

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
December 15, 2020**

The Twelfth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, December 15, 2020 at 5:00 p.m. The meeting was held virtually via Zoom due to the Covid-19 Crisis. Members attending via Zoom were Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Cann, Ms. Fiscus, Mr. Hinners, Mr. Phelps and Ms. Vilardo.

Chair Fiscus called the meeting to order at 5:02 p.m. with the Pledge of Allegiance to our Flag. Ms. Fiscus 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 November 24, 2020 Meeting Minutes. Mr. Hinners made the motion to approve the November 24, 2020 Meeting Minutes. The motion was seconded by Ms. Cann. The motion carried with Mr. Anderson, Mr. Ashba and Mr. Boso abstaining. The Clerk will certify the November 24, 2020 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

Taylor Corbett stated he would be presenting the Pierce Township Zoning case prior to Subdivision and other Zoning Map Amendment cases tonight. Ms. Cann recused herself from the Pierce Township Zoning Case ZC2020-003 at this time. The Williamsburg Township Zoning Map Amendment Case ZC-20-02 was withdrawn from the agenda prior to the meeting.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Pierce Township Zoning Case ZC2020-003

Pierce Township

5:06 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Pierce Township Zoning Case ZC2020-003 requesting to rezone 302 parcels consisting of an estimated 638 acres (+/-) from TR-Transitional Residential to SFR-Single-Family Residential. The properties were once located in the now dissolved Village of Amelia.

No one was present for this case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Pierce Township Zoning Case ZC2020-003 to rezone 302 parcels from TR-Transitional Residential to SFR-Single-Family Residential with the following condition:

1. Department of Community Economic Development - GIS Division shall be notified of all parcels to be rezoned

Motion was seconded by Ms. Vilardo and carried unanimously.

Ms. Cann returned to the meeting at this time.

STAFF REPORT ON SUBDIVISION CASES

Silverstone Subdivision Design Plan

Union Township

5:06 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Silverstone Subdivision located in Union Township.

Richard Arnold, Engineer, McGill Smith Punshon, Michael Kady, Grand Communities and Gemma Maxwell were present virtually via Zoom and spoke in favor of the project.

After a brief discussion, Ms. Fiscus asked for a motion. Mr. Hinnners moved that the Planning Commission **approve** the design plan for Silverstone Subdivision located in Union Township with the following conditions:

1. Sewer alignment will need to be agreed upon by the Water Resources Department before final approval of the construction plan.
2. All proposed road names shall be reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
3. Recommended findings stated in the *Traffic Impact Study*, dated August 10, 2020, need to be submitted as part of the construction plan submittal.
4. Submit *Traffic Impact Study* dated August 10, 2020 to the Department of Community and Economic Development Planning Division.
5. All county departments and township comments and conditions detailed in the Silverstone – Design Plan review letter dated December 8, 2020, be satisfactorily addressed.
6. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Mr. Anderson seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-03-20ZPD

Batavia Township

5:25 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Batavia Township Zoning Case B-03-20ZPD

requesting to rezone one parcel 012008C006 consisting of 73.21 acres (+/-) from I – Industrial District to PD – Planned Development District.

Brian Gruber, Ridge Stone Builders & Developers, LLC, was present for the case and spoke in favor of the project. Also present and in favor of the project were Denise Kelley, Batavia Township Zoning Administrator and Adele Evans, Batavia Township Administrator.

Following discussion, Mr. Hinners moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-03-20ZPD to rezone one parcel 012008C006 consisting of 73.21 acres (+/-) from I – Industrial District to PD – Planned Development District. with the following conditions:

1. All residential structures need to be situated on platted lots outside of the land to be dedicated as open space.
2. Determine the proposed location of all open space lots in regards to the location of the proposed residential units.
3. The acreage breakdown table needs to reference the proposed alterations to the proposed open space acreage and percentage totals.
4. The project name “Billingsley Subdivision” is already in use and will require a new project name.
5. A traffic impact study will be required to be submitted at the time of the Design Plan to the Clermont County Engineer’s Office.
6. Stormwater control needs to be provided by other means than stormwater retention.

Motion was seconded by Mr. Boso and 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
None

OLD/NEW BUSINESS

Taylor Corbett reviewed the 2021 Meeting Schedule with all the members and all were in agreement with the dates for the meetings.

Chair Fiscus called for a discussion among the members regarding the disconnect some members are feeling with the Zoom meetings. Due to the Covid-19 pandemic, in person meetings are not occurring and Chair Fiscus worries that we are disserving the public by not giving them a voice. She wondered if there was any way we could have in person meetings at the Engineer's Office while safely social distancing. Discussion continued with Taylor Corbett, Mike Lober and Planning Commission members weighing in on the matter. Gael Fawley will check into the cost of microphones and a different camera for the conference room. Also, Chair Fiscus will send an email to all members for their opinion in the matter as some members were not able to attend this evening.

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 6:04 p.m.

Amy Vilardo

Amy Vilardo, Vice Chair

Jeff Ashba

Jeff Ashba, Secretary



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 December 15, 2020.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on January 26, 2021 and the meeting minutes of December 15, 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".

Gael Fawley, Clerk
Clermont County Planning Commission