

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
March 23, 2021**

The Third Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, March 23, 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. Anderson, Mr. Ashba, Mr. Boso, Ms. Cann, Ms. Fiscus, Mr. Hinners, Ms. Madsen, Mr. Phelps, Ms. Vilardo and Mr. Wood.

Chair Fiscus called the meeting to order at 5:05 p.m. with the Pledge of Allegiance to the 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 February 23, 2021 Meeting Minutes. Ms. Vilardo made the motion to approve the February 23, 2021 Meeting Minutes. The motion was seconded by Ms. Cann. The motion carried with Mr. Anderson and Ms. Fiscus abstaining. The Clerk will certify the March 23, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON SUBDIVISION CASE

Wolfpen Commercial Subdivision-Revised Design Plan

Miami Township

5:06 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. The Wolfpen Commercial Subdivision is located in Miami Township at the corner of Wolfpen Pleasant Hill Road and SR 131, with access to Umrit Court and Lee Lavati Court. Staff's recommendation is to **approve** the design plan for Wolfpen Commercial Subdivision-Revised Design Plan.

David Lorei, Engineer, Abercrombie & Associates, Inc., was present virtually via Zoom and spoke in favor of the project. No one spoke in opposition to this project.

After a brief discussion, Ms. Fiscus asked for a motion. Mr. Ashba moved that the Planning Commission **approve** the design plan for Wolfpen Commercial Subdivision-Revised Design Plan located in Miami Township with the following conditions:

1. All county and township departments' comments and conditions detailed in the Wolfpen Commercial Subdivision – Revised Design Plan Review Letter dated March 16, 2021, be satisfactorily addressed.
2. Submit final revised design plan with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Mr. Hinners seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-01-21PD

Batavia Township

5:16 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-01-21ZPD to rezone two parcels 012008D016 & 012008E017 consisting of 38.27 acres from R-1 – Single-Family District to PD – Planned Development. The subject properties are located on the east side of Amelia Olive Branch Road directly across from Billingsley Drive, the entrance to Billingsley Subdivision in Batavia Township.

Craig Abercrombie, Engineer, Abercrombie & Associates, Inc., and David Feist, Applicant, were present virtually and spoke in favor of the project. Erik Radtke, Eastern Cincinnati Aviation, Chuck Gallagher, Attorney, Sporty's Aviation and Bill Anderson, President, Cincinnati Avionics, Kyle Lewis, Aircraft Owner Pilot Association, and Dennis Wolter, Air Mod, were present virtually and spoke in opposition to the project. Adele Evans and Denise Kelley, Batavia Township Administrator and Zoning Administrator, were also present virtually for the case.

The Commission asked many questions of the applicant, proponents and opponents regarding this case. Some of these questions were about the number of units proposed, township density rules, FAA compatibility and noise levels for the area.

Mr. Ashba left the meeting at 6:00 p.m.

Following the discussion, Mr. Phelps moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-01-216ZPD to rezone two parcels 012008D016 & 012008E017 consisting of 38.27 acres from R-1 – Single-Family District to PD – Planned Development with the following conditions:

1. Update acreage breakdown table consisting of the following: total acreage of the entire tract, the total acreage of the lands in lots, the total acreage of land contained in streets, the total acreage of open space, parkland, etc.
2. A Traffic Impact Study is required to be submitted to the Clermont County Engineer's Office and the Department of Community and Economic Development.
3. Stormwater control will need to be provided by other means than stormwater retention.
4. Future Plans will need to comply with the Clermont County Airport Zoning Regulations.

Motion was seconded by Mr. Hinners with a vote to deny. The vote was 2 to recommend approval of Batavia Township Zoning Case B-01-21ZPD and 6 to deny approval of the case.

To clarify this action, Ms. Fawley asked for another vote to **recommend denial** of Batavia Township Zoning Case B-01-21ZPD. Ms. Cann made the motion to recommend denial and Mr. Hinners seconded. The motion carried unanimously, 8-0, to recommend denial of this case.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-02-21PD

Batavia Township

6:17 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-02-21ZPD to rezone a portion of parcel 032019G017 consisting of 28.4 acres from B-2 – General Business District to PD – Planned Development. The subject property is located on the north side of SR 125, approximately 330 feet east of Brown Road and 1,175 feet west of Mount Holly Road in Batavia Township.

