

**CLERMONT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
November 24, 2020**

The Eleventh Regular Meeting of the Clermont County Planning Commission was held on Tuesday, November 24, 2020 at 5:00 p.m. The meeting was held virtually via Zoom due to the Covid-19 Crisis. Members attending via Zoom were Ms. Cann, Ms. Fiscus, Mr. Hinners, Mr. Phelps, Commissioner Corcoran, Ms. Vilardo and Mr. Wood.

Chair Fiscus called the meeting to order at 5:02 p.m. with the Pledge of Allegiance to our Flag. Ms. Vilardo asked members of the audience and staff who would be giving testimony on any Planning Commission case to stand and be sworn in.

**APPROVAL OF MINUTES**

Chair Fiscus asked if there were any questions, additions or corrections to the minutes that had been emailed to the members prior to the meeting. Hearing none, Ms. Fiscus asked for a motion to approve the October 27, 2020 Meeting Minutes. Ms. Cann made the motion to approve the October 27, 2020 Meeting Minutes. The motion was seconded by Mr. Hinners and with Ms. Fiscus, Commissioner Corcoran and Mr. Wood abstaining. The motion carried. The Clerk will certify the October 27, 2020 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

**STAFF REPORT ON SUBDIVISION CASES**

**Rosewood Subdivision Revised Design Plan**

**Batavia Township**

5:05 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. This case has come before the Commission 3 times this year. Staff's recommendation was to **approve** the revised design plan for Rosewood Subdivision located in Batavia Township. On October 29, 2020 staff discussed the approved Rosewood Subdivision – Revised Design Plan and the conditions with Batavia Township's Adele Evans and Denise Kelley.

Batavia Township brought to my attention issues with enforcing condition 1:

1. *Parcel 03-20-21D-005 to be consolidated into parcel 03-20-21D-059 prior to recording.*

Batavia Township stated that if condition 1 was to be imposed that it would create the following zoning non-conformities:

- Dual Zoning with parcel 03-20-21D-005 zoned "A" – Agricultural District & parcel 03-20-21D-059 zoned "PD" – Planned Development.
- Planned Development project boundary would be altered which would require the applicant to apply for a Major Modification.

We also have found that there were several inconsistencies that were shown on the two

previously approved Revised Design Plans dated August 25, 2020 and September 29, 2020. These inconsistencies to the proposed project boundary, total project area, dedicated open space and project density did not match the approved Planned Development Plan on August 8, 2018 via Batavia Township Zoning Map Amendment Case B-01-18ZPD.

As a result, Batavia Township is requesting the Planning Commission rehear the Revised Design Plan for Rosewood Subdivision and remove the condition that parcel 03-20-21D-005 be consolidated into parcel 03-20-21D-059 before recording. If the Developer, at a future date, should believe it is appropriate to incorporate parcel 03-20-21D-005 into this development, he will be able to file an application with Batavia Township requesting approval of a major modification to the Rosewood Subdivision – Planned Development.

Jeff Hayes, applicant, CKN Development, and Adele Evans were present virtually via Zoom for this case. Mr. Hayes spoke in favor of the project.

After a brief discussion from the commission, Ms. Fiscus asked for a motion. Mr. Hinners moved that the Planning Commission **approve** the revised design plan for Rosewood Subdivision located in Batavia Township with the following conditions:

1. Parcel 03-20-21D-005 to be consolidated into parcel 03-20-21D-059 prior to recording.
2. Additional detail will need to be shown on the Development Phasing Plan.
3. The submitted construction drawings for Rosewood Subdivision – Section 1 will need to be revised to reflect the changes being made as part of this submittal.
4. T-turnaround will be required at the east end of Clearbrook Lane.
5. Submit one (1) set of the Revised Design Plan with an original stamp and signature to the Department of Community & Economic Development - Planning Division.
6. All County and Township requirements have been satisfactorily addressed.

Mr. Phelps seconded the motion and it carried unanimously.

**STAFF REPORT ON ZONING MAP AMENDMENT CASE**  
**None**

**STAFF REPORT ON ZONING TEXT AMENDMENTS**  
**None**

**STAFF REPORT ON VARIANCE CASES**  
**None**

**STAFF REPORT ON DEDICATION PLATS**

**Amelia Olive Branch Road-Dedication Plat**

**Pierce Township**

5:20 p.m.

Taylor Corbett presented the Staff Report for this dedication plat. The dedication of additional right-of-way to Amelia-Olive Branch Road is located on the south side of the intersection of Amelia-Olive Branch Road and SR 125. Staff's recommendation is to **approve** the dedication plat for Amelia Olive Branch Road in Pierce Township.

The Ohio Department of Transportation (ODOT), District 8 is requesting to dedicate additional right-of-way through two (2) parcels 282807A286 (.352 ac.) and 282807A290(.598 ac). Both parcels are owned by the Clermont County Board of County Commissioners and is used as a Clermont Transportation Connection (CTC) park & ride location along Amelia-Olive Branch Road. The proposed additional right-of-way totals .0339 acres. The proposed dedication of additional right-of-way along Amelia-Olive Branch Road that would provide additional room for a traffic signal that would improve the intersection of Amelia-Olive Branch Road and SR 125.

Mike Lober, Clermont County Engineers Office, was present for this case. With no questions or comments from staff or Mr. Lober, Ms. Fiscus asked for a motion. Ms. Vilardo moved that the Planning Commission **approve** the Amelia Olive Branch Road Dedication Plat per staff's recommendation. Motion was seconded by Ms. Cann. Ms. Corcoran abstained from the vote as the Board of County Commissioners owns the property The motion carried.

**STAFF REPORT ON DEDICATION PLATS**

**Lorven Drive-Dedication Plat**

**Miami Township**

5:23 p.m.

Taylor Corbett presented the Staff Report for this dedication plat. The dedication of right-of-way for Lorven Drive is located on the south side of SR 28 across from Easley Drive (*Private*) which is the driveway/entrance to the Kohls Department Store located in Miami Township. Staff's recommendation is to **approve** the dedication plat for Amelia Olive Branch Road in Pierce Township.

Lorven Milford, LLC is proposing to dedicate right-of-way through two parcels 182402B042A (.040 ac.) and 184024A042 (.888 ac.). The proposed right-of-way totals approximately .928 acres. The dedication of Lorven Drive would provide public access from SR 28. The roadway intersection with SR 28 will be a signalized intersection with minor improvements to the existing traffic signal and pavement markings as laid out in the traffic impact study dated October 23, 2019. The proposed right of way would align with the existing Easley Drive a private driveway/entrance to the Kohls Department Store.

Doug Smith, Engineer McGill Smith Punshon, was present for this case. There were no questions or comments for Mr. Smith or staff.

Based on the Staff Analysis, move to **APPROVE** the dedication plat for Lorven Drive with the following conditions:

1. Submit a lot-split application and survey for the proposed 4.22 acres portion to Permit Central to be reviewed concurrently with the proposed dedication plat.
2. All temporary dead-end streets shall conform to requirements established in the Subdivision Street Design and Construction Standards for Clermont County.
3. All County and Township requirements have been satisfactorily addressed.

Ms. Fiscus asked for a motion. Mr. Hinnens moved that the Planning Commission **approve** the Lorven Drive Dedication Plat per staff's comments and recommendations. Motion was seconded by Ms. Cann. The motion carried unanimously.

**OLD/NEW BUSINESS**

**None**

Taylor Corbett reminded all that the December Planning Commission meeting will be held on December 15, 2020 at 5:00 pm virtually for all via Zoom.

As there was no further business brought before the Planning Commission, Vice Chair Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:30 p.m.

*Natalie Fiscus*

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**Natalie Fiscus, Chair**

*Amy Vilardo*

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**Amy Vilardo, Vice Chair**



**Certificate as to the Minutes of the Clermont County Planning Commission**

I, Gael Fawley, do hereby certify that the above is a true transcript of the Minutes of the Clermont County Planning Commission meeting held at the Clermont County Administration Building, 101 East Main Street, Batavia, Ohio 45103 on November 24, 2020.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on December 15, 2020 and the meeting minutes of November 24, 2020 were approved and voted on in accordance with the laws of the State of Ohio at that meeting.

Sincerely,

A handwritten signature in blue ink that reads "Gael Fawley".

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Gael Fawley, Clerk  
Clermont County Planning Commission