

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

The Seventh Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, July 23, 2024, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Hanners, Mr. Kravitz, Mr. Lawrence, Mr. Phelps, Ms. Sullivan, and Mr. Wood.

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

APPROVAL OF MINUTES

Vice 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. Ms. Cann motioned to approve the June 25, 2024, Meeting Minutes. The motion was seconded by Mr. Lawrence, and the motion carried with Mr. Phelps abstaining.

Ms. Partin, the Clerk, will certify the June 25, 2024, 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 DEDICATION PLAT

Batavia Township Zoning Case

Batavia Township

5:02 p.m.

Leonard Kendall presented the Staff Report for this dedication plat. Staff's recommendation was to **approve** the Winemiller Lane dedication plat as submitted.

Michael Lober, Clermont County Engineer's Office, informed the commission that the construction plans were approved approximately 15-16 years ago.

Following discussion, Mr. Kravitz asked for a motion. Mr. Phelps made a motion to approve the Winemiller Lane dedication plat as submitted.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 595

Miami Township

5:07 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 Amendments request to rezone parcel (PIN 182402A014) consisting of +/- 5.5 acres from the R-2, Residence District to B-1 PD, Planned Business Development Overlay for the purposes of renovating the existing church to be used for a communications business with the following conditions:

1. The Planned Business Development Overlay regulations should take into consideration any future subdivision of the property and which land uses should be permitted if such subdivision occurs.
2. Any future subdivision of the property is required to comply with Clermont County Subdivision Regulations.
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.

Scott Huber, Abercrombie & Associates, spoke in favor of the proposal. Ken Kerr, the applicant, and Brian Elliff, Miami Township Zoning Administrator, were present to answer any questions about the proposal.

Following discussion, Mr. Kravitz asked for a motion. Mr. Wood made a motion to approve the Miami Township Zoning Map Amendments request to rezone parcel (PIN 182402A014) consisting of +/- 5.5 acres from the R-2, Residence District to B-1 PD, Planned Business Development Overlay for the purposes of renovating the existing church to be used for a communications business including all staff recommendations.

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

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 5:24 p.m.

Amy Vilardo

Amy Vilardo, Chair

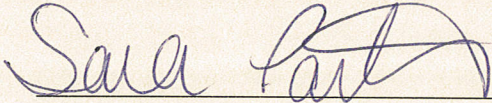
Scott Kravitz

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 July 23, 2024.

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



Sara Partin, Clerk
Clermont County Planning Commission

Date: 8/27/2024