Greg Thurman, Applicant, Redwood USA, LLC, and Denise Kelley, Batavia Township Zoning Administrator, were present for the case. No one was present in opposition to this case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-02-216ZPD to rezone a portion of parcel 032019G017 consisting of 28.4 acres from B-2 – General Business District to PD – Planned Development with the following conditions:

1. Update application with accurate site development data for Batavia Township Records.
2. Update acreage breakdown table consisting of the following: total acreage of the entire tract, the total acreage of the lands in lots, the total acreage of land contained in streets, the total acreage of open space, parkland, etc.
3. ODOT approval is required for access onto SR 125.

Motion was seconded by Mr. Wood and the motion carried unanimously.

Ms. Vilardo left the meeting at this time.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Text Amendment Case 577

Miami Township

6:30 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 Map Amendment Case 577 to rezone two parcels 182517C044 & 182517C203 consisting of 1.10 acres

from R-1 – Residence District to O-1 – Professional Office District. The subject properties are located on the southwest side of Branch Hill-Guinea Pike 260 ft. northwest of Paxton Guinea Road. The property has a physical address of 6355 Branch Hill-Guinea Pike, Loveland, OH 45140.

Justin Brown, KPA Architects, Inc. and Brian Elliff, Miami Township Zoning Administrator, were present virtually for the case. There was no one in attendance in opposition to the amendment.

Following discussion, Mr. Hinners moved that the Planning Commission **recommend approval** of Miami Township Zoning Map Amendment Case 577 to rezone two parcels 182517C044 & 182517C203 consisting of 1.10 acres from R-1 – Residence District to O-1 – Professional Office District with the following conditions:

1. Parcels 182517C044 & 182517C203 be consolidated.
2. All proposed landscaping be planted outside of the proposed right-of-way along Branch Hill-Guinea Pike.

Ms. Cann seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Monroe Township Zoning Case PC-01-2021

Monroe Township

6:36 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Monroe Township Zoning Text Amendment Case PC-01-2021 requesting to rezone two parcels 235714D020 & 235714D022 consisting of 1.92 acres from I-1 – Industrial District to B-2 – General Business District. The subject properties are located within the East Fork Commercial Park along the south side of SR 125 approximately 1090 ft. southeast of Foozer Road located in Monroe Township.

Carl Hartman, Applicant, Engineer and Agent for Ketan Patel, and Dani Speigel, Monroe Township Zoning Administrator, were present virtually for the case. There was no one present in opposition to the case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Monroe Township Zoning Text Amendment Case PC01-2021 to rezone two parcels 235714D020 & 235714D022 consisting of 1.92 acres from I-1 – Industrial District to B-2 – General Business District with the following conditions:

3. Update application with accurate ownership data for Monroe Township Records.
4. Grant a shared access easement to Marshall Drive through parcel 235714D022 for parcel 235714D020.

5. ODOT approval is required for access onto SR 125.

Motion was seconded by Mr. Wood and carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

Nominating Committee Report and Election of 2021 Officers

On behalf of the nominating committee, Ms. Fiscus reported the following recommendations to the commission that Ms. Vilardo be elected Chairman, Mr. Ashba be elected Vice Chairman, and Mr. Hinnners be elected Secretary for the period of April 1, 2021 through March 31, 2022. Chair Fiscus asked if there were any nominations besides the recommendations from the Nominating Committee. Hearing none, Ms. Fiscus asked for a motion. Ms. Cann moved that the slate of nominations be approved. Mr. Boso seconded and the motion carried unanimously with Mr. Hinnners abstaining in regard to his nomination.

The Planning Commission welcomed Ms. Madsen as Ms. Corcoran's alternate.

As there was no further business brought before the Planning Commission, Chair Fiscus asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 6:47 p.m.

Amy Vilardo

Amy Vilardo, Chair

Jeff Ashba

Jeff Ashba, 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 March 23, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on April 27, 2021 and the meeting minutes of March 23, 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 over a horizontal line.

Gael Fawley, Clerk
Clermont County Planning Commission