

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
OCTOBER 22, 2024**

The Tenth Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, October 22, 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. Vilardo requested a motion. Mr. Kravitz motioned to approve the September 24, 2024, Meeting Minutes. The motion was seconded by Mr. Hinners, and the motion carried with Ms. Cann and Ms. Sullivan abstaining.

Ms. Partin, the Clerk, will certify the September 24, 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

Lakefield Place Section 2 Block “C” – Revised Design Plan Goshen Township

5:03 p.m.

Leonard Kendall presented the Staff Report for this site development plan. Staff’s recommendation was to **approve** the Lakefield Place Section 2 Block “C” – Revised Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in Lakefield Place Section 2 Block “C” – Revised Design Plan Review Letter be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Goshen 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.

Joe Farruggia, the applicant, was present to answer any questions and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Lawrence made a motion to approve the Lakefield Place Section 2 Block “C” – Revised Design Plan, including all staff recommendations.

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

STAFF REPORT ON MAJOR SUBDIVISION

Willow Grove Subdivision – Design Plan

Batavia Township

5:09 p.m.

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

1. All county and township departments' comments and conditions detailed in the Willow Grove 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 & Economic Development Planning Division.

Josh Allen, a property owner, was present to answer any questions and spoke in favor of the proposal.

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

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-06-24ZPD

Batavia Township

5:14 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Batavia Township Zoning Map Amendment Case B-06-24ZPD and its request to amend the zoning designation of parcels (PINs 012020B032, 032019D195, and 032019D225) consisting of +/- 117.75 acres from the "A" Agricultural and "E-R" Estate Residential Zoning Districts to "R-PD", Residential Planned Development District for the purposes of developing 194 detached single-family homes and 73 attached two-family dwellings with +/- 32.02 acres (27.3%) of open space at a gross density of +/- 2.27 units per acre (+/- 2.37 units per acre net density), with the following conditions:

1. 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.
2. A Concept Plan and Design Plan shall be required to be applied for to Clermont County.

Taylor Corbett, Batavia Township, spoke on the proposal and was present to answer any questions.

Justin Lanham, the applicant, spoke in favor of the proposal.

Following discussion, Ms. Vilaro asked for a motion. Ms. Cann made a motion to approve the Batavia Township Zoning Map Amendment Case B-06-24ZPD and its request to amend the zoning designation of parcels (PINs 012020B032, 032019D195, and 032019D225) consisting of +/- 117.75 acres from the "A" Agricultural and "E-R" Estate Residential Zoning Districts to "R-PD",

Residential Planned Development District for the purposes of developing 194 detached single-family homes and 73 attached two-family dwellings with +/- 32.02 acres (27.3%) of open space at a gross density of +/- 2.27 units per acre (+/- 2.37 units per acre net density), including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2024-006

Goshen Township

5:33 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment. Staff's recommendation was to **approve** as to form of the Goshen Township Zoning Map Amendment Case ZC-2024-006 and its request to amend the zoning designation of a portion of a parcel (PIN 112209H018) consisting of +/- 40.85 acres from the "R-1" Agricultural and Rural Residential District to "PD", Planned Development District for the purposes of developing 107 detached single-family homes with +/- 13.3 acres (32.6%) of open space at a gross density of +/- 2.62 units per acre, with the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.
2. A Concept Plan and Design Plan shall be required to be applied for to Clermont County.

Joe Farruggia, the applicant, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Lawrence made a motion to approve the Goshen Township Zoning Map Amendment Case ZC-2024-006 and its request to amend the zoning designation of a portion of a parcel (PIN 112209H018) consisting of +/- 40.85 acres from the "R-1" Agricultural and Rural Residential District to "PD", Planned Development District for the purposes of developing 107 detached single-family homes with +/- 13.3 acres (32.6%) of open space at a gross density of +/- 2.62 units per acre including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2024-007

Goshen Township

5:42 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment. Staff's recommendation was to **approve** as to form of the Goshen Township Zoning Map Amendment Case ZC-2024-007 and its request to amend the zoning designation of a parcel (PIN 112208F105) consisting of +/- 3.77 acres from the "PD" Planned Development District to "PD", Planned Development District for the purposes of expanding a community health center in Goshen Township, with the following conditions:

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

James Brossart, the property owner, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilaro asked for a motion. Ms. Sullivan made a motion to approve the Goshen Township Zoning Map Amendment Case ZC-2024-007 and its request to amend the zoning designation of a parcel (PIN 112208F105) consisting of +/- 3.77 acres from the "PD" Planned Development District to "PD", Planned Development District for the purposes of expanding a community health center in Goshen Township including all staff recommendations.

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

STAFF REPORT ON ZONING TEXT AMENDMENT

Jackson Township Zoning Text Amendment

Jackson Township

5:47 p.m.

Leonard Kendall presented the Staff Report for this site development plan. Staff's recommendation was to **approve** the Jackson Township Zoning Text Amendment as submitted.

Denise Maklem, Jackson Township, was present to answer any questions.

Taylor Corbett, consultant for Jackson Township, spoke in favor of the proposal.

Following discussion, Ms. Vilaro asked for a motion. Ms. Cann made a motion to approve the Jackson Township Zoning Text Amendment as submitted.

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

As no further business was brought before the Planning Commission, Ms. Vilaro asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 5:52 p.m.

Amy Vilaro

Amy Vilaro, 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 October 22, 2024.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on November 26, 2024, and the meeting minutes of October 22, 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: 11-26-2024