

**CLERMONT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 26, 2024**

The Eleventh Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, November 26, 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, Mr. Wood 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. Ms. Cann motioned to approve the October 22, 2024, Meeting Minutes. The motion was seconded by Mr. Kravitz, and the motion carried with Mr. Phelps and Mr. Wood abstaining.

Ms. Partin, the Clerk, will certify the October 22, 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 ZONING MAP AMENDMENT CASE**

**Tate Township Zoning Case 1794SB**

**Tate Township**

5:13 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Tate Township Zoning Map Amendment Case 1794 and its request to amend the zoning designation of a parcel (PIN 323016A055) consisting of +/- 11.523 acres from the "A", Agricultural District to "C-3", Commercial District for the purposes of operating a construction business in Tate Township, with the following conditions:

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

Shelby Baird, Tate Township, spoke on the proposal and was present to answer any questions.

Tyler Fibbs, Axel Enterprises, spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve the Tate Township Zoning Map Amendment Case 1794 and its request to amend the zoning designation of a parcel (PIN 323016A055) consisting of +/- 11.523 acres from the "A", Agricultural District to "C-3", Commercial District for the purposes of operating a construction business in Tate Township, including all staff recommendations.

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

**STAFF REPORT ON VARIANCE CASE**

**Batavia Township Variance Case V-02-24**

**Batavia Township**

5:28 p.m.

Leonard Kendall presented the Staff Report for this variance case. Staff's recommendation was to **approve** variance case V-02-24 to allow the creation of a roadway with a width of 24 feet where 28 feet is required.

Doug Smith, the applicant, was present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve variance case V-02-24 to allow the creation of a roadway with a width of 24 feet where 28 feet is required.

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

**OLD/NEW BUSINESS**

5:33 p.m.

Mr. Kendall presented the 2025 Meeting Schedule to the board. The board recommended changes to the schedule to better coordinate with Memorial Day, the Clermont County Fair, and Thanksgiving.

Ms. Vilardo asked for a motion. Mr. Hinnners made a motion to approve the 2025 Meeting Schedule with the recommended changes for May, July, and November. Ms. Sullivan seconded the motion, and it carried unanimously.

As no further business was brought before the Planning Commission, Mr. Kendall requested a motion to adjourn the meeting. Ms. Cann made a motion to adjourn the meeting. Mr. Kravitz seconded the motion and it carried unanimously. The meeting adjourned at 5:42 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 November 26, 2024.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on December 17, 2024, and the meeting minutes of November 26, 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: 12/17/2024