

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 24, 2024**

The Ninth Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, September 24, 2024, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Kravitz, Mr. Lawrence, Ms. Madsen, Mr. Phelps and Mr. Wood. Mr. Hinnners joined the meeting at 5:12 p.m.

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. Mr. Kravitz requested a motion. Mr. Wood motioned to approve the August 27, 2024, Meeting Minutes. The motion was seconded by Mr. Lawrence, and the motion carried with Ms. Madsen, Mr. Phelps, and Mr. Wood abstaining.

Ms. Partin, the Clerk, will certify the August 27, 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

Winemiller Lane Extension and Cul-de-Sac

Batavia Township

5:06 p.m.

Leonard Kendall presented the Staff Report for this dedication plat. Staff's recommendation was to **approve** the Winemiller Lane Extension and Cul-de-Sac dedication plat as submitted with the following conditions:

1. An application for a minor lot split is required.
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. Construction Plans for Winemiller Lane Extension and cul-de-sac must be approved prior to approval of the dedication plat.
4. A Certificate of Title shall be submitted as part of the dedication plat submittal.

Following discussion, Mr. Kravitz asked for a motion. Ms. Madsen made a motion to approve the Winemiller Lane Extension and Cul-de-Sac dedication plat, including all staff recommendations, and added the condition that it must comply with comments 5 and 6 on the review letter from the Clermont County Engineer's Office dated September 13, 2024. The review letter is Attachment C in the staff report provided to the Planning Commission.

Mr. Phelps seconded the motion, and it carried unanimously.

Mr. Kendall asked that the Planning Commission consider moving the Olivewood Park Design Plan to the end of the agenda because the applicant is running late and wants to give them a chance to speak on behalf of the proposal.

Mr. Kravitz asked for a motion to move the Olivewood Park Design Plan to the end of New Business on the agenda. Mr. Phelps made a motion to move the Olivewood Park Design Plan to the end of the New Business on the agenda.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Williamsburg Township Zoning Case 01-24

Williamsburg Township

5:14 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Williamsburg Township Zoning Map Amendment Case 01-24 and its request to amend the zoning designation of a parcel (PINs 523508F014 and 523508H096) consisting of +/- 161.79 acres from the "B-2", General Business District to the "I," Industrial District to continue to foster industrial and commercial development in Clermont County as is the CIC's mission, with the following conditions:

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

Scott Gafvert, Clermont County CIC, was present to support the proposal and answer any questions.

Mr. Kravitz asked for a motion. Mr. Lawrence made a motion to approve the Williamsburg Township Zoning Map Amendment Case 01-24 and its request to amend the zoning designation of a parcel (PINs 523508F014 and 523508H096) consisting of +/- 161.79 acres from the "B-2", General Business District to the "I," Industrial District to continue to foster industrial and commercial development in Clermont County as is the CIC's mission, including all staff recommendations.

Mr. Phelps seconded the motion, and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Williamsburg Township Zoning Case 02-24

Williamsburg Township

5:23 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment. Staff's recommendation was to **approve** as to form of the Williamsburg Township Text Amendments as submitted, with the following conditions:

1. Ensure that all proposed Zoning Resolution amendments are included in the final amendment and ensure the "Definitions" article is included as a different Article number if the Alternate Energy Article will occupy Article 11.

Brian Tatman, Williamsburg Township, was present and answered questions about the proposal.

Following discussion, Mr. Kravitz asked for a motion. Mr. Lawrence made a motion to approve the Williamsburg Township Text Amendment as submitted, including all staff recommendations.

Mr. Wood seconded the motion, and it carried unanimously, with Ms. Madsen abstaining.

STAFF REPORT ON MAJOR SUBDIVISION

Olivewood Park Subdivision– Design Plan

Batavia Township

5:31 p.m.

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

1. All county and township departments' comments and conditions detailed in the Olivewood Park 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.

Greg Smorey, Clermont County Building Department, was present to answer any questions.

John DelVerm, representing the applicant, was present to answer any questions.

Following discussion, Mr. Kravitz asked for a motion. Mr. Hinnners made a motion to approve the Olivewood Park Subdivision – Design Plan, including all staff recommendations.

Ms. Madsen 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 5:40 p.m.

Amy Vilardo

Amy Vilardo, Chair

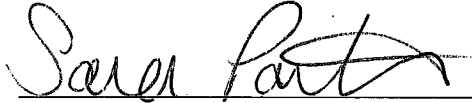
Scott Kravitz

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 September 24, 2024.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on October 22, 2024, and the meeting minutes of September 24, 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: 10/22/2024