

**CLERMONT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 23, 2024**

The First Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, January 23, 2024, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Kravitz, Mr. Lawrence, Ms. Madsen, Ms. Sullivan, Ms. Vilardo, and Mr. Boso arrived at 5:05 p.m.

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. Ms. Cann noticed a correction needed to the minutes on page two. The name should be Jim Obert instead of Jim Ober. Ms. Partin said she will make the correction. The Chair requested a motion. Ms. Cann motioned to approve the December 12, 2023, Meeting Minutes with the correction. The motion was seconded by Mr. Kravitz, and the motion carried.

Ms. Partin, the Clerk, will certify the December 12, 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.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**

**Monroe Township Zoning Case ZC-2023-001**

**Monroe Township**

5:03 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **deny** the Monroe Township Zoning Map Amendment Case ZC-2023-001 request to rezone a portion of a parcel (232609G009) consisting of +/- 15.59 acres from A-1, Agricultural District to R-2, Multifamily Residential District.

Scott Boone and Dale White with New Housing Ohio were present and spoke in favor of the proposal.

Mr. Kendall said that after hearing the applicant's statements about the property being just for Multifamily Residential, he would be comfortable recommending **approval**; however, he would want to make sure the correct conditions are in place to ensure compliance with all regulatory bodies, such as; ODOT, Clermont County Public Health, OEPA, and Clermont County Engineer.

Following discussion, Ms. Vilardo asked for a motion. Ms. Cann made a motion to table Monroe Township Zoning Case ZC-2023-001. Ms. Madsen made a motion to table Monroe Township Zoning Case ZC-2023-001 for the February 27, 2024 meeting, at which time the applicant will return with a complete plan, removing commercial, showing the building(s) and have a review

from ODOT. Following more discussion, Ms. Cann and Ms. Madsen withdrew their motions and Mr. Boso made a motion for the Planning Commission to proceed with recommended approval of the Monroe Township Zoning Map Amendment Case ZC-2023-001 request to rezone a portion of a parcel (232609G009) consisting of +/- 15.59 acres from A-1, Agricultural District to R-2, Multifamily Residential District with the condition that all the state, county, and local regulations are followed and all departments perform their reviews and approvals.

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

**STAFF REPORT ON MAJOR SUBDIVISION**

**Primrose Creek – Design Plan – Section 3 Expansion & Variance Miami Township**

5:31 p.m.

Leonard Kendall presented the Staff Report for this site development plan. Staff's recommendation was to **approve** the Primrose Creek Subdivision Section 3 Expansion – Design Plan with the following conditions:

1. The variance applied for the cul-de-sac is approved as part of this application.
2. All county and township departments' comments and conditions detailed in Primrose Creek Subdivision Section 3 Expansion - Design Plan Review Letter be satisfactorily addressed.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Pat Manger, Primrose Creek, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Boso made a motion to approve the Primrose Creek Subdivision Section 3 Expansion – Design Plan, including all staff recommendations.

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

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 5:43 p.m.

*Amy Vilardo*

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**Amy Vilardo, Chair**

*Scott Kravitz*


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**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 January 23, 2024.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on February 27, 2024, and the meeting minutes of January 23, 2024, were approved and voted on by the laws of the State of Ohio at that meeting.



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Sara Partin, Clerk  
Clermont County Planning Commission

Date: 2/27/2024