ms. Madsen, Mr. Phelps, Ms. Sullivan, and Mr. Wood.

Mr. Kravitz, Acting Chair, called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Chair Kravitz asked if there were any questions, additions, or corrections to the minutes that were emailed to the members before the meeting. The Chair requested a motion. Mr. Phelps motioned to approve the October 24, 2023, Meeting Minutes. The motion was seconded by Mr. Wood, and the motion carried. Ms. Madsen abstained.

Ms. Partin, the Clerk, will certify the October 24, 2023, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

Mr. Kravitz asked members of the audience and staff who would be giving testimony on any Planning Commission case to be sworn in.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Monroe Township Zoning Case RW 105-2023

Monroe Township

5:05 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **approve** the Monroe Township Zoning Text Amendment Case as to form of the Monroe Township Text Amendments as submitted with the following conditions:

1. The above change be made to Article 3, Section 3, (B), (1), (a) at the Zoning Commission and Board of Trustees Meetings.

Mike Boots and Tom Peck were both present for this case and available for questions.

Following discussion, Mr. Kravitz asked for a motion. Ms. Madsen made a motion to approve Monroe Township Zoning Text Amendment Case request as to the form of the Monroe Township Text Amendments as submitted, including all staff recommendations.

Ms. Sullivan seconded the motion, and the motion carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Tate Township Zoning Case 105 RW 2023

Tate Township

5:10 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Tate Township Zoning Map Amendment Case request to rezone two parcels (324919.002 and 324919.003) consisting of +/- 2.74 acres from the A, Agricultural District to the R-2, Residential District with the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Tate Township, the State of Ohio, or any other applicable agency.

Ty Gibbs, Maddox Development Co. LLC, and Robert Williams, Tate Township Zoning Inspector, were present for this case to speak in favor of the proposal and to answer any questions.

Following discussion, Mr. Kravitz asked for a motion. Mr. Hinnners made a motion to approve the Tate Township Zoning Map Amendment Case request to rezone two parcels (324919.002 and 324919.003) consisting of +/- 2.74 acres from the A, Agricultural District to the R-2, Residential District, including all staff recommendations.

Mr. Phelps seconded the motion, and it carried unanimously.

STAFF REPORT ON MAJOR ADJUSTMENT TO A PUD

Goshen Township Zoning Case ZC-2023-07

Goshen Township

5:20 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **approve** the Goshen Township Zoning Case requesting a major adjustment to a Planned Unit Development (PUD) for the construction of 225 buildable lots in an existing PUD with the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Tate Township, the State of Ohio, or any other applicable agency.

Kristi Moorman, Choice One Engineering, was present for this case and available for questions.

Following discussion, Mr. Kravitz asked for a motion. Mr. Lawrence made a motion to approve Goshen Township Zoning Case ZC-2023-07 requesting a major adjustment to a PUD for the construction of 225 buildable lots in an existing PUD, including all staff recommendations.

Mr. Hinnners seconded the motion, and the motion carried unanimously.

OLD/NEW BUSINESS

5:25 p.m.

Mr. Kendall presented the 2024 Meeting Schedule to the board with all the members, and all agreed with the meeting dates.

Mr. Kravitz asked for a motion. Mr. Phelps made a motion to approve the 2024 Meeting Schedule. Ms. Cann seconded the motion, and it carried unanimously.

Mr. Hinnners spoke to Mr. Kendall and the other members about a request he received for applicants for the OKI council. Mr. Hinnners is the current representative and wanted to see if Mr. Kendall wanted to take over or if another member would like to serve. The applications are due soon, and Mr. Hinnners is willing to stay on the council if no one else wants to apply for it.

As no further business was brought before the Planning Commission, Mr. Kravitz asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 5:29 p.m.

Amy Vilardo

Amy Vilardo, Chair

Scott Kravitz

Scott Kravitz, Vice Chair

Certificate as to the Minutes of the Clermont County Planning Commission

I, Sara Partin, certify that the above is a true transcript of the Minutes of the Clermont County Planning Commission meeting held at the Clermont County Engineer's Office Shared Conference Room, 2381 Clermont Center Drive, Batavia, Ohio 45103, on November 28, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on December 12, 2023, and the meeting minutes of November 28, 2023, were approved and voted on by the laws of the State of Ohio at that meeting.



Sara Partin, Clerk
Clermont County Planning Commission

Date: 12/12/2023