



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 28, 2024

DISTRICT DRIVE/RISE WAY – DEDICATION PLAT

APPLICANT: Wolfpen Farms LLC / Joseph Kramer
3000G Henkle Dr.
Lebanon, OH 45036

OWNER: Wolfpen Farms LLC / Joseph Kramer
3000G Henkle Dr.
Lebanon, OH 45036

ENGINEER: Jonathan Evans, P.E.
4240 Airport Rd. Ste. 211
Cincinnati, OH 45226

REQUEST: Requesting approval from the Clermont County Planning Commission for District Drive/Rise Way – Dedication Plat for the approval of public right-of-way.

LOCATION: The subject property (PIN 192408A001) is located near the intersection of US 50 and Wolfpen Pleasant Hill Road in Miami Township.

HISTORY: The property went in front of the Clermont County Planning Commission in December for a rezoning of a portion of this parent parcel. The Planning Commission Recommended approval of the map amendment.

DEVELOPMENT PROPOSAL:

The application is for the creation of public right-of-way to access future commercial development in Miami Township. The creation of new public right-of-way is required to be approved by the Clermont County Planning Commission. Any new parcels of land that this right-of-way will create is larger than 5-acres, and therefore does not constitute a subdivision, as any remainder parcel will have access to a public road. The right-of-way is proposed to contain +/- 1.25 acres of land and be approximately 740 feet long.

STAFF ANALYSIS:

There is commercial development anticipated for this location, and the developer is requesting to dedicate this right-of-way. This application shows future right-of-way, which will require future approval of the Clermont County Planning Commission. The proposed public right-of-way shall be designed to all standards in the Clermont County Subdivision Regulations as well as the Subdivision Street Design and Construction Standards for Clermont County, Ohio.

Clermont County Community & Economic Development Comments:

1. Any lots created that are less than 5 acres shall be required to go through the appropriate subdivision process.
2. Road names shall be required to be approved so that they do not match or closely match existing road names.
3. Alignment of the proposed right-of-way and any future lot configuration needs to be lined up appropriately.
4. Construction Plan must be approved prior to signature of Record Plat.

Clermont County Engineer's Office Comments:

- 1.

Clermont County Water Resources Department Comments:

1. No Comments at this time.

Clermont County W.M.S.C. Comments:

1. No comments at this time.

ODOT Comments:

1. It appears they are meeting all requirements as outlined in the approved TIS. I do not have any comments on their submittal.

Miami Township Comments:

- 1.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** District Drive/Rise Way – Construction Plan with the following conditions:

1. Construction Plans for the roads shall be approved prior to signature of Record Plat.
2. All county and township departments' comments and conditions be satisfactorily addressed.

3. 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.

Attachments:

- A. District Drive/Rise Way – Dedication Plat