

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
January 26, 2021**

The First Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, January 26, 2021 at 5:00 p.m. The meeting was held virtually via Zoom due to the Covid-19 Crisis. Members attending via Zoom were Mr. Ashba, Mr. Boso, Ms. Cann, Mrs. Corcoran, Mr. Hinnners, Mr. Phelps, Ms. Vilardo and Mr. Wood.

Vice Chair Vilardo 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

Vice Chair Vilardo 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. Vilardo asked for a motion to approve the December 15, 2020 Meeting Minutes. Ms. Cann made the motion to approve the December 15, 2020 Meeting Minutes. The motion was seconded by Mr. Hinnners. The motion carried with Mr. Wood abstaining. The Clerk will certify the December 15, 2020 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 576

Miami Township

5:05 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case 576 to rezone parcels 182518C231 (47.21 acres) and 182518C104 (1.89 acres) consisting of 49.1 acres from an expired R-3 Residence District with R-PUD Overlay to a new R-3 Residence District with R PUD Overlay.

Jon Sines, Clover Communities Miami, LLC, and Brian Elliff, Miami Township Zoning Administrator, were present for the case and spoke in favor of the project. There were no comments presented in opposition to the case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Miami Township Zoning Case 576 to rezone parcels 182518C231 (47.21 acres) and 182518C104 (1.89 acres) consisting of 49.1 acres from an expired R-3 Residence District with R-PUD Overlay to a new R-3 Residence District with R PUD Overlay with the following conditions:

1. All lots proposed via a Hybrid Subdivision must abide by all standards and regulations listed in Article VII, Section 705 of the *Clermont County Subdivision Regulations*.
2. All public streets must be designed with the minimum right of way for residential local streets per the recommendation of the Clermont County Engineer's Office, and further

shall conform to the requirements of the *Subdivision Street Design and Construction Standards for Clermont County*.

Motion was seconded by Mr. Hinnners and carried unanimously.

Donna Cann recused herself from the meeting at this time.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Pierce Township Zoning Case ZC2021-001

Pierce Township

5:15 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 ZC2021-001 request for a Major Modification to Glen Mary Park - PUD overlay district on parcels 290109.133 (16.40 acres.) and 290109.134 (19.01 acres.) consisting of a total 35.41 acres (+/-).

Doug Smith, McGill Smith Punshon, and Joe Farruggia, owner of Glen Mary Development LLC, were present for the case and spoke in favor of the project. There was no one present in opposition to the case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Pierce Township Zoning Case ZC2021-001 request for a Major Modification to Glen Mary Park - PUD overlay district on parcels 290109.133 (16.40 acres.) and 290109.134 (19.01 acres.) consisting of a total 35.41 acres (+/-). Motion was seconded by Mr. Hinnners and carried unanimously.

Ms. Cann returned to the meeting at this time.

STAFF REPORT ON SUBDIVISION CASES

None

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

None

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 5:45 p.m.

Natalie Fiscus

Natalie Fiscus, Chair

Amy Vilardo

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 January 26, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on February 23, 2021 and the meeting minutes of January 26, 2021 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". The signature is written in a cursive style and is positioned above a horizontal line.

Gael Fawley, Clerk
Clermont County Planning Commission