

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
DECEMBER 12, 2023**

The Twelfth Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, December 12, 2023, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Boso, Ms. Cann, Mr. Hinners, Mr. Kravitz, Mr. Lawrence, Ms. Madsen, 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.

APPROVAL OF MINUTES

Chair Vilardo 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. Ms. Cann motioned to approve the November 28, 2023, Meeting Minutes. The motion was seconded by Mr. Phelps, and the motion carried. Mr. Boso and Ms. Vilardo abstained.

Ms. Partin, the Clerk, will certify the November 28, 2023, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

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

Mr. Kendall introduced the new Community and Economic Development Director, Kristofer McClintick, to the Planning Commission.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 591

Miami Township

5:03 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Miami Township Zoning Map Amendment Case 591 request to rezone a portion of a split zoned parcel (192408A001) consisting of +/- 15.3 acres from I, Planned Industrial District and R-2, Residential District to I, Planned Industrial District with the following conditions:

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

Jeremy Haynes and Joel Bruns were present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Boso made a motion to approve Miami Township Zoning Map Amendment Case 591 request to rezone a portion of a split zoned parcel (192408A001) consisting of +/- 15.3 acres from I, Planned Industrial District and R-2, Residential District to I, Planned Industrial District including all staff recommendations.

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

STAFF REPORT ON SITE DEVELOPMENT PLAN

Miami Township Zoning Case 592

Miami Township

5:10 p.m.

Leonard Kendall presented the Staff Report for this site development plan. Staff's recommendation was to **approve** the Miami Township Zoning Case 592 request to redevelop a portion of the former cinema site to a Multi-Family community consisting of 344 apartments in 6 buildings with associated facilities including pool, garages, maintenance facility and other amenities with the following conditions:

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

Jim Obert with Hills Properties was present and spoke in favor of the proposal.

Following discussion, Ms. Vilaro asked for a motion. Ms. Cann made a motion to approve the Miami Township Zoning Case 592 request to redevelop a portion of the former cinema site to a Multi-Family community consisting of 344 apartments in 6 buildings with associated facilities including pool, garages, maintenance facility, and other amenities, including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-09-23PD

Batavia Township

5:22 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Batavia Township Zoning Map Amendment Case B-09-23 PD requesting to rezone a portion of a parcel (032019D195) consisting of +/- 5.837 acres from the A, Agricultural District to a PD, Planned Development District for the purposes of utilizing existing agricultural structures to be maintained and used as a community gathering and recreational facility with the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Batavia Township, the State of Ohio, or any other applicable agency.
2. The PD should identify all permitted and conditional uses to be allowed.
3. Additional information should be provided regarding the Farmer's Market and reception facility for evaluation of compatibility in the surrounding area.

Robert Shannon and Daron Farmer were present for this case and spoke in favor of the proposal.

Following discussion, Ms. Vilaro asked for a motion. Mr. Boso made a motion to approve Batavia Township Zoning Map Amendment Case B-09-23PD requesting to rezone a portion of a parcel (032019D195) consisting of +/- 5.837 acres from the A, Agricultural District to a PD, Planned Development District for the purposes of utilizing existing agricultural structures to be

maintained and used as a community gathering and recreational facility, including all staff recommendations.

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

OLD/NEW BUSINESS

5:48 p.m.

Mr. Kendall and Ms. Partin spoke to the Planning Commission members about the terms expiring in 2024. Six member's terms are expiring at the end of March 2024, and all six members expressed interest in serving one more term. One position still needs to be filled to complete the 11-member board.

As no further business was brought before the Planning Commission, Ms. Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 5:51 p.m.

Amy Vilardo

Amy Vilardo, Chair

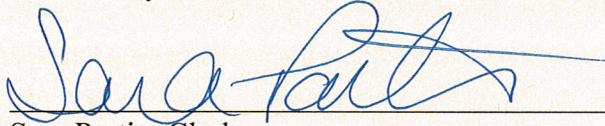
Scott Kravitz

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 December 12, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on January 23, 2024, and the meeting minutes of December 12, 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: 1/24/2024