

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
AUGUST 27, 2024**

The Eighth Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, August 27, 2024, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Hinners, Mr. Kravitz, Mr. Lawrence, Ms. Sullivan, and Ms. Vilardo.

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 said a correction was needed on page two of the minutes. The Chair requested a motion. Ms. Cann motioned to approve the July 23, 2024, Meeting Minutes with the necessary correction. The motion was seconded by Ms. Sullivan, and the motion carried with Ms. Vilardo abstaining.

Ms. Partin, the Clerk, will certify the July 23, 2024, 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 MAJOR SUBDIVISION

Kinsdale Subdivision– Design Plan

Batavia Township

5:05 p.m.

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

1. All county and township departments' comments and conditions detailed in the Kinsdale Subdivision – Design Plan Review Letter be satisfactorily addressed.
2. 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.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community and Economic Development Planning Division.

Matt Mains, Drees Homes, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Ms. Sullivan made a motion to approve the Kinsdale Subdivision – Design Plan, including all staff recommendations.

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

STAFF REPORT ON MAJOR SUBDIVISION

Miami Reserves Subdivision– Design Plan

Miami Township

5:13 p.m.

Leonard Kendall presented the Staff Report for this site development plan. Staff’s recommendation was to **approve** the Miami Reserves Subdivision – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the Miami Reserves Subdivision – Design Plan Review Letter be satisfactorily addressed.
2. 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.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community and Economic Development Planning Division.

Matt Mains, Drees Homes, was present and spoke in favor of the proposal.

Several residents of the subdivision adjacent to this proposal asked questions about and spoke against the design plan proposal. Residents who spoke include Jim Wolf, Chris Spangler, John Muenzer, Matt Charlson, Rob Azar, Lori Warman, Andy Venosa, Susan LaBonte, Russ Mahy, Barbara Cochran, and Katie Faylan.

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve the Miami Reserves Subdivision– Design Plan, including all staff recommendations, and added the condition that the only entrance into the subdivision allowed for construction use is the entrance off of Wards Corner Road.

Ms. Sullivan 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 6:21 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 August 27, 2024.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on September 24, 2024, and the meeting minutes of August 27, 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: 9/24/2024