

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
DECEMBER 17, 2024**

The Twelfth Regular Meeting of 2024 of the Clermont County Planning Commission was held on Tuesday, December 17, 2024, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Hinners, Ms. Madsen, Mr. Phelps, 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. Ms. Cann motioned to approve the November 26, 2024, Meeting Minutes. The motion was seconded by Mr. Phelps, and the motion carried with Ms. Madsen abstaining.

Ms. Partin, the Clerk, will certify the November 26, 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

Legacy Estates Design Plan **Miami Township**

5:03 p.m.

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

1. All county and township departments' comments and conditions detailed in Legacy Estates - Design Plan Review Letter 12/10/24 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.

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

Following discussion, Ms. Vilardo asked for a motion. Ms. Madsen made a motion to approve the Legacy Estates - Design Plan, including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

5:13 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-07-24ZPD and its request to amend the zoning designation of a parcel (PIN 012010A012) consisting of +/- 10.238 acres from the "A" Agricultural Zoning District to "PD", Planned Development District for the purposes of developing 72 multi-family dwelling units in six buildings with an additional community building 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.

Joseph Wickham, the developer, spoke in favor of the proposal and was present to answer any questions.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve the Batavia Township Zoning Map Amendment Case B-07-24ZPD and its request to amend the zoning designation of a parcel (PIN 012010A012) consisting of +/- 10.238 acres from the "A" Agricultural Zoning District to "PD", Planned Development District for the purposes of developing 72 multi-family dwelling units in six buildings with an additional community building including staff recommendation number one but excluding number two.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

5:20 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-08-24ZPD and its request to amend the zoning designation of parcels (PINs 012011B, and a portion of 012011B095) consisting of +/- 5 acres from the "B-2" General Business Zoning District to "PD", Planned Development District for the purposes of developing 106 multi-family dwelling units in four buildings including +/- 17.5% open space at a density of 21.24 dwelling units per acre 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 application will need to be submitted in order for any right-of-way dedication on the property or subdivision.

Scott Harrold, Spire Development, Inc., gave a presentation on the proposal.

Michael Lober, Clermont County Engineer's Office, was present and answered questions on the proposal.

Following discussion, Ms. Vilaro asked for a motion. Mr. Phelps made a motion to approve the Batavia Township Zoning Map Amendment Case B-08-24ZPD and its request to amend the zoning designation of parcels (PINs 012011B, and a portion of 012011B095) consisting of +/- 5 acres from the "B-2" General Business Zoning District to "PD", Planned Development District for the purposes of developing 106 multi-family dwelling units in four buildings including +/- 17.5% open space at a density of 21.24 dwelling units per acre, including all staff recommendations.

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

OLD/NEW BUSINESS

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 5:34 p.m.

Amy Vilaro

Amy Vilaro, Chair

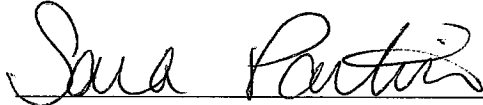
Scott Kravitz

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 December 17, 2024.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on January 28, 2025, and the meeting minutes of December 17, 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: 1/28/2